

MAINE REAL ESTATE TAX PAID

**WARRANTY DEED
Maine Statutory Short Form**

Know all Persons by these Presents,

That we, **Rebecca A. Lake and Roxanne A. Larochelle**, of Portland, Maine, for consideration paid, grant to:

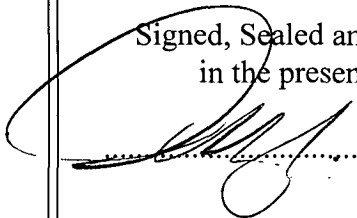
York Street Redevelopment, LLC

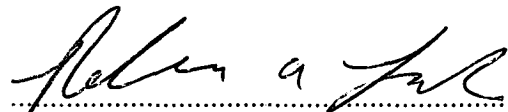
a limited liability company organized and existing under the laws of the State of Maine, and having a mailing address of: 42 Market Street, Portland, Maine 04101, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

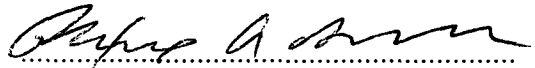
Witness our hands and seals this 9th day of September, 2015.

Signed, Sealed and Delivered
in the presence of


.....


.....

Rebecca A. Lake

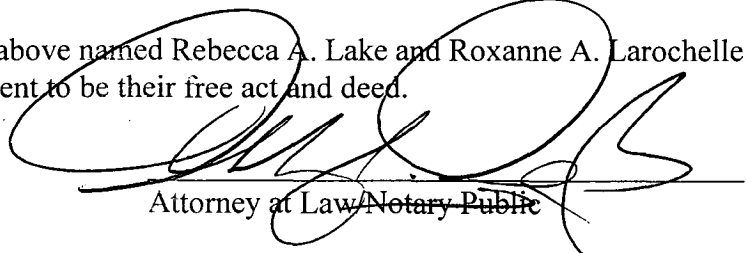

.....

Roxanne A. Larochelle

State of Maine
County of Cumberland ss

September 9, 2015

Then personally appeared before me the above named Rebecca A. Lake and Roxanne A. Larochelle and acknowledged the foregoing instrument to be their free act and deed.


.....

Attorney at Law/Notary Public

Printed Name: _____

DONNELLY S. DOUGLAS
Maine Attorney at Law
Maine Bar No. 147

EXHIBIT A
161 YORK STREET, PORTLAND, MAINE

A certain lot or parcel of land with the buildings thereon situated in the city of Portland, Cumberland County, Maine and bounded and described as follows:

Beginning at a stake on the northerly side of York Street in the corner of a lot of land formerly occupied by Joseph Deering, thence running southerly by said street one and a half rods or less to land formerly occupied by Eleazar Holmes; thence northwesterly by said Holmes lot to the corner of said Holmes lot; thence northeasterly at right angles with the line of the Holmes land to the Deering lot aforesaid; thence by the said Deering lot to said York Street at the point of beginning, reserving a passageway four and one-half feet in width upon the side of said lot next to the said Holmes lot to be used in common by the owners of the lot hereby conveyed and the owners of said Holmes lot.

Also including an easement over a strip of land adjacent to the within described premises as reserved in a deed from Rosary M. Larochelle to Tacha Vosburgh dated May 18, 1989 and recorded in said Registry at Book 8762 Page 284 and described therein as follows:

An easement in a strip of land to be used as a driveway solely and exclusively, for the use of the dominant estate and their invitees and such vehicles as needed for maintenance and improvements of both the dominant estate and the easement itself. Said strip of land is to begin at the southeasterly corner of the Rosary M. Larochelle's contiguous estate, also known as 161 York Street, and extend thirteen (13) feet east along York Street to a point and thence in a northwesterly direction fifty-six (56) feet parallel to the eastern boundary of the Rosary M. Larochelle 's contiguous estate to a point and thence 90° westerly for thirteen (13) feet to a point and thence southerly along the easterly boundary of the Rosary M. Larochelle 's said contiguous estate for fifty-six (56) feet to the point of beginning.

Being the same premises conveyed to the Grantors herein by Corrective Deed from Rosary M. Larochelle dated October 31, 2014 and recorded in Cumberland County Registry of Deeds in Book 31885 Page 225.

