

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, that **Milliken Portland Partners, LLC**, a Massachusetts limited liability company with a mailing address of 40 South Street, Suite 305, Marblehead, MA 01945 (the “Grantor”), for consideration paid, grants to **Plymouth 56 Milliken LLC**, a Delaware limited liability company (the “Grantee”), with a mailing address of 260 Franklin Street, 19th Floor, Boston, MA 02110, with Quitclaim Covenant, the premises in the City of Portland, Cumberland County, State of Maine, described in **Exhibit A** attached hereto and made a part of hereof.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Milliken Portland Partners, LLC has caused this instrument to be executed by J. Hilary Rockett, Jr., Manager of JHR Development, LLC, its Manager, hereunto duly authorized this 18TH of November, 2014.

Milliken Portland Partners, LLC, a
Massachusetts limited liability company

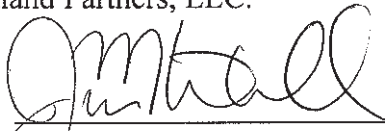
By: JHR Development, LLC, its Manager

By: 
J. Hilary Rockett, Jr., Manager

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 18th day of November, 2014, before me, the undersigned notary public, personally appeared **J. Hilary Rockett, Jr.**, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, personal knowledge of the undersigned, oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily and for its stated purpose as Manager of JHR Development, LLC, Manager of Milliken Portland Partners, LLC.



Notary Public:
My commission expires:

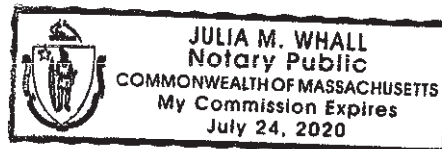


EXHIBIT A

(56 Milliken Street, Portland, Cumberland County, Maine)

TRACT I:

A certain lot or parcel of land with any buildings thereon situated easterly of Riverside Industrial Parkway and Northerly of Milliken Street in the City of Portland, County of Cumberland and State of Maine, to wit:

BEGINNING on the westerly side of land now or formerly of the Portland Terminal Company at a drill hole in a found stone at the northerly corner at land now or formerly owned by Portland Water District;

Thence, South 55°14'20" West, 71.28 feet along said Water District land to a point;

Thence, North 21°15'40" West, 17.82 feet along said Water District land to a point;

Thence, South 74°52'45" West, 31.62 feet along said Water District land to a point near an iron pipe;

Thence, South 55°51'08" West, 75.26 feet along land now or formerly owned by Milliken Street LLC to a point near a 5/8" rebar;

Thence, North 21°16'37" West, 555.77 feet along land now or formerly owned by Milliken Street LLC to a point near a 5/8" rebar;

Thence, South 68°44'47" West, 114.56 feet to a point near a 5/8" rebar;

Thence, North 14°55'55" West, 14.08 feet along said Milliken Street LLC land, passing over an iron pipe, said pipe being distant 1.2 feet from the terminus of said course, to a point;

Thence, South 75°08'46" West, 328.45 feet along said Milliken Street LLC land to a point;

Thence, South 13°13'08" West, 61.39 feet along said Milliken Street LLC land to a point;

Thence, South 68°44'47" West, 143.78 feet to a point in the easterly line of Milliken Street;

Thence, along easterly line North 56°10'30" West, 92.98 feet to a point;

Thence, North 56°04'53" West, 117.32 feet to a point;

Thence, leaving said easterly line North 34°51'20" East, 213.80 feet to a point;

Thence, North 35°56'16" West, 781.79 feet to a point in the easterly right-of-way of Riverside Industrial Parkway;

Thence, along said easterly right-of-way line North 18°39'48" East, 204.96 feet to a point;

Thence, leaving said easterly right-of-way North 68°40'30" East, 849.45 feet to a point in the westerly sideline of said Portland Terminal Company land;

Thence, along said westerly line along a curve deflecting to the left having a radius of 2,902.78 feet, an arc of 178.13 feet, a chord bearing of South 15°42'18" East, a chord of 178.10 feet to a point;

Thence, along a curve deflecting to the left having a radius of 6,422.46 feet, an arc of 427.82 feet, a chord bearing of South 19°21'10" East, a chord of 427.74 feet to a point;

Thence, South 21°15'40" East, 521.66 feet to a point;

Thence, South 57°03'20" West, 16.85 feet to a point;

Thence, South 21°15'40" East, 619.95 feet to the POINT OF BEGINNING, containing 25.75 acres.

