

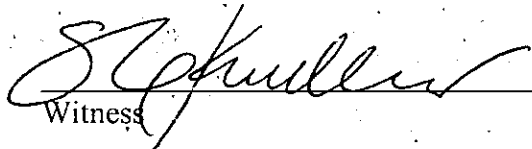
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **B & L Partners, LLC**, a Maine limited liability company with a principal place of business in the City of Portland in the State of Maine, for consideration paid, grants to **Jay F. Levesque** whose mailing address is 277 Milton Road, Rochester, New Hampshire 03868 with **WARRANTY COVENANTS**, the real property situated in **Portland** in the County of **Cumberland** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

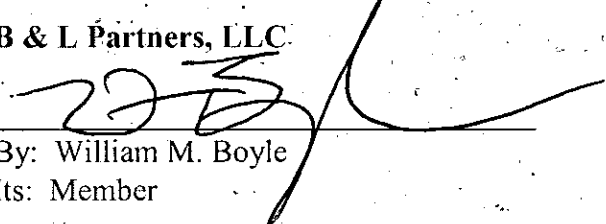
IN WITNESS WHEREOF, **B & L Partners, LLC** has caused this instrument to be executed by Jay Levesque, its Member thereunto duly authorized, this 22nd day of December, 2011.

MAINE REAL ESTATE TAX PAID


Witness

B & L Partners, LLC

By: Jay F. Levesque
Its: Member


to both
Witness

B & L Partners, LLC

By: William M. Boyle
Its: Member

State of Maine
County of Cumberland

December 22, 2011

Personally appeared before me the above named Jay F. Levesque, and William M. Boyle, Members of said **B & L Partners, LLC** and acknowledged the foregoing instrument to be his/her free act and deed in their said capacity and the free act and deed of said **B & L Partners, LLC**.


Notary Public/Attorney at Law

SUSAN GAGE KNEDLER
Notary Public, Maine
My Commission Expires November 22 2018

EXHIBIT A
(DEED)

The premises located at the Rainmaker Business Park, 585 Riverside Street in Portland, ME, the real property described as: " A certain lot or parcel of land with the buildings thereon, situated at 581-583 Riverside Street, in Portland, in the County of Cumberland and State of Maine, bounded and described as follows: Beginning at a point on the southerly side of Riverside Street at the northeasterly corner of the lot of land conveyed by William Lucas and Melvin Hamblet to Charles B. Gordon; thence South 53 degrees 15' East by said Gordon's land sixty-eight (68) rods and sixteen (16) links to land formerly owned by the late Alexander Bailey; thence easterly by said Bailey's land ten (10) rods and fifteen and one-half (15 1/2) links to a point; thence northerly by a line drawn parallel with the first mentioned course and distance therefrom ten (10) rods and fifteen and one-half (15 1/2) links to Riverside Street; thence westerly by said street to the point of beginning, containing five (5) acres, more or less. EXCEPTING from this parcel the premises conveyed to James A. Robinson and Stephen C. Vose by Warranty Deed dated June 20, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8339, Page 160, more particularly described as follows: Beginning at a point on the easterly side of Riverside Street; thence S 68 degrees 01' 46" E a distance of one hundred fifteen (115) feet to a point; thence S 21 degrees 58' 14" W a distance of ninety (90) feet to a point; thence N 73 degrees 18' 12" W a distance of ninety-six and seventy six hundredths (96.76) feet to a point on the easterly side of Riverside Street; thence along said Riverside Street N 11 degrees 17' 24" E a distance of one hundred sixty-four hundredths (100.64) feet to the point of beginning.

The premises are subject to an easement three (3) feet in width across the premises conveyed hereby described as follows: beginning at the easterly boundary of the land now or formerly of Robinson and Vose as described above and proceeding in an easterly direction along the northerly boundary of the premises conveyed hereby to the site of a proposed septic and disposal area, a distance of approximately five hundred (500) feet, more or less. The purpose of this easement is to allow James A. Robinson and Stephen C. Vose, their heirs and assigns, to install and maintain a septic system and leach field upon the land now or formerly of David B. Cave in the event the present leach field fails and is not capable of being repaired. Said easement shall expire at such time as the City of Portland extends the city sewer lines to provide sewer service for Riverside Street. Further reference is made to a Boundary Plat, Portland, Maine prepared for Cave Enterprises, Inc. by Durgin/Scotfield Associates of Rochester, New Hampshire dated May 4, 1988 recorded in the Cumberland County Registry of Deeds in Plan Book 171, Page 47.

SUBJECT TO the covenants, conditions, restrictions, reservations, and easements as contained in the Declaration of Rainmaker Business Park Condominium dated April 22, 2005 and recorded in the CCRD Book 22560, Page 11; as revised by: First Amendment thereto dated August 30, 2005 and recorded in CCRD Book 23134, Page 138; Second Amendment thereto dated July 28, 2006 and recorded in CCRD Book 24220, Page 25;

Reviewed and Approved: JAY W3

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and Third Amendment thereto dated December 5, 2008 and recorded in CCRD Book 26490, Page 201.

EXCEPTING AND RESERVING the premises contained in the following deeds: 1. Warranty Deed from B & L Partners, LLC to AIM Riverside, LLC dated April 22, 2005 and recorded in CCRD Book 22560, Page 54; 2. Quitclaim Deed with Covenant from B & L Partners, LLC to Hakken Properties, LLC dated November 23, 2005 and recorded in CCRD Book 23430, Page 90; 3. Quitclaim Deed with Covenant from B & L Partners, LLC to Boyle Building, Inc. dated April 27, 2006 and recorded in CCRD Book 23924; Page 161; 4. Quitclaim Deed with Covenant from B & L Partners, LLC to N & S Properties, LLC dated August 4, 2006 and recorded in CCRD Book 24248, Page 47; 5. Warranty Deed from B & L Partners, LLC to Addison Realty, LLC dated August 24, 2006 and recorded in CCRD Book 24300, Page 146; 6. Warranty Deed from B & L Partners, LLC to LJ Realty, LLC dated September 5, 2006 and recorded in CCRD Book 24342, Page 41; 7. Quitclaim Deed with Covenant from B & L Partners, LLC to KMF Properties, LLC dated November 29, 2006 and recorded in CCRD in Book 24610, Page 277; and 8. Warranty Deed from B & L Partners, LLC to DLW Partners, LLC dated December 27, 2007 and recorded in CCRD Book 25714, Page 171; and 9. Warranty Deed from B & L Partners, LLC to Ellen, LLC dated December 5, 2008 and recorded in CCRD Book 26490, Page 219.

Being a portion of premises conveyed to B & L Partners, LLC by deed of David B. Cave recorded in CCRD Book 20848, Page 82. The premises are sold together with and subject to, inter alia, an easement to Central Maine Power Company and Verizon New England, Inc. recorded at CCRD Book 23788, Page 31; a waterline easement from Mainely Investments recorded at CCRD Book 23066, Page 41; a sewer easement granted to Mainely Investments recorded at CCRD Book 23066, Page 42; a drainage easement granted to the City of Portland recorded at CCRD Book 23587, Page 17; a drainage maintenance agreement with the City of Portland recorded at CCRD Book 23587, Page 20.

Received
Recorded Register of Deeds
Jan 18, 2012 02:51:27P
Cumberland County
Pamela E. Lovley

Reviewed and Approved: Jay WIS