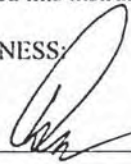

Section 4. Right, Title and Interest (Deed)


QUITCLAIM DEED WITHOUT COVENANT (RELEASE DEED)
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS THAT **TOYE REALTY HOLDINGS, LLC**, a Maine limited liability company with a place of business in Cape Elizabeth, County of Cumberland, State of Maine, for consideration paid, **RELEASES** to **TOYE REALTY HOLDINGS III, LLC**, a Maine limited liability company with a place of business in Cape Elizabeth, County of Cumberland, State of Maine, whose mailing address is P.O. Box 266, Cape Elizabeth, Maine 04107, the land, together with any improvements thereon, located in the City of Portland, County of Cumberland and State of Maine, and being more particularly described in **Exhibit A** attached hereto and made a part hereof

IN WITNESS WHEREOF, the said TOYE REALTY HOLDINGS, LLC has caused this instrument to be signed and sealed this 9th day of January, 2001.

WITNESS:


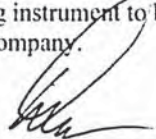
TOYE REALTY HOLDINGS, LLC

By: 
Thomas A. Toye, III
Sole Member

STATE OF MAINE
COUNTY OF CUMBERLAND

January 9, 2001

Then personally appeared before me the above named Thomas A. Toye, III, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said limited liability company.



Attorney at Law/Notary Public
Wesley A. Anderson
Printed Name

**EXHIBIT A
TO
RELEASE DEED**

A certain lot or parcel of land situated on the southeasterly side of a strip of land now or formerly owned by the City of Portland, said strip running southwesterly from the westerly sideline of Westbrook Street, so called, in the City of Portland, County of Cumberland, State of Maine as shown on Standard Boundary Survey of Thomas A. Toye Property, Westbrook Street, Portland, Maine for Toye Realty Holdings LLC, dated November 27, 2000 and recorded in the Cumberland County Registry of Deeds in Plan Book 201, Page 22, being more particularly bounded and described as follows:

Beginning at a 5/8 inch capped iron rebar set on the northwesterly sideline of land now or formerly owned by the City of Portland by a deed dated August 30, 1967 and recorded in said Registry of Deeds in Book 3009, Page 666, said rebar being located N 50°-10'-25" E, a distance of 25.51 feet from a found 1¼ inch iron pipe found 12 inches high;

Thence N 38°-04'-35" W, by and along land now or formerly owned by the City of Portland by a deed dated February 4, 1991 and recorded in said Registry of Deeds in Book 9492, Page 231, a distance of 307.77 feet to a 5/8 inch capped iron rebar set on the southeasterly sideline of land now or formerly owned by the City of Portland by a deed recorded in said Registry of Deeds in Book 13434, Page 266;

Thence N 51°-55'-25" E, by and along said land of the City of Portland, a distance of 287.17 feet to a 5/8 inch capped iron rebar set at the northwesterly corner of land now or formerly owned by Portland Jetport Title Corp. by a deed dated June 10, 1991 and recorded in said Registry of Deeds in Book 9684, Page 257;

Thence S 38°-04'-35" E, by and along said land of Portland Jetport Title Corp., a distance of 299.0 feet to a 5/8 inch capped iron rebar set on the northwesterly sideline of land now or formerly owned by Thomas A. Toye III by a deed dated November 1, 1982 and recorded in said Registry of Deeds in Book 6290, Page 27;

Thence S 50°-10'-25" W, by and along said land of Thomas Toye and land of the City of Portland, a total distance of 287.30 feet to the point of beginning.

This property is subject to any easements of record.

Meaning and intending to describe a certain lot or parcel of land containing 87,123 square feet, or 2.00 acres, more or less, and being a portion of the same property conveyed to Toye Realty Holdings, LLC by a deed of Thomas A. Toye III dated April 29, 1999 and recorded in said Registry in Book 14717, Page 316.

S:\AT\Toye\Deed to Toye Realty Holdings III, LLC.DOC

RECEIVED
RECORDED REGISTRY OF DEEDS:
2001 JAN 24 AM 10:15
CUMBERLAND COUNTY
John B O'Brien

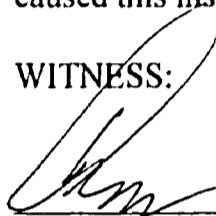
QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

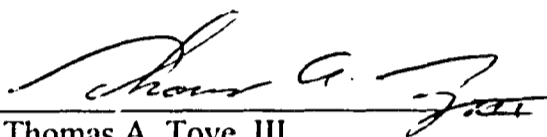
KNOW ALL BY THESE PRESENTS THAT **TOYE REALTY HOLDINGS III, LLC**, a Maine limited liability company with a place of business in Cape Elizabeth, County of Cumberland, State of Maine, for consideration paid, grants to the **CITY OF PORTLAND**, a municipal corporation with a place of business at 389 Congress Street, Portland, Maine 04101 with **QUITCLAIM COVENANTS**, the land, together with any improvements thereon, situated in the City of Portland, County of Cumberland, State of Maine and being more particularly described in **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **TOYE REALTY HOLDINGS III, LLC** has caused this instrument to be signed this 16th day of November, 2001.

