

**QUITCLAIM DEED WITH COVENANT**

KNOW ALL BY THESE PRESENTS, that **WCP MAINE LOAN HOLDINGS, LLC**, a limited liability company organized and existing under the laws of the State of Delaware (“Grantor”), for consideration paid, grants to **223 WESTERN PROM, LLC**, a Maine limited liability company with a mailing address of 100 Middle Road, Cumberland, Maine (“Grantee”), with quitclaim covenant, the land located in Portland, Cumberland County, Maine, more particularly bounded and described as follows (the “Premises”):

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, on the northerly corner of Pine Street and the Western Promenade, extending from said corner northerly by said Promenade one hundred (100) feet, more or less, or half the distance to land formerly of the heirs of Elise Merrill, and from the same corner eastwardly by said Pine Street one hundred and forty-three (143) feet or one-half the distance to Chadwick Street, formerly known as T Street, as shown on a plan of Noble, Gerrish and others recorded in the Cumberland County Registry of Deeds in Plan Book 1, Page 1 (formerly referred to as Page 10), with the corresponding opposite sides equal and parallel.

Being the same premises conveyed by deed from WCP Maine Loan Holdings, LLC to WCP Maine Loan Holdings, LLC, dated August 27, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29912, Page 189.

IN WITNESS WHEREOF, WCP Maine Loan Holdings, LLC has caused this instrument to be executed and delivered in its name by Marc Porosoff, its Vice President and Secretary and Bruce Nuzie, its Vice President and Treasurer, hereunto duly authorized, this 25<sup>th</sup> day of April, 2013.

WCP MAINE LOAN HOLDINGS, LLC

By: \_\_\_\_\_

Name: Marc Porosoff

Title: Vice President and Secretary

By: \_\_\_\_\_

Name: Bruce Nuzie

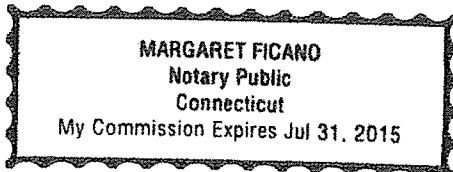
Title: Vice President and Treasurer

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD, SS.

April 23, 2013

Personally appeared the above-named Marc Porosoff, Vice President and Secretary, of WCP Maine Loan Holdings, LLC, and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity, and the free act and deed of WCP Maine Loan Holdings, LLC.

Before me,



Margaret Ficano  
Notary Public

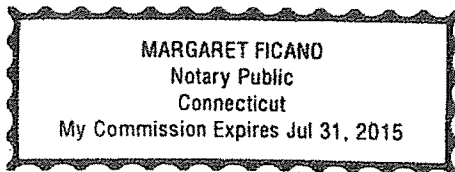
Printed Name: Margaret Ficano

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD, SS.

April 23, 2013

Personally appeared the above-named Bruce Nuzie, Vice President and Treasurer, of WCP Maine Loan Holdings, LLC, and acknowledged the foregoing instrument to be his/her free act and deed in his/her capacity, and the free act and deed of WCP Maine Loan Holdings, LLC.

Before me,



Margaret Ficano  
Notary Public

Printed Name: Margaret Ficano