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 154% day of April, 2008.

Diversified Properties, Inc.

Wary I huollo

es M/Wolf, its President

MAINE REAL ESTATE TAX PARD

Doc#: 19341 Bk:25975 Ps: 178

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. MEEDHAM Notary Public Maste My Commission Expires January 22, 2009

Received Recorded Resister of Deeds Apr 16,2008 12:54:34P Comberland Counts Pamela E. Lovies

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.

MINIMUM LOT WIDTH:

2 1/2 STORY

80 FT.

16 FT.

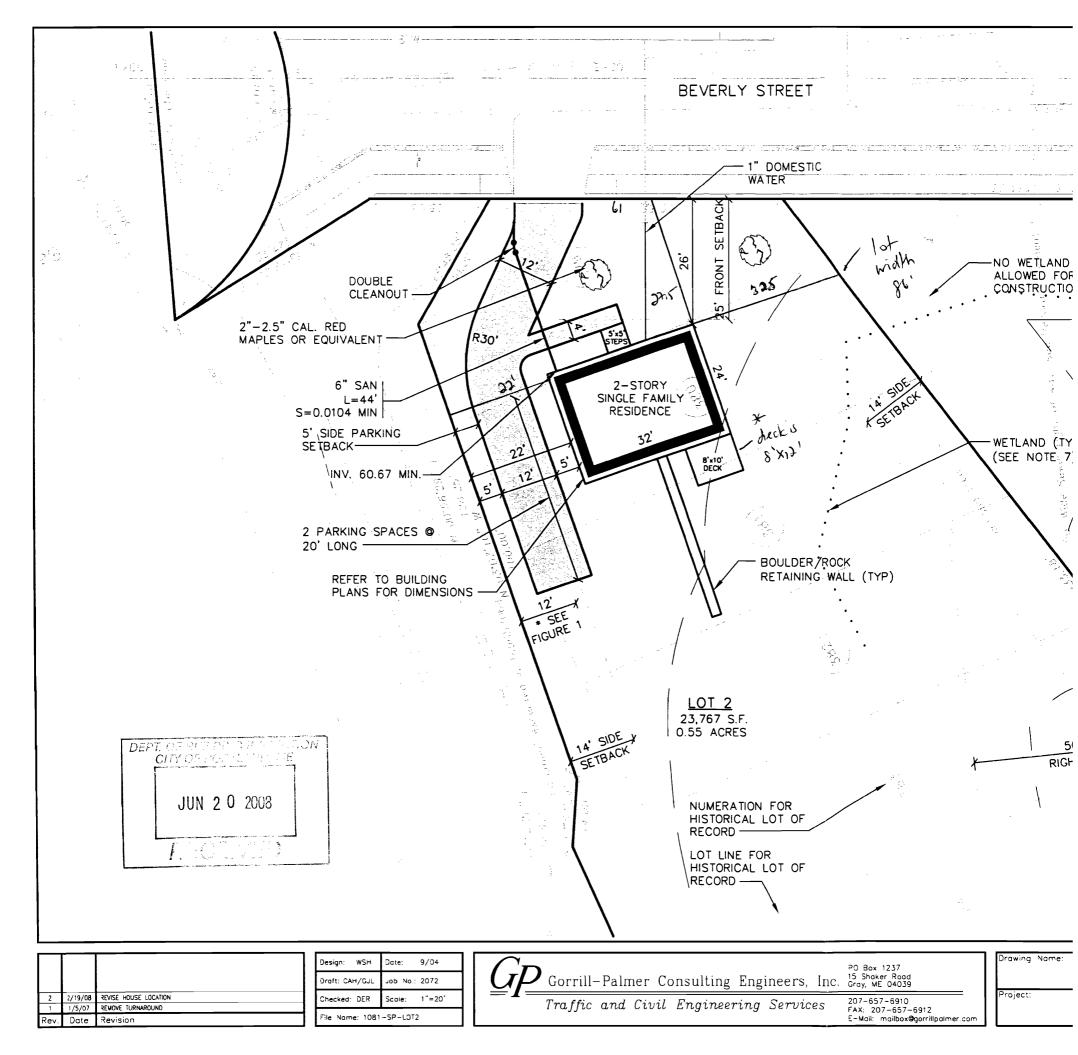
* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