WITNESS:

TOYE REALTY HOLDINGS III, LLC



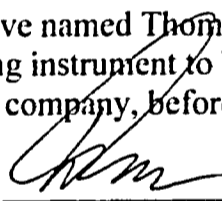
By 
Thomas A. Toye, III
Sole Member

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
COUNTY OF CUMBERLAND

November 16 2001

Then personally appeared the above named **Thomas A. Toye, III**, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company, before me.



Attorney at Law/Notary Public
Drew A. Anderson
Printed Name

**EXHIBIT A
TO
QUITCLAIM DEED WITH COVENANT**

A certain lot or parcel of land situated on the westerly side, but not adjacent to, Westbrook Street in the City of Portland, County of Cumberland, State of Maine, being a portion of the premises depicted on a plan of land titled "Survey Plot Plan to be Conveyed for Dufresne-Henry, Inc." dated through September 21, 2001 by Sebago Technics, Inc. (the "Plan"), said parcel being more particularly bounded and described as follows:

Beginning at a point in the easterly side of land now or formerly of the City of Portland by deed recorded in the Cumberland County Registry of Deeds in Book 9492, Page 231, said point lies S 38°-07'-03" E, 227.77 feet from a capped 5/8 inch rebar;

Thence S 64°-05'33" E, passing through land of the Grantor, a distance of 38.40 feet to a point;

Thence S 52°-10'-08" E, passing through land of the Grantor, 46.00 feet to a point in the northwesterly line of land now or formerly of Thomas A. Toye III, by deed recorded in said Registry of Deeds in Book 6290, Page 27, said point being the most northerly corner of "Area C to be Conveyed" as shown on the Plan;

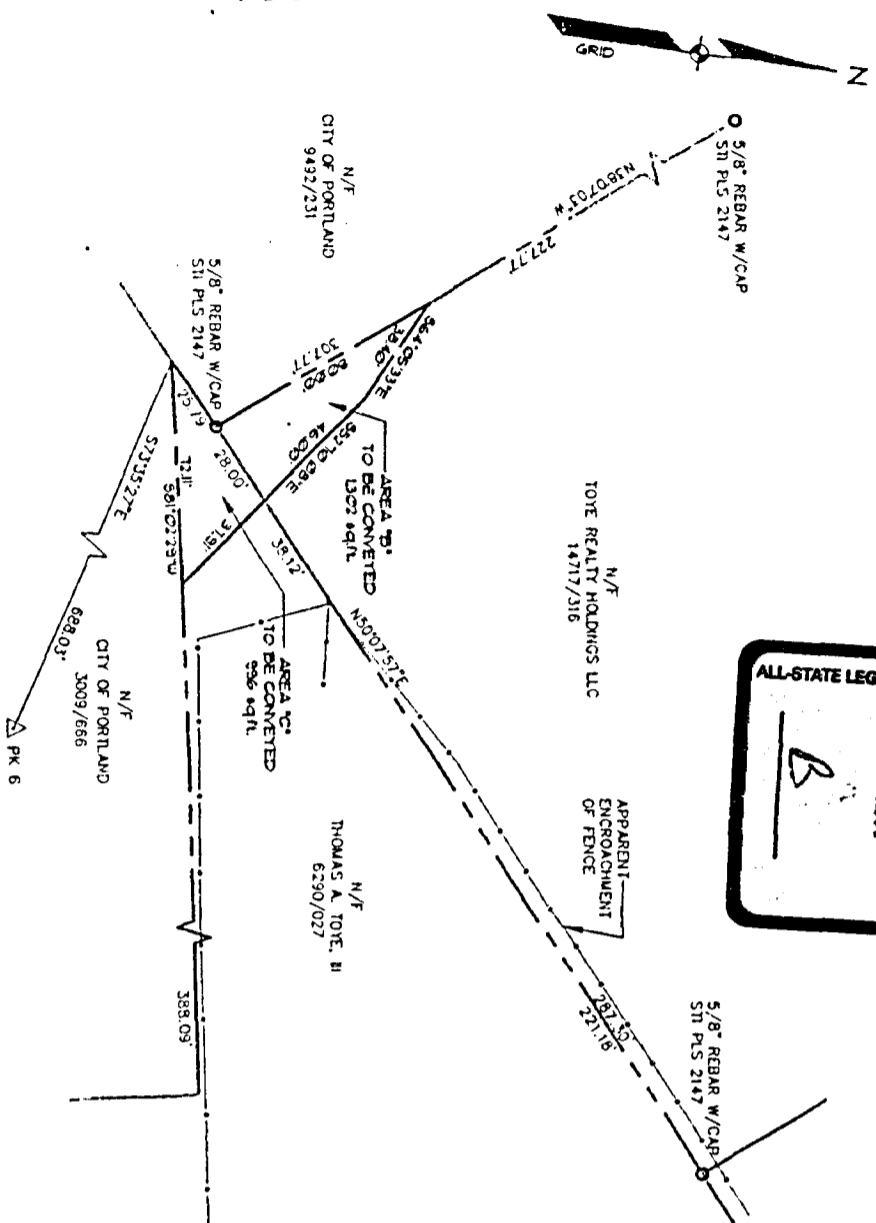
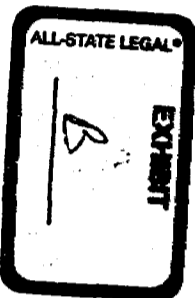
Thence S 50°-07'-57" W, by and along said "Area C to be Conveyed", a distance of 28.00 feet to a capped 5/8 inch rebar;