Received
Recorded Register of Deeds
Sep 10, 2015 01:38:19P
Cumberland County
Nancy A. Lane

MAINE REAL ESTATE TAX PAID

**WARRANTY DEED
Maine Statutory Short Form**

KNOW ALL BY THESE PRESENTS, that I, **Rosary M. Larochelle**, of
Portland, Maine, for consideration paid, grant to:

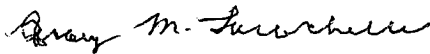
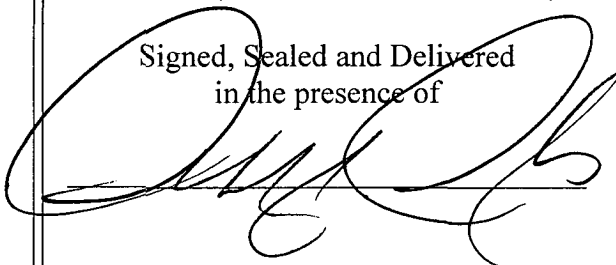
York Street Redevelopment, LLC

a limited liability company organized and existing under the laws of the State of Maine,
whose mailing address is: 42 Market Street, Portland, Maine 04101, with **warranty
covenants**, the real estate situated in Portland, County of Cumberland, and State of Maine,
described as follows:

A certain lot or parcel of land, together with any buildings and improvements
thereon, situated in the City of Portland, County of Cumberland, and State of
Maine being more particularly described in Exhibit A attached hereto and
made a part hereof.

Witness my hand and seal this 9th day of September, 2015.

Signed, Sealed and Delivered
in the presence of



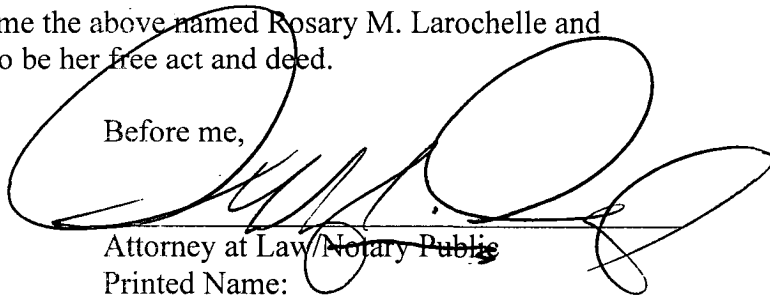
Rosary M. Larochelle

State of Maine
County of Cumberland

September 9, 2015

Then personally appeared before me the above named Rosary M. Larochelle and
acknowledged the foregoing instrument to be her free act and deed.

Before me,



Attorney at Law/Notary Public
Printed Name:

DONNELLY S. DOUGLAS
Maine Attorney at Law
Maine Bar No. 147

EXHIBIT A
163 YORK STREET, PORTLAND, MAINE

Certain lots or parcels of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

FIRST: A certain lot or parcel of land, situated on the northwesterly side of York Street in said Portland and more particularly bounded and described as follows:

Beginning at the northwesterly side of York Street at the southerly corner of land conveyed by Alpheus Boothby to Josephine Sachelie et al. by deed dated July 7, 1924, and recorded in the Cumberland County Registry of Deeds in Book 1173, Page 185; thence southwesterly by the northwesterly sideline of York Street seventy-four and twenty-five one hundredths (74.25) feet to the easterly corner of land conveyed by Nathan Dyer et al. to Stephen K. Dyer by deed dated May 26, 1862, and recorded in said Registry of Deeds in Book 313, Page 204; thence northwesterly by said Dyer land sixty (60) feet to the southeasterly sideline of the land conveyed by George W. Verrill, Assignee, to Ansel G. Dewey by deed dated June 8, 1877, and recorded in said Registry in Book 439, Page 183; thence northeasterly by said Dewey land and by land conveyed by Francis O. Sawyer to Charles Dyer by deed dated November 11, 1872, and recorded in said Registry in Book 395, Page 492, seventy-four and twenty-five one hundredths (74.25) feet to the westerly corner of said Sachelie land; thence southeasterly by said Sachelie land sixty (60) feet to the point of beginning.

