

Doc#: 19341 Bk:25975 Pg: 177

STATUTORY WARRANTY DEED

Diversified Properties, Inc., a Maine corporation with a principal place of business at 449 Forest Avenue, in the City of Portland, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

C.G.B. Properties, LLC, a Maine limited liability company with a principal place of business and address of 84 Country Lane, in the City of Portland, County of Cumberland and State of Maine,

Two certain lots or parcels of land situated on Beverly Street, in the City of Portland, County of Cumberland and State of Maine, and being Parcel A (Lot 2) and Parcel B (Lot 1) as shown on Plan entitled "Plan of Amended Boundary Survey, Beverly Street, Portland, Maine, made for Diversified Properties", prepared by Titcomb Associates, dated June 18, 2004, as revised through October 24, 2007, and recorded at the Cumberland County Registry of Deeds in Plan Book 208, Page 132, to which plan reference is hereby made for a more particular description.

For Grantors source of title, reference can be made to the following deeds recorded at the Cumberland County Registry of Deeds: Book 11967, Page 11; and Book 11842, Page 315, to which the above premises is a portion of.

Grantee by acceptance of this deed is hereby responsible to pay real estate taxes for the period of July 1, 2008 and thereafter.

Grantor and Grantee covenant and agree the parcels herein described shall not be further divided without the written recorded consent of Grantor herein, its successors and assigns.

IN WITNESS WHEREOF, the said Diversified Properties, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 15th day of April, 2008.

Diversified Properties, Inc.

Clayton F. Neel

By: James M. Wolf
James M. Wolf, its President

MAINE REAL ESTATE TAX PAID

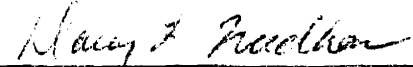
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STATE OF MAINE
CUMBERLAND, SS.

Date: April 15, 2008

Then personally appeared the above-named James M. Wolf, President of Diversified Properties, Inc. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me.



Attorney at Law/Notary Public

DARCY L. NEEDHAM
Notary Public, Maine
My Commission Expires January 22, 2009

Received
Recorded Register of Deeds
Apr 16 2008 12:54:34P
Cumberland County
Pamela E. Lovles


SPACE AND BULK REQUIREMENTS - R-2 ZONE

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	80 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

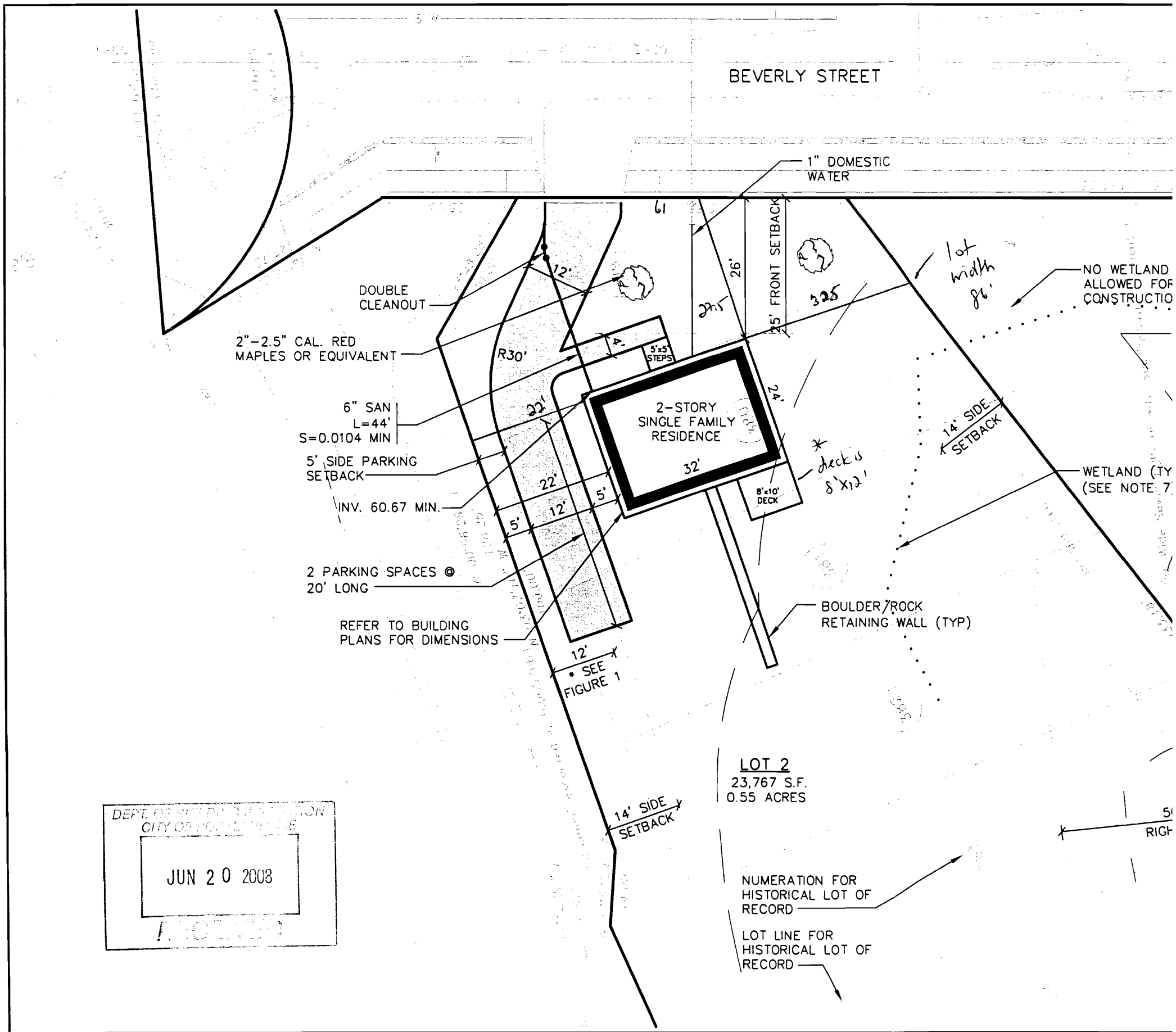
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: SEPT 04
Draft: CAH	Job No.: 1081
Checked: AMP	Scale: NTS
File Name: 1081-SPACE AND BULK - LOTS	

