

WARRANTY DEED
(Maine Statutory Short Form)

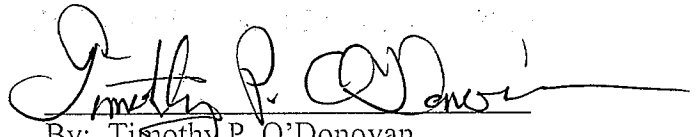
KNOW ALL PERSONS BY THESE PRESENTS that **TPO PROPERTIES, LLC**, a Maine Limited Liability Company, whose mailing address is 30 Ledgewood Drive, Falmouth, ME 04105, for consideration paid **GRANTS** with warranty covenants to **RICHMOND PROPERTIES, LLC**, whose mailing address is 30 Ledgewood Drive, Falmouth, ME 04105, the following:

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto and incorporated by reference herein.

Being the same premises conveyed to the Grantor herein by Deed of MECAP, LLC dated June 30, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28797, Page 218.

IN WITNESS WHEREOF, Timothy P. O'Donovan, the Sole Member and duly authorized representative of TPO PROPERTIES, LLC, has hereunto set his hand and seal this 6th day of August, 2012.

TPO PROPERTIES, LLC



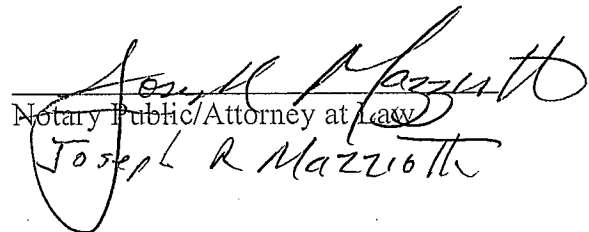
By: Timothy P. O'Donovan
Its: Sole Member

Witness

STATE OF MAINE
CUMBERLAND, ss.

August 6, 2012

Personally appeared the above named Timothy P. O'Donovan and acknowledged the foregoing instrument to be his free act and the free act and deed of TPO PROPERTIES, LLC.



Notary Public/Attorney at Law
Joseph R. Mazziotta

EXHIBIT A

A certain lot or parcel of land situated on the westerly side of Ocean Avenue and on the southerly side of Ledgewood Drive in the City of Portland, County of Cumberland, State of Maine bounded and described as follows:

Beginning at a point at the intersection of the westerly sideline of Ocean Avenue with the southerly sideline of Ledgewood Drive said southerly sideline of Ledgewoods Drive also being the town line between Portland and Falmouth. Thence by the following courses and distances:

- 1) S 09°-07'-16" W along Ocean Avenue a distance of 116.40 feet to an iron pin set at land now or formerly of Peter I. & Irene E. Fulton as recorded in the Cumberland County Registry of Deeds in Book 23862, Page 281.
- 2) N 78°-19'-40" W along land of said Fulton a distance of 85.00 feet to an iron pin set.
- 3) S 09°-07'-16" W along land of said Fulton a distance of 100.00 feet an iron pin found at land now or formerly of Patricia A. & William C. Tebbetts as recorded in the said Registry in Book 17830, Page 229.
- 4) N 78°-20'-15" W along land of said Tebbetts a distance of 63.75 feet to a point at land to be retained by TPO Properties LLC.
- 5) N 11°-50'-30" E along land to be retained and land now or formerly of Regina L. Flaherty & Scott E. Booth as recorded in the said Registry in Book 28674, Page 183 a distance of 98.81 feet to an iron pin found.
- 6) N 78°-09'-30" W along land of said Flaherty & Booth a distance of 24.00 feet to an iron pin found.
- 7) N 11°-50'-30" E along land of said Flaherty & Booth a distance of 118.00 feet to an iron pin found on the southerly sideline of Ledgewood Drive and on said town line.
- 8) S 78°-05'-12" E along the southerly sideline of Ledgewood Drive and town line a distance of 162.48 feet to the point of beginning.

The above described parcel contains 25,427.79 square feet. Bearings are referenced to Grid North.

Received
Recorded Register of Deeds
Aug 27, 2012 01:00:52P
Cumberland County
Pamela E. Lovley