Being the Tract I of the premises conveyed to Grantor by deed of C&S Logistics of Portland LLC, dated as of August 10, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21653, Page 272.

TRACT II:

A certain lot or parcel of land situated Easterly of Riverside Industrial Parkway & Northerly of Milliken Street in the City of Portland, County of Cumberland, Maine to wit:

COMMENCING at a point on the westerly side of land now or formerly of the Portland Terminal Company t the northerly corner of the land now or formerly owned by the Portland Water District;

Thence South 55°14'20" West, 71.28 feet along said Water District Land to a point;

Thence North 21°15'40" West, 17.82 feet along said Water District Land to a point;

Thence South 74°52'45" West, 31.62 feet along said Water District Land to a point near an iron pipe;

Thence South 55°51'08" West, 75.26 feet along land now or formerly owned by Milliken Street LLC to a point near a 5/8" rebar;

Thence North 21°16'37" West, 555.77 feet along said Milliken Street LLC land to a 5/8" rebar;

Thence South 68°44'47" West, 114.56 feet along said Milliken Street LLC land to a point near a 5/8" rebar;

Thence North $14^{\circ}55'55''$ West, 14.08 feet along said Milliken Street LLC land, passing over an iron pipe, said pipe being distant 1.2 feet from the terminus of said course, to a point;

Thence South $75^{\circ}08'46''$ West, 328.45 feet along said Milliken Street LLC land to a point;

Thence South $13^{\circ}13'08''$ West, 61.39 feet along said Milliken Street LLC land to a point;

Thence South $68^{\circ}44'47''$ West, 143.78 feet to a point in the easterly line of Milliken Street;

Thence along said easterly line North $56^{\circ}10'30''$ West, 92.98 feet to a point;

Thence North $56^{\circ}04'53''$ West, 117.32 feet to the true point of beginning;

Thence continuing along the easterly line of Milliken Street North $56^{\circ}04'53''$ West, 280.50 feet to a point;

Thence North $63^{\circ}50'00''$ West, 258.77 feet to a point at the Intersection of said easterly line and the southern line of land conveyed to ADC Building Fund Inc. by Davis-Greene Co. dated December 18, 1962, recorded in Book 2723, Page 182;

Thence leaving said easterly line along said southern line North $55^{\circ}47'03''$ West, 91.92 feet to a point at the intersection of said easterly line and said southern line;

Thence leaving said southern line along said easterly line of Milliken Street along a curve deflecting to the right having a radius of 50.00' and arc of 49.66', a chord bearing of North $06^{\circ}39'55''$ East, a chord of 47.64', to a point at the intersection of said easterly line of Milliken Street and the easterly line of Riverside Industrial Parkway;

Thence leaving said easterly line of Milliken Street along said easterly line of Riverside Industrial Parkway along a curve deflecting to the left having a radius of 1171.67', an arc of 336.46, a chord bearing of North $26^{\circ} 53' 24''$ East, a chord of 335.31' to a point;

Thence North $18^{\circ}39'48''$ East, 147.48 feet to a point;

Thence leaving said easterly line along a line between Tract I and II South $35^{\circ}56'16''$ East, 781.79 feet to a point;

Thence South $34^{\circ}51'20''$ West, 213.80 feet to the true POINT OF BEGINNING, containing 5.46 acres.

Being Tract II of the premises conveyed to Grantor by deed of C&S Logistics of Portland LLC, dated as of August 10, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21653, Page 272.

Tracts I and II are conveyed SUBJECT TO:

- a. Rights and easements granted to Central Maine Power Company and Verizon New England, Inc. in a certain utility easement dated January 21, 2005, recorded in the Cumberland County Registry of Deeds in Book 22575, Page 21.
- b. Current zoning restrictions.