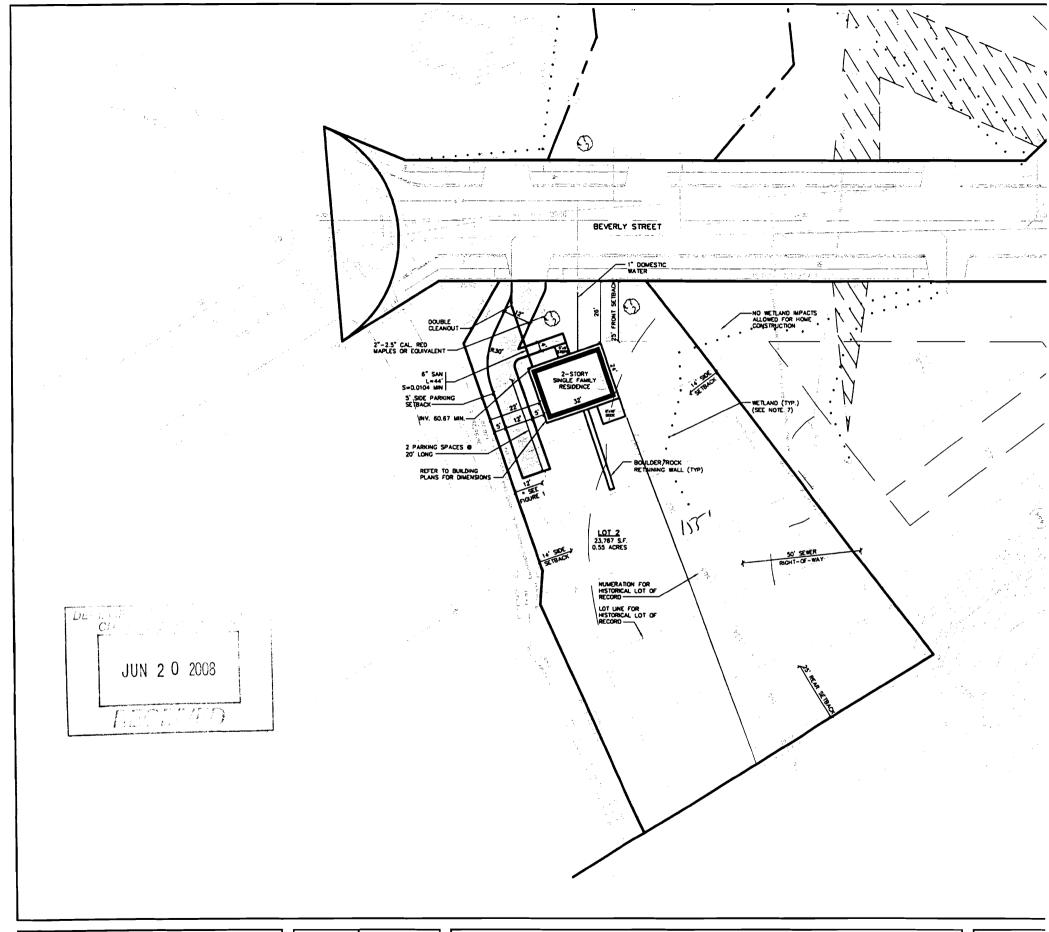
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