 GP Traffic and Civil Engineering Services
PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements
Project: BEVERLY STREET, PORTLAND

Figure No. 1



DEPT. OF PUBLIC UTILITIES
CITY OF PORTLAND, ME

JUN 20 2008
I. B. COLEMAN

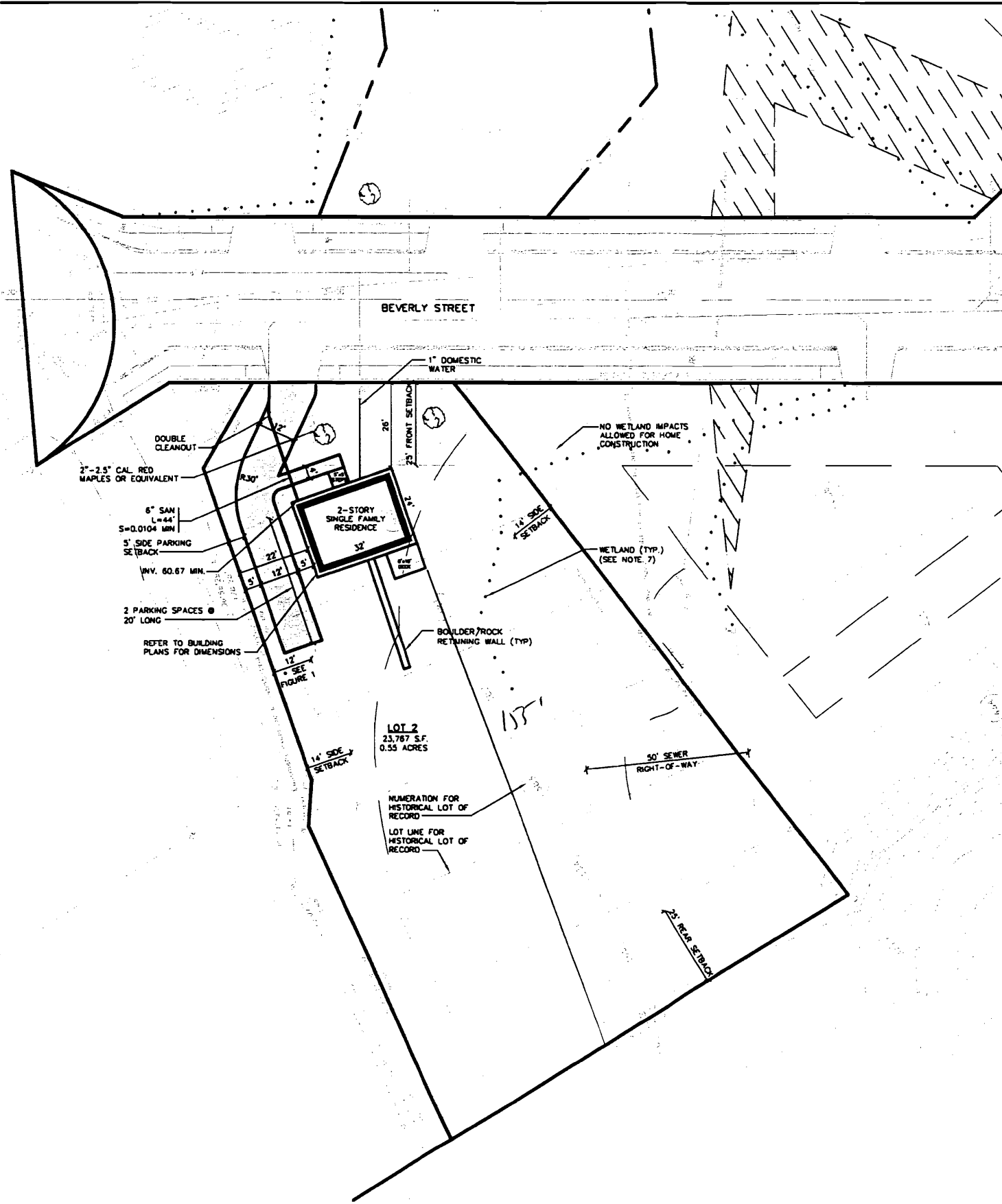
Rev.	Date	Revision
2	2/19/08	REVISE HOUSE LOCATION
1	1/5/07	REMOVE TURNAROUND

