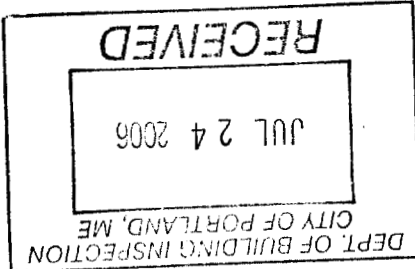


JUL-12-06 10:14 FROM-Verrill & Dan

2077747498

7-122 P.002/004 9-999



739 Warren Avenue LLC

 Marcel C. Nadeau
 Its Member

Signed, Sealed and Delivered
 in presence of

 Witness

That 739 Warren Avenue LLC, a Maine limited liability company with a place of business in the Town of Yarmouth, County of Cumberland, and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Downeast Veterinary Emergency Clinic, a Maine corporation, whose mailing address is 973 Warren Avenue, Portland, ME 04103, the receipt whereof it does hereby acknowledge, does hereby release, release, bargain, sell and convey, and forever quitclaim unto the said Downeast Veterinary Emergency Clinic, its successors and assigns forever, the real property described in Schedule A which is attached hereto and incorporated herein by reference.

To have and to hold the same, together with all the privileges and appurtenances therunto belonging, to the said Downeast Veterinary Emergency Clinic, its successors and assigns forever. And it does covenant with the said Grantee, its successors and assigns, that it shall and will warrant and defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

In Witness Whereof, the said 739 Warren Avenue LLC, has caused this instrument to be executed by Marcel C. Nadeau, its Member, this 6th day of the month of June, 2006.

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED
 With Covenant
 Know All Persons by these Presents,

Doc#: 35496 BR124038 Pg: 102

JUL-12-06 12:14 FROM-Verrill & Gena

2077747468

7-12-06 P.003/004 F-585

COMMUNICATIONS DIVISION, 1100 WEST AVENUE, WASHINGTON, DC 20004

*Robert H. Verrill
Notary Public, State of Maine
Laverne K. LeVine*

Before me,

Then personally appeared the above named Mary C. Nadou, Member of 789 Warren Avenue LLC 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 named entity company.

STATE OF MAINE
Cumberland, ss.

June 6, 2006

Doc# 34495 EK126038 Ps: 103

07/12/2006 17:28 #189 P.003/004

2078786829

From: Animal Health Services, Inc

Doc# 34496 BK:24038 Pgs 104

*Please Fax
To Ann Richards (Portland)
C 874 8716.*

Schedule A

739 Warren Avenue LLC to Downcast Veterinary Emergency Clinic

Unit B (the "Unit") in Casa Condominium (the "Condominium") situated at 739 Warren Avenue in Portland, Cumberland County, State of Maine, as more particularly described in the Declaration of Casa Condominium dated November 7, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18358, Page 216, as same may be amended from time to time in accordance with its terms and the Act (the "Declaration"); and on the Plat and Plans incorporated into the Declaration and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Pages 672 and 673, as the same may be amended from time to time in accordance with the Declaration and the Act (the "Plat and Plans"), by virtue of the recording of which Declaration, Plat and Plans, the Grantor, as Declarant, created the Condominium pursuant to the Maine Condominium Act, Title 33 of the Maine Revised Statutes of 1964, as amended, Chapter 31, Sections 1601-101, et seq., as amended (the "Act").

Together with all other rights, easements, rights-of-way, interests, Allocated Interests, privileges and appurtenances as more particularly described, located, defined, allocated or referred to in the Declaration, the Plat and Plans, and the By-Laws described in the Declaration, as the said By-Laws may be amended from time to time in accordance with the Declaration and the Act (the "By-Laws"), all of which are incorporated herein by reference thereto.

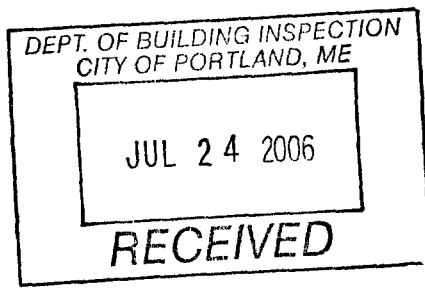
Subject to the matters affecting title described in the Declaration and the Plat and Plans and the terms, covenants, agreements, easements and provisions of the Declaration and the By-Laws, which terms, covenants, agreements, easements and provisions shall constitute covenants running with the Unit and shall bind the Grantee and any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein.

And, by the recording of or by acceptance of this deed, the Grantee does accept and agree for itself, its successors and assigns, to be bound by and subject to all of the terms, covenants, agreements, easements and provisions of the Act, the Declaration, the By-Laws and the Plat and Plans.

Being the same premises conveyed to 739 Warren Avenue LLC by Twinkiemaker, LLC by deed dated January 6, 2004 and recorded in the Cumberland County Registry of Deeds in Book 20742, Page 85.

C:\Users\CLIENTS\739 Warren Avenue LLC\Downcast Veterinary\Sched A.doc

Received
Recorded Register of Deeds
Jun 07, 2006 09:57:39A
Cumberland County
John B. O'Brien



2077747898 07-12-06 12:14 FROM: 739 Warren Avenue LLC

ANIMAL EMERGENCY CLINIC, INC.
 352 Warren Avenue
 PORTLAND, MAINE 04103
 (207) 878-3121

Fire Protection:

Continuation of present service, which is water hydrant. Our use is similar to or less than prior use as office, call center as we have fewer people on site. Plans included show egress doors being left as existing

Fire alarms, sensors can be installed as per the desire(s) of Portland Fire Dept.

HVAC and Power

- will be left principally as existing - services will remain - ductwork, etc will be adjusted per design.

Synopsis: Our plan is to re-model the inside of this existing building to suit our needs. We are not changing services to the building and are continuing the remainder of the building in current use.

Enclosed are copies of the listing brochure which further identifies the existing use and location of this building

ANIMAL EMERGENCY CLINIC, INC.
352 Warren Avenue
PORTLAND, MAINE 04103
(207) 878 3121

Overall Description of Renovation Plan:

Existing building:
Office/professional building @ 739 Warren Ave
12,000 ft² in current office use.

Plan: utilize 6,000 ft² as an Animal Emergency
clinic; continue to lease remainder to
existing tenant(s) Sheridan Corp.

Architect: Michael Paul Steitzer
#1194
MSA Architects
448 Foreside Rd
Topsham, Me 04086
Telephone 504-0991
504
Fax. 729.8863

Contractor: Neils Bailey
N.G. Bailey, Inc
2 Bailey Drive,
Gray, Me. 04039
Tel: 657-3200

Lead Person from our Group:
Barleigh H Lovell, D.V.M.
Edgewood Animal Hospital
181 State St.
Gorham, Me. 04038
839-6558

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 316 A00500A
Location 739 WARREN AVE
Land Use BENEVOLENT & CHARITABLE

Owner Address CASA INC
 741 WARREN AVE
 PORTLAND ME 04103

Book/Page 18358/270
Legal 316-A-5318-A-11
 WARREN AVE 741-747
 CASA CONDO
 # A

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$78,060	\$449,340	\$521,400

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$138,600	\$554,500	\$693,100

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1986	1	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0	0		OFFICE BUILDING - LOW-RISE	