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



Drawing Name: Space &	Bulk	Requirements
Project:	CTRF	T PORTLAND



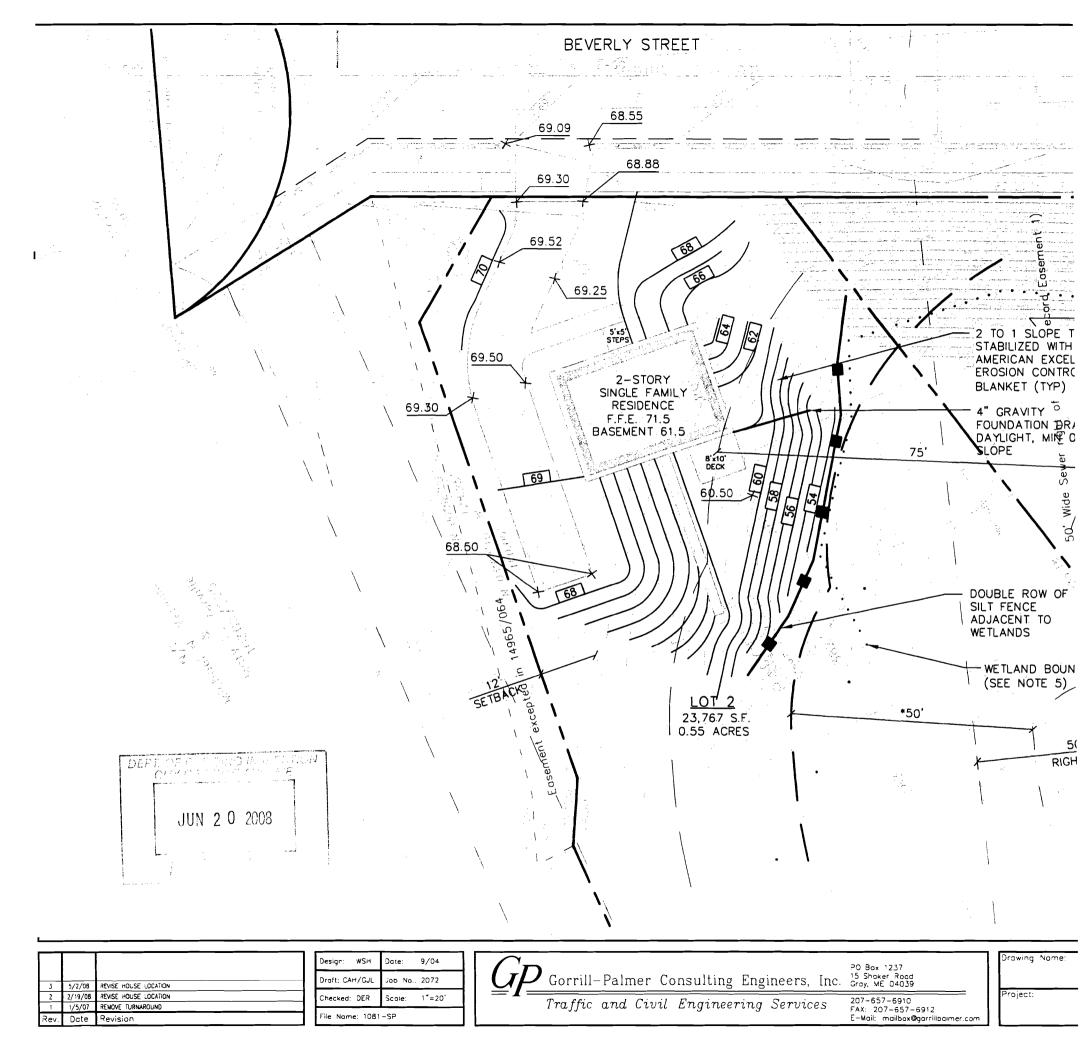


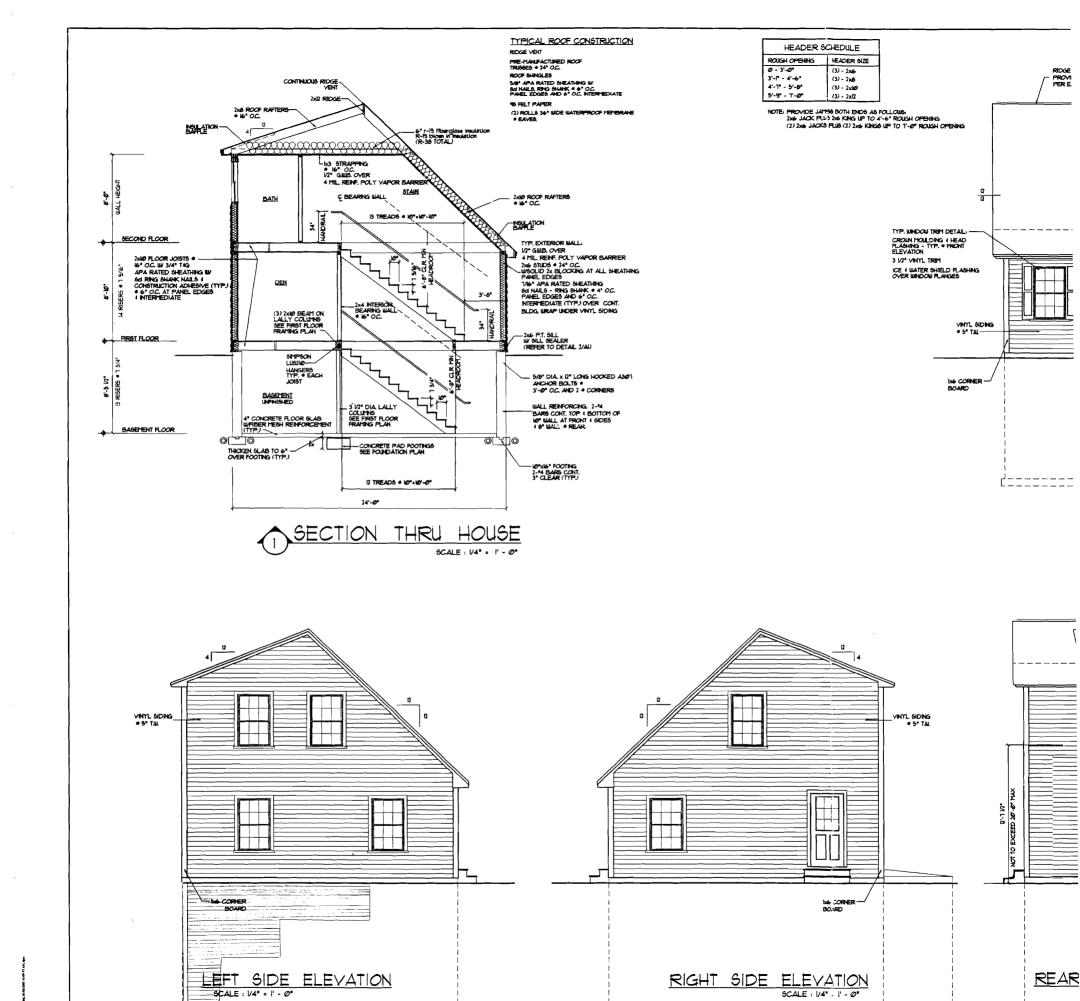
ΙÌ		
1 1		
\vdash		
\vdash		
\vdash		
Rev.	Date	Revision

Design: PDO	Date: 5/08			
Draft: BVD	Job No.: 2072			
Checked: LRB	Scale: 1"=20'			
File Name: 1081-SP-L0T2				

GP	Gorrill-	-Palm	ier Co	onsulting	Engineers,	Inc.	PO Box 1237 15 Shaker Road Gray, ME 04039
					ring Servic		207-657-6910 FAX: 207-657-6912 E-Mail: mailbox@gorrillpalmer.com

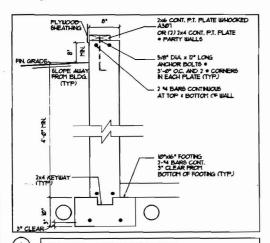
Drawing Name:
Project:

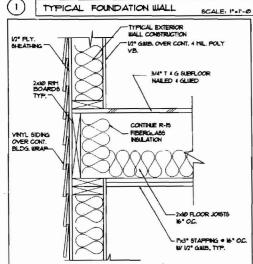


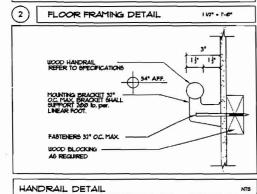


GENERAL NOTES

- L All sorts shall be in accordance with BOCA Basic Building Codes, NPPA-10 National Electric Codes
 Maine State Plumbing Codes, ASHRAE, ULL, NPPA Codess, Asserticans with Disabilities Act. 1990 (ADA)
 and all local, State and Federal requirements.
- All applicable Federal, 6tate and Municipal regulations shall be followed, including the Fed Department of Labor Occupational 88fety and Health act.
- 3. All required City and State permits must be obtained before any cons
- 4. It is the contractor's sole responsibility to detarmine exection procedures and sequence to ensure the safety of the building and its components during exection. This includes the addition of necessary shorting, sheeting, temporary bracking, guys or tie-closes, such material shall remain the property of the contractor after completion of the project.
- 5. Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All fire ratings indicated shall be continuous to underside of fire rated ceiling or un of roof deck feel all openings 4 mechanical penetrations with approved fire safing ma
- 9. Building shall be sprinkered in accordance with NFPA-19, Contractor shall subsit plans for State Fire Marshal approval prior to construction in accordance to state lies.
- 10. Building shall have approved snoke detectors in accordance si shall initiate alarm that is audible in the sleeping rooms of each unit.
- II. Portable fire extinguishers shall be provided in all hazardous areas in accordance to NPA-IOL Local authority ids to provide written requirements.
- must maintain a 42" guardrail height and shall be kapt free and clear of ice and snow at all ure the second means of egress.
- B. HVAC installation to be in accordance with ASHRAE, NFPA-595A, OR NFPA-5956 and all federal, local and 6tate codes, Vertilation or heat equipment shall be in accordance with NFPA-51, NFPA-31, NFPA-31







- FOUND ATION NOTES:

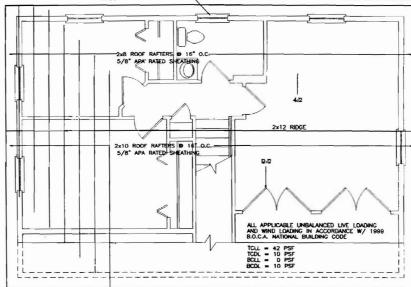
 L PROVIDE SILL BEALER ON TOP OF ALL FOUNDATION WALLS.
- POUNDATION WALLS SHALL BE BACKFILLED SMULTANEOUSLY ON BOTH SIDES.
- 3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3° CLEAR FROM BOTTOM OF FOOTING.
- 4. ALL STEEL RENFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL
- 5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESOURE PRESERVATIVE TREATED WCCA TO BAYOF RETENTION PER AUPA.
- 6. ALL CONCRETE BURFACES SHALL HAVE A STEEL TROUBL 4 LIGHT BROOM FINISH.
- 1. SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
- 8. SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- IØ, FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE III FIBER MESH RENFORCEMENT, PROVIDE CONTROL JONTS BYJB" SPACING (2256F).
- II. ALL CONCRETE SHALL BE 3000 PSI (I'C) STRENGTH AT 28 DAYS.
- D. ALL CONCRETE SHALL BE AIR ENTRANED 4-6%. B. ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.
- H. WATERPROOFING / DAMP PROOFING ASPHALT TAR

REFER TO HEADER SCHEDULE

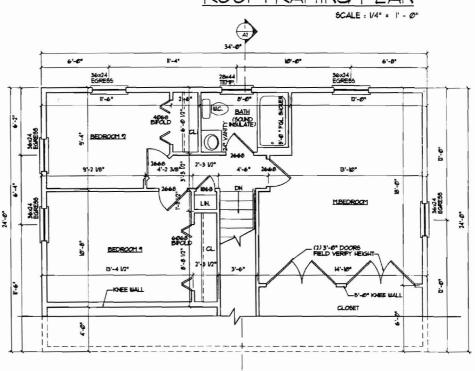
- FRAMING NOTES
- L ALL EXTERSOR WALLS TO BE 2X6 WOOD STUD WALLS 24" O.C. W 1/2" GWB. AND VAPOR BARRIER INSIDE FACE OF WALL, 6" BATT INSULATION (R-IS), AND 7/16" APA RATED SHEATHING . EXTERIOR FACE OF WALL.
- 2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) WY ONE LAYER 1/2" G.W.B. EACH SIDE.
- 3. NSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
- 4. THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.



NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOUS: 2x6 JACK PLUS 2x6 KING UP TO 4"-6" ROUSH OPE (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

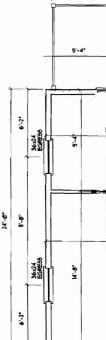


ROOF FRAMING PLAN



SECOND FLOOR PLAN
690 SF. SCALE: 1/4" . 1' - 0"





4'-0"