Design:	WSH	Date:	9/04
Draft:	CAH/GJL	Job No.:	2072
Checked:	DER	Scale:	1"=20'
File Name:	1081-SP-LOT2		

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	
Project:	



DEVELOPER
 CHECKED
 JUN 20 2008
 RECEIVED

Rev.	Date	Revision

Design: PDO	Date: 5/08
Draft: BVD	Job No.: 2072
Checked: LRB	Scale: 1"=20'
File Name: 1081-SP-LOT2	

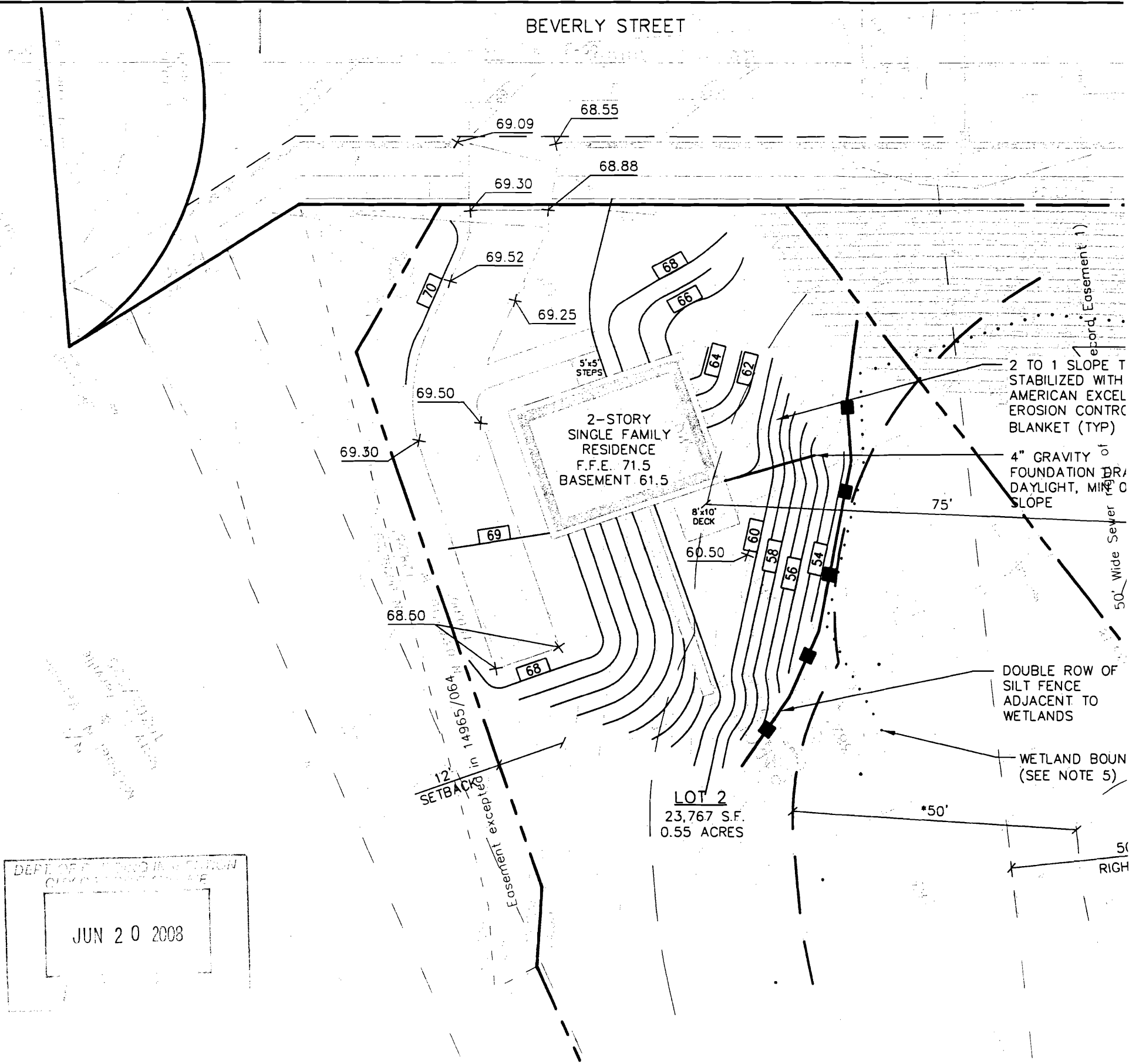
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 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

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Project:

BEVERLY STREET



DEPT. OF PLANNING & ZONING
 GRAY, ME
 JUN 20 2008

Rev.	Date	Revision
3	5/2/08	REVISE HOUSE LOCATION
2	2/19/08	REVISE HOUSE LOCATION
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