Thence N 38°-07'-03" W, by and along said City of Portland, a distance of 80.00 feet to the point of beginning.

Meaning and intending to describe a parcel of land containing 1,302 square feet, more or less, being "Area B to be Conveyed" as shown on the Plan.

The above-described property being a portion of the premises described in a deed to Toye Realty Holdings III, LLC from Toye Realty Holdings, LLC, dated January 8, 2001 and recorded in said Registry of Deeds in Book 15976, Page 325.

For further reference a reduced copy of the Plan is attached hereto as Exhibit B.



GENERAL NOTES

1. THE RECORD OWNER OF THE PROPERTY IS TOTE REALTY HOLDINGS LLC BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1417 PAGE 316 AND THOMAS A. TOYE, III BY DEED RECORDED AT SAID REGISTRY IN BOOK 6290 PAGE 027.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED CONVEYANCE TO AN ABUTTER. THE AFOREMENTIONED ABUTTER BEING THE CITY OF PORTLAND.
3. PLAN REFERENCES:
 - A) PHASE I PARKING GARAGE PORTLAND INTERNATIONAL AIRPORT GENERAL LAYOUT PLAN DATED DECEMBER 15, 2000 BY DUFRESNE-HENRY.
 - B) SITE PLAN OF THIRTY CAR RENTAL DATED THROUGH MARCH 19, 1996 BY SEBAGO TECHNICS, INC.
 - C) STANDARD BOUNDARY SURVEY OF APEX, INC. PROPERTY DATED MARCH 1, 1995 BY SEBAGO TECHNICS, INC.
4. THIS PLAN IS BASED UPON A STANDARD BOUNDARY SURVEY PERFORMED IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CATEGORY I, CONDITION II WITH THE EXCEPTIONS THAT NO UPDATED RESEARCH HAS BEEN PERFORMED, NO REPORT OF SURVEY HAS BEEN PREPARED AND NO NEW MONUMENTATION HAS BEEN PROPOSED.
5. THIS PLAN IS SUBJECT TO CHANGE UPON RECEIPT AND REVIEW OF A TITLE COMMITMENT.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
○	PROPERTY/ROW	---
—	IRON PIPE/ROW	---
CI/LI	CURVE/LINE NO.	CI / LI
△	CHAIN LINK FENCE	
	PK BY OTHERS	

REV.	BY:	DATE:	STATUS:
A	DCS	9-21-01	REVISED PER CLIENT MODIFICATIONS

Sebago Technics
 Engineering & Planning for the Future
 One Chobol Street
 Westbrook, Me 04098-1339
 Tel (207) 858-0277

SURVEY PLOT PLAN
 OF:
LAND TO BE CONVEYED
 WESTBROOK STREET
 PORTLAND, MAINE
 FOR:
DUFRESNE-HENRY, INC.
 CONSULTING ENGINEERS
 PORTLAND, ME 04101

DESIGN BY: DCS
 DRAWN BY: DED
 CHECKED BY: DED
 DATE: 3-07-01
 SCALE: 1"=40'
 FIELD BK: 245&487
 PROJ. NO: 01045EC
 DRAWING: 01045EC1
 SHEET OF 9

RECEIVED
 RECORDED REGISTRY OF DEEDS

2001 NOV 19 AM 11: 27

CUMBERLAND COUNTY
 John B. Babin