

WARRANTY DEED

Know All Persons By These Presents, That I, **Peter Berndt**, of Peaks Island in Portland, Cumberland County, Maine, ("Grantor") for consideration paid, grant to **Crocker LLC**, a Maine limited liability company with a mailing address of 23 Thornhurst Road, Falmouth, ME 04105, a one-half interest in common and undivided, and to **5 City Point Road, LLC**, a Maine limited liability company with a mailing address of 95 Franklin Street #4, New York, New York 10013, a one-half interest in common and undivided (collectively "Grantees"), their successors and assigns forever, with Warranty Covenants, in and to a certain lot or parcel of land situated on the northwesterly side of Island Avenue, Peaks Island, in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly side of Island Avenue, said point being forty (40) feet, more or less, southwesterly from the intersection of the northwesterly sideline of Island Avenue and the southerly side of City Point Road, so called;

Thence proceeding westerly along land formerly of Coyne, Curran and others three hundred ten (310) feet, more or less, to the southerly corner of land formerly of George K. Spafford;

Thence southerly on a continuation of the easterly sideline of said Spafford land to a point where the course now being described intersects the easterly extension of the dividing line between land conveyed by Clinton Graffam et al. to Bradford Brown et al., by deed dated November 20, 1967, and recorded in the Cumberland County Registry of Deeds in Book 3263, Page 113, and land conveyed by Clinton Graffam et al. to Ralph E. Jackson et al., by deed dated November 21, 1967, and recorded in said Registry in Book 3020, page 622;

Thence westerly forty (40) feet, more or less, to an iron pipe at a corner of said Jackson land;

Thence southerly along said Jackson land eighty-nine and thirty-three hundredths (89.33) feet to land now or formerly of Thomas B. Trott;

Thence easterly along the northerly sideline of said Trott land one hundred fifty-one and five tenths (151.5) feet to the northwesterly sideline of Island Avenue;

Thence northeasterly along said Island Avenue two hundred fifty-four (254) feet, more or less, to the point of beginning.

Being, and intending to convey, and hereby conveying, the same premises conveyed by deed from Charles James Wright to Arnold and Erna Berndt (a/k/a Erna Berndt) dated October 11, 1972, and recorded in said Registry in Book 3366, Page 175 (Erna Berndt died on August 1, 1992, leaving Arnold Berndt as surviving joint tenant); and also the same premises conveyed by deed from Arnold Berndt to Peter Berndt, dated April 8, 1999, and recorded in said Registry in

MAINE REAL ESTATE TAX PAID

Book 14684, Page 162 (Arnold Berndt died on September 3, 2005, terminating the life estate he reserved in said 1999 deed).

Also hereby conveying, without warranty covenants, all Grantor's right, title and interest in and to a certain lot or parcel of land situated on the northwesterly side of Island Avenue on Peaks Island, in the City of Portland, Cumberland County, Maine, and being bounded and described as follows:

Beginning at an iron rod with a cap labeled "PLS 2063" on the northwest side of Island Avenue and the southerly corner of land now or formerly of Gulliver, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 17399, Page 194;

Thence South $44^{\circ}30'40''$ West along the northwest side of Island Avenue a distance of 247.11 to a point at the easterly corner of land now or formerly of Schwartz, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 20714, Page 332, said point being South $71^{\circ}20'39''$ East 2.21' from a 1" iron pipe;

Thence North $71^{\circ}20'39''$ West along land now or formerly of Schwartz a distance of 156.53' to a $\frac{3}{4}$ " iron pipe at land now or formally of Murdock, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 24517, Page 310;

Thence North $16^{\circ}27'08''$ West along land now or formerly of Murdock a distance of 89.07' to $\frac{1}{2}$ " iron pipe at land now or formerly of Eisenberg, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 11863, Page 297 and in Book 7117, Page 65;

Thence South $75^{\circ}57'35''$ East along land now or formerly of Eisenberg a distance of 27.08' to an iron rod with cap labeled "BRB #1313";

Thence North $05^{\circ}17'04''$ East turning and continuing along land now or formerly of Eisenberg a distance of 87.88' to an iron rod with cap labeled "BRB #1313";

Thence South $84^{\circ}29'28''$ East turning and running along a stone wall and continuing along land now or formerly of Eisenberg a distance of 70.04' to a point at land now or formerly of the Casco Bay Light & Power Co.;

Thence South $84^{\circ}52'13''$ East along land now or formerly of the Casco Bay Light & Power Co. and continuing along the stone wall a distance of 15.48' to a point at land now or formerly of Peterson, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 15371, Page 01;

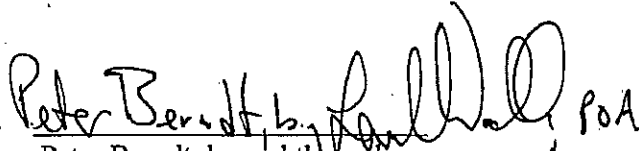
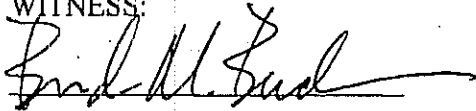
Thence South $84^{\circ}52'13''$ East continuing along the stone wall and land now or formerly of Peterson a distance of 130.00' to a point and land now or formerly of Gulliver, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 17399, Page 194;

Thence South 85°45'50" East continuing along the stone wall and land now or formerly of Gulliver a distance of 59.69' to a point;

Thence South 67°12'53" East continuing along the stone wall and land now or formerly of Gulliver a distance of 41.51' to the point of beginning.

Witness my hand and seal this 19th day of February, 2014.

WITNESS:



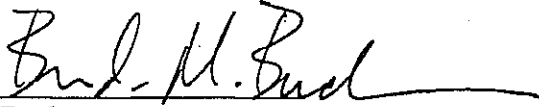
Peter Berndt, by and through
Lawrence C. Walden, his duly
authorized agent under a
Power of Attorney dated
November 1, 2013

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

February 19, 2014

Then personally appeared the above named Lawrence C. Walden, duly authorized agent for Peter Berndt under a Power of Attorney dated November 1, 2013, and acknowledged the foregoing instrument to be his free act and deed in such capacity and the free act and deed of the principal, Peter Berndt.

Before me,



Brenda M. Buchanan
Attorney at Law
Maine Bar #7042

MAINE CUMBERLAND COUNTY REGISTER OF DEEDS
2014 FEB 19 03:36:22P
RECORDED

Received
Recorded Register of Deeds
Feb 19, 2014 03:36:22P
Cumberland County
Pamela E. Lovley