PARTIAL RELEASE OF MORTGAGE

KNOW ALL BY THESE PRESENTS, that **MAINE STATE HOUSING AUTHORITY**, a public body corporate and politic and an instrumentality of the State of Maine with its principal office at 26 Edison Drive, Augusta, Maine 04330 ("**MaineHousing**"), the holder of a **Mortgage and Security Agreement** given to MaineHousing by **WILBUR'S WOODS, LLC**, a Maine limited liability company with a mailing address of 30 Exchange Street, Suite 3, Portland, Maine 04103, dated August 9, 2024 and recorded in the Cumberland County Registry of Deeds in **Book 40920, Page 43** (the "**Mortgage**"), encumbering real and personal property more particularly described in the Mortgage (collectively, the "**Property**"), does hereby release from the Mortgage the portion of the Property (and none other) described on Exhibit A attached hereto.

Except as modified hereby the Mortgage remains unmodified, in full force and effect.

IN WITNESS WHEREOF, Maine State Housing Authority has caused this Partial Release of Mortgage to be executed this 16th day of October, 2025.

MAINE STATE HOUSING AUTHORITY

Jack Patrick Watson
Witness

By: _____
Adam S. Krea
Its Senior Director of Finance and Lending

STATE OF MAINE
COUNTY OF KENNEBEC SS. October 16, 2025

Personally appeared the above-named Adam S. Krea, Senior Director of Finance and Lending of Maine State Housing Authority, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Maine State Housing Authority.

Before me,

Jack Patrick Watson
Notary Public/~~Attorney at Law~~
Printed Name: _____
Commission Expires: _____

JACK PATRICK WATSON
Notary Public, State of Maine
My Commission Expires Sep 16, 2031

EXHIBIT A

Unit No. 11 of the Wilbur's Woods Homeowners Condominium (the "Unit"), a condominium situated at or near Wilbur's Way in the Town of Brunswick, Cumberland County, State of Maine, and being within Unit A of the Wilbur's Woods Master Condominium located on McKeen Street as described in the Amended and Restated Declaration of the Wilbur's Woods Master Condominium dated October 2, 2025, and recorded in the Cumberland County Registry of Deeds (the "Registry") in Book 41776, Page 247 (as may be amended from time to time, the "Master Declaration"), and depicted on the Amended and Restated Condominium Plat of the Wilbur's Woods Master Condominium dated October 2, 2025, and recorded in Plan Book 224, Pages 341 through 343 (as may be amended from time to time, the "Master Plat"), created pursuant to a certain Declaration of Wilbur's Woods Homeowners Condominium dated October 7, 2025 and recorded in the Registry in Book 41777, Page 112, as the same may be amended from time to time (the "Declaration") under the Maine Condominium Act of the Maine Revised Statutes, as amended, Title 33, Chapter 31 et. seq., said Unit being depicted on (i) the plats entitled "Plat of Wilbur's Woods Homeowners Condominium" prepared by Sitelines, PA, dated October 2, 2025 and recorded in the Registry in Plan Book 225, Pages 344 through 346 (the "Plats") and (ii) the plans entitled "Condominium Unit Plans – Wilbur's Woods Homeowners Condominium" prepared by Hay Runner Rockport Design & Construction, LLC, dated September 26, 2025 and recorded in the Registry in Book 225, Pages 347 through 349 (the "Plans", and, together with the Plats, the "Plats and Plans").

Said Unit is conveyed together with:

a. Its respective allocated undivided percentage interest in the Common Elements of the Condominium as set in the Declaration.

b. Its respective rights to the Limited Common Elements as set forth in the Declaration and shown on the Plats and Plans; and

c. All rights and easements as described in the Declaration.

Said Unit is conveyed subject to and with the benefit of:

a. The Maine Department of Environmental Protection Stormwater Management Law Findings of Fact and Order Number L-30630-NJ-A-N, dated July 2, 2024 and recorded at the Registry in Book 40872, Page 278, as may be amended from time to time.

b. All terms, easements, covenants, obligations, conditions, restrictions, reservations and encumbrances contained in or referred to in the Declaration, on the Plats and Plans, and as set forth in the related Bylaws of Wilbur's Woods Homeowners Condominium Association, as the same may be amended from time to time, all of which shall constitute covenants running with the land and shall bind any person or entity having at any time any interest or estate in said Unit.

c. All terms, easements, covenants, obligations, conditions, restrictions, reservations and encumbrances of the Wilbur's Woods Master Condominium of which the Wilbur's Woods Homeowners Condominium is a sub-condominium that are contained in or referred to in the Master Declaration, depicted on the Master Plat, and as set forth in the related Bylaws of Wilbur's Woods Master Condominium Association, all of which may be amended from time to time, and which shall constitute covenants running with the land and shall bind any person or entity having at any time any interest or estate in said Unit.

d. The provisions of the Maine Condominium Act, as that statute may be amended from time to time.

e. Any and all local, state or federal land use and zoning permits, approvals, orders, laws, ordinances or regulations now in effect or hereafter arising affecting the Wilbur's Woods Homeowners Condominium.