

033610

**CORRECTIVE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that RICHARD J. McGOLDRICK, of the Town of Cape Elizabeth, County of Cumberland and State of Maine in consideration of one dollar and other valuable considerations paid by KOWABUNGA LLC, a Maine limited liability company with a mailing address of 100 Silver Street, Portland, Maine 04101 (hereinafter the "Grantee"), the receipt whereof he does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Grantee, its successors and assigns forever, the property situated in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

Lot No. 13 as depicted on a certain Site Plan of "Turnpike Industrial Park" dated March 25, 1986 and recorded at the Cumberland County Registry of Deeds at Plan Book 157, Page 61; including within this conveyance an easement to use in common with others, the 420 foot by 175 foot "Water Detention Basin" at the southeastern side of Lots 10 & 11 and abutting the Maine Turnpike Authority property so as to conform the boundaries of the property with said Site Plan. Together with and subject to certain easements as more particularly described in a deed from the Portland Venture Partners III to Micucci Brothers dated September 6, 1996 and recorded at Book 12711, Page 4 of said Registry of Deeds.

Excepting and reserving the premises described in a Notice of Layout and Taking in favor of the State of Maine dated April 1, 1998 and recorded in said Registry of Deeds at Book 13755, Page 184.

The purpose of this deed is to correct the Warranty Deed from Richard J. McGoldrick to Kowabunga LLC dated April 29, 1998 and recorded in said Registry of Deeds at Book 13778, Page 280.

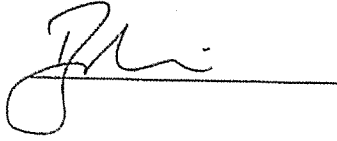
TO HAVE AND TO HOLD the aforesaid and bargained premises, with all privileges and appurtenances thereof to the said Grantee, its successors and assigns, to it and its use and behoof forever.


And he does covenant with the Grantee, its successors and assigns, that he is lawfully seized in fee of the premises; that he is free of all encumbrances, except as aforesaid; that he has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that he and his heirs and assigns, shall and will WARRANT AND DEFEND the same to the said

Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, RICHARD J. McGOLDRICK, has caused this instrument to be signed this 29 day of May, 1998.

WITNESS:





RICHARD J. MCGOLDRICK

STATE OF MAINE
County of Cumberland, ss.

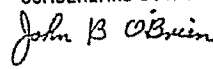
May 29, 1998

Personally appeared before me Richard J. McGoldrick and acknowledged the above instrument to be his free act and deed.

Before me,


Maine Attorney-at-Law
~~Notary Public (seal)~~
Printed Name: Bruce H. Tompkins

tip denk ow.doc
05/20/98 11:49 AM

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 JUN -3 PH 4: 03
CUMBERLAND COUNTY


BK 13879PG052

STATE OF MAINE
Cumberland, ss.

5/13, 1998

Personally appeared the above named Norman L. Whiteside, Vice President of Fleet Bank of Maine, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of Fleet Bank of Maine.

Before me,

Barbara G. Tweedia

Notary Public (seal)

Maine Attorney-at-Law

SEAL

Printed Name:

Barbara G. Tweedia

Notary Public, Maine

My Commission Expires August 2, 1998

kwdeed.doc
05/06/98 3:50 PM

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 JUN -8 AM 10:57

CUMBERLAND COUNTY

John B. O'Brien