SECOND: Also, a certain lot or parcel of land situated on the southeasterly side of Guilford Court in said Portland and more particularly bounded and described as follows:

Beginning on the southeasterly sideline of land conveyed by Brown Company to Carmelo S. Sachelie by deed dated April 6, 1942, and recorded in said Registry in Book 1676, Page 128, at the northerly corner of land conveyed by George W. Verrill, Assignee, to Ansel G. Dewey by deed dated June 8, 1877, and recorded in said Registry in Book 439, Page 183; thence northeasterly by said Sachelie land and by the southeasterly sideline of Guilford Court seventy-five (75) feet to the westerly corner of land conveyed by Cynthia Rhodes to Adeline N. Skelton by deed dated March 21, 1872, and recorded in said Registry in Book 393, Page 176; thence southeasterly by said Skelton land seventy (70) feet to the northerly corner of land conveyed by Alpheus Boothby to Josephine Sachelie by deed dated July 7, 1924, and recorded in said Registry in Book 1173, Page 185; thence southwesterly by said Sachelie land and by the first parcel herein described seventy-five (75) feet to the easterly corner of said Dewey land; thence northwesterly by said Dewey land seventy (70) feet to the point of beginning.

Also conveying all the right, title and interest in and to Guilford Court and in the passageway four and one-half (4 ½) feet wide leading to York Street of which this Grantor may be possessed.

EXCEPTING AND RESERVING from the above-described premises a certain lot or parcel of land being more particularly described as follows: Beginning at a point on the northwesterly side of York Street fifty-three (53) feet from the intersection of York Street and State Street; thence northeasterly along said York Street twenty-one (21) feet to a point; thence northwesterly sixty (60) feet, more or less, along the land now or formerly of Charles Dyer to a court or passageway now or formerly of F.O. Sawyer; thence northeasterly along said court or passageway fifteen (15) feet to a point; thence southeasterly sixty (60) feet, more or less, along a line parallel to said prior sixty (60) feet course along the land of Dyer to the northwesterly side of York Street; and thence southwesterly along said York Street fifteen (15) feet to the point of beginning.

Being a portion of the premises conveyed by warranty deed October 11, 1973 from Josephine B. Martorana to Rosary M. Larochelle and Ralph A. Larochelle as joint tenants recorded in Cumberland County Registry of Deeds in Book 3471 Page 143. The said Ralph A. Larochelle deceased January 2, 2010 and the said Rosary M. Larochelle acquired full title as surviving joint tenant.

Further reference is made to Affidavit of Rosary M. Larochelle dated September 9, 2015 to be recorded herewith.

Received
Recorded Register of Deeds
Sep 10, 2015 01:37:11P
Cumberland County
Nancy A. Lane

**WARRANTY DEED
(MAINE STATUTORY SHORT FORM)**

KNOW ALL PERSONS BY THESE PRESENTS, that the Guilford Court Condominium Association, under Declaration dated April 29, 2005 and recorded with the Cumberland County Registry of Deeds in Book 22586, Page 99, acting by and through its President, Charles R. Gustafson ("Grantor") by agreement of all the Unit Owners, attached hereto as **Exhibit A**

for valuable consideration paid, the receipt of which is hereby acknowledged, RELEASES from said Declaration and GRANTS with WARRANTY COVENANTS to

YORK STREET REDEVELOPMENT, LLC, a Maine Limited Liability Company with a mailing address of 42 Market Street, Portland, ME, 04101 ("Grantee"),

the land, together with the rights and burdens of record thereon and appurtenant thereto, in the City of Portland, County of Cumberland, State of Maine, ("Land"), described as follows:

BEGINNING at a point marked by a drill hole on the westerly sideline of York Street at the southeasterly corner of land now or formerly of the Guilford Court Condominium Association as described in a Declaration recorded with the Cumberland County Registry of Deeds in Book 22586, Page 99. Said point being further described as the northeasterly corner of land now or formerly of York Street Redevelopment, LLC, as described in a Deed recorded in said Registry in Book 32580, Page 186;

THENCE North 54° 21' 28" West by and along the northerly line of said land of York Street Redevelopment, LLC and other land of York Street Redevelopment, LLC as described in a Deed recorded in said Registry in Book 32580, Page 183, a distance of 132.00 feet to a point on the easterly sideline of Guilford Court;

THENCE North 35° 01' 53" East by and along the easterly sideline of said Guilford Court a distance of 5.00 feet to a point;

THENCE South 54° 21' 28" East over and across land of Grantor a distance of 132.00 to a point on the westerly sideline of York Street;

THENCE South 35°01'53" West by and along the westerly sideline of York Street a distance of 5.00 feet to the Point of Beginning.

Said Land containing 660 square feet or .015 acres, more or less.

MAINE REAL ESTATE TAX PAID

MEANING and intending to convey a portion of the same premises described in the Declaration recorded in said Registry in Book 22586, Page 99, being a portion of the same premises described in a Deed from Tacha Vosburgh, recorded in said Registry in Book 13221, Page 193.

RESERVING to Grantor an Easement to use the Land for utility, vehicular, and pedestrian access to land of the Grantor, inclusive of parking as may be permitted by the City of Portland or other competent authority from time-to-time, and storage of household refuse and recycling, provided any such storage shall be in covered containers designed for such purposes and maintained in good order and repair.

Notwithstanding the Easement, Grantor and Grantee acknowledge Grantee, its heirs, successors, and assigns, may utilize said Land for ingress and egress from York Street, Guilford Court, and other public and private rights-of-way as may exist from time-to-time, provided any such use by Grantee shall not unreasonably interfere with Grantor's Easement.

IN WITNESS WHEREOF, I, Charles R. Gustafson, President of the Guilford Court Condominium Association, have hereunto set my hand this 5 day of APRIL, 2016.

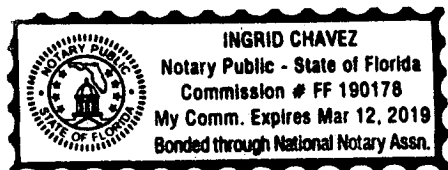
[Signature]
Witness

[Signature]
Charles R. Gustafson

STATE OF FLORIDA

COUNTY OF COLLIER, ss.

On this 5 day of APRIL, 2016, before me personally appeared the above named CHARLES R. GUSTAFSON and acknowledged the foregoing instrument to be his free act and deed.



[Signature]
Notary Public / Attorney-at-law

Exhibit A

GUILFORD COURT CONDOMINIUM ASSOCIATION

ACTION TAKEN BY UNANIMOUS WRITTEN
CONSENT OF ALL UNIT OWNERS WITHOUT MEETING

The undersigned, being all of the unit owners of the Guilford Court Condominium Association (the "Association") hereby consent to the taking of, and hereby take, the following Action, without holding a meeting, such Action being stated in the form of, and to be as fully effective as if taken by, a unanimous resolution or resolutions of the Unit Owners of the Association at a meeting thereof duly called and held on the date hereof at which all of the undersigned Unit Owners were present and action throughout:

RESOLVED: that the President, Charles R. Gustafson, be authorized to execute a Deed on behalf of the Association conveying a certain parcel of Land described in **Schedule A** attached hereto to York Street Redevelopment, LLC, subject to certain rights retained by the Association; and be it further

RESOLVED: that said Deed shall be executed and delivered on or before June 1, 2016, or it shall be of no force or effect; and be it further

RESOLVED: that York Street Redevelopment, LLC may correspond with holders of security interests as may be required under Maine law to effectuate said conveyance; and be it further

RESOLVED: that the Association shall receive a release from a certain easement presently held by York Street Redevelopment, LLC burdening the land of the Association as consideration; and be it

CERTIFIED: that Charles R. Gustafson is duly serving as President.

This document shall be filed with the minutes of the Association and recorded in the Cumberland County Registry of Deeds.

[SIGNATURE PAGES FOLLOW]

I, Eric A. Fortin, owner of Unit #1A by virtue of a Deed recorded in the Cumberland County Registry of Deeds in Book 26314, Page 229, hereunto set my hand this 1 day of April, 2016.

[Signature]
Witness

[Signature]
Eric A. Fortin

STATE OF ME

COUNTY OF Cumberland, ss.

On this 1st day of APRIL, 2016, before me personally appeared the above named _____ and acknowledged the foregoing to be his/her free act and deed.

[Signature]
Notary Public / Attorney-at-law

MICHELE M. MURPHY
Notary Public, Maine
My Commission Expires July 17, 2016

SEAL

I, Jeremy J. Daros, owner of Unit #1B by virtue of a Deed recorded in the Cumberland County Registry of Deeds in Book 27212, Page 204, hereunto set my hand this 17th day of March, 2016.

Debra Brancourt
Witness Debra Brancourt

Jeremy J. Daros
Jeremy J. Daros

STATE OF Maine
COUNTY OF Cumberland, ss.

On this 17 day of March, 2016, before me personally appeared the above named Jeremy Daros and acknowledged the foregoing to be his/her free act and deed.

Cheryl Uttray
Notary Public / Attorney-at-law

CHERYL D. DEGEORGE
NOTARY PUBLIC
State of Maine
My Commission Expires
October 15, 2021

SEAL

I, Townsend S. Crum, owner of Unit #1C by virtue of a Deed recorded in the Cumberland County Registry of Deeds in Book 26231, Page 251, hereunto set my hand this 19 day of February, 2016.



Witness

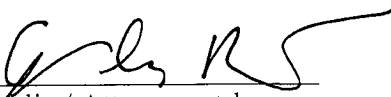


Townsend S. Crum

STATE OF ME

COUNTY OF Cumberland, ss.

On this 19th day of February, 2016, before me personally appeared the above named Townsend S. Crum and acknowledged the foregoing to be his/her free act and deed.


Notary Public / Attorney-at-law

SEAL

AMY E. BURROW
Notary Public, Maine
My Commission Expires June 12, 2021

I, Jensine Fraser, owner of Unit #1D by virtue of a Deed recorded in the Cumberland County Registry of Deeds in Book 30001, Page 289, hereunto set my hand this 29 day of March, 2016.

Katherine Knight
Witness

Jensine Fraser
Jensine Fraser

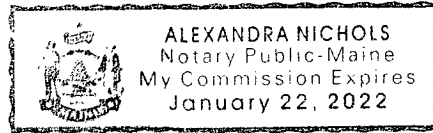
STATE OF Maine

COUNTY OF Cumberland, ss.

On this 29 day of March, 2016, before me personally appeared the above named Jensine Fraser and acknowledged the foregoing to be his/her free act and deed.

Alexandra Nichols
Notary Public / Attorney-at-law

SEAL



We, Charles R. Gustafson and Mickey H. Gustafson, owners of Unit #2A by virtue of a Deed recorded in the Cumberland County Registry of Deeds in Book 23348, Page 003, hereunto set our hands this 5 day of APRIL, 2016.

[Signature]
Witness

[Signature]
Charles R. Gustafson

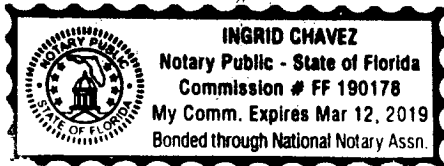
[Signature]
Witness

[Signature]
Mickey H. Gustafson

STATE OF FLORIDA

COUNTY OF COLLIER, ss.

On this 5 day of APRIL, 2016, before me personally appeared the above named CHARLES R. GUSTAFSON and acknowledged the foregoing to be his/her free act and deed.

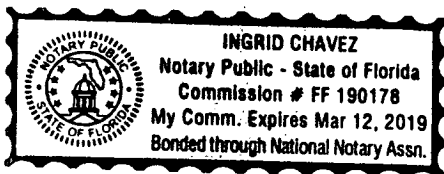


[Signature]
Notary Public / Attorney-at-law

STATE OF FLORIDA

COUNTY OF COLLIER, ss.

On this 5 day of APRIL, 2016, before me personally appeared the above named MICKEY H. GUSTAFSON and acknowledged the foregoing to be his/her free act and deed.



[Signature]
Notary Public / Attorney-at-law

We, Joann M. Wallace and Barry D. Pfouts, owners of Unit #2B by virtue of a Deed recorded in the Cumberland County Registry of Deeds in Book 32436, Page 082, hereunto set our hands this _____ day of _____, 2016.

Witness

[Signature]
Witness Calvin Maina

Joann M. Wallace

[Signature]
Barry D. Pfouts

STATE OF _____

COUNTY OF _____, ss.

On this _____ day of _____, 2016, before me personally appeared the above named _____ and acknowledged the foregoing to be his/her free act and deed.

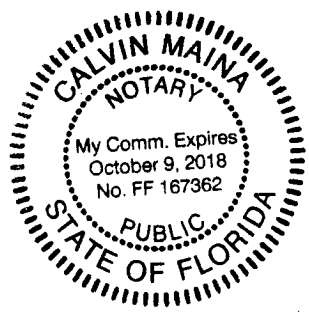
Notary Public / Attorney-at-law

STATE OF FL

COUNTY OF Manatee, ss.

On this 1st day of April, 2016, before me personally appeared the above named Barry D Pfouts and acknowledged the foregoing to be his/her free act and deed.

[Signature]
Notary Public / Attorney-at-law



We, Joann M. Wallace and Barry D. Pfouts, owners of Unit #2B by virtue of a Deed recorded in the Cumberland County Registry of Deeds in Book 32436, Page 082, hereunto set our hands this 1st day of April, 2016.

Sus- EHT
Witness

Joann M. Wallace
Joann M. Wallace

Witness

Barry P. Pfouts

STATE OF Maine
COUNTY OF Cumberland, ss.

On this 1st day of April, 2016, before me personally appeared the above named Joann M Wallace and acknowledged the foregoing to be his/her free act and deed.

Sus- EHT
Notary Public / Attorney-at-law
Susan E Hunter.

STATE OF _____
COUNTY OF _____, ss.

On this _____ day of _____, 2016, before me personally appeared the above named _____ and acknowledged the foregoing to be his/her free act and deed.

Notary Public / Attorney-at-law

We, Jason Ouellette and Megan Ouellette, owners of Unit #3A by virtue of a Deed recorded in the Cumberland County Registry of Deeds in Book 32442, Page 123, hereunto set our hands this 1st day of March, 2016.

[Signature]
Witness

[Signature]
Jason Ouellette

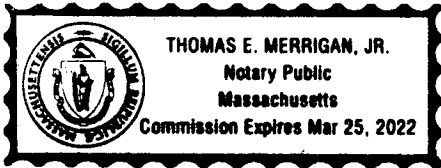
Jamaral O'Donnell
Witness

[Signature]
Megan Ouellette

STATE OF MA

COUNTY OF Norfolk, ss.

On this 1st day of March, 2016, before me personally appeared the above named Jason Ouellette and acknowledged the foregoing to be his/her free act and deed.



[Signature]
Notary Public / Attorney-at-law

STATE OF Maine

COUNTY OF Cumberland, ss.

On this 2nd day of March, 2016, before me personally appeared the above named Megan J. Ouellette and acknowledged the foregoing to be his/her free act and deed.

[Signature]
Notary Public / Attorney-at-law

MY Commission Expires: 08-12-20

SEAL

I, Lynn Miller, Trustee of the Lynn Szuchan Miller Trust, owner of Unit #3B by virtue of a Deed recorded in the Cumberland County Registry of Deeds in Book 31148, Page 223, hereunto set our hands this 3 day of March, 2016. I further certify the Trust remains in full force and effect and that I am empowered to take this action on its behalf.

Cynthia McBrady
Witness

Lynn Miller
Lynn Miller, Trustee

STATE OF Maine
COUNTY OF Cumberland, ss.

Subscribed and sworn before me this 3 day of March, 2016, by Lynn Miller, proved to me on the basis of satisfactory evidence to the be person who appeared before me.

Deborah M Hubbard
Notary Public / Attorney-at-law

DEBORAH HUBBARD
Notary Public, Maine
My Commission Expires January 23, 2017

SEAL

SCHEDULE A

A certain parcel of land, together with the rights and burdens of record thereon and appurtenant thereto, in the City of Portland, County of Cumberland, State of Maine, ("Land"), described as follows:

BEGINNING at a point marked by a drill hole on the westerly sideline of York Street at the southeasterly corner of land now or formerly of the Guilford Court Condominium Association as described in a Declaration recorded with the Cumberland County Registry of Deeds in Book 22586, Page 99. Said point being further described as the northeasterly corner of land now or formerly of York Street Redevelopment, LLC, as described in a Deed recorded in said Registry in Book 32580, Page 186;

THENCE North 54° 21' 28" West by and along the northerly line of said land of York Street Redevelopment, LLC and other land of York Street Redevelopment, LLC as described in a Deed recorded in said Registry in Book 32580, Page 183, a distance of 132.00 feet to a point on the easterly sideline of Guilford Court;

THENCE North 35° 01' 53" East by and along the easterly sideline of said Guilford Court a distance of 5.00 feet to a point;

THENCE South 54° 21' 28" East over and across land of Grantor a distance of 132.00 to a point on the westerly sideline of York Street;

THENCE South 35° 01' 53" West by and along the westerly sideline of York Street a distance of 5.00 feet to the Point of Beginning.

Said Land containing 660 square feet or .015 acres, more or less.

Received
Recorded Register of Deeds
Apr 25, 2016 09:22:08A
Cumberland County
Nancy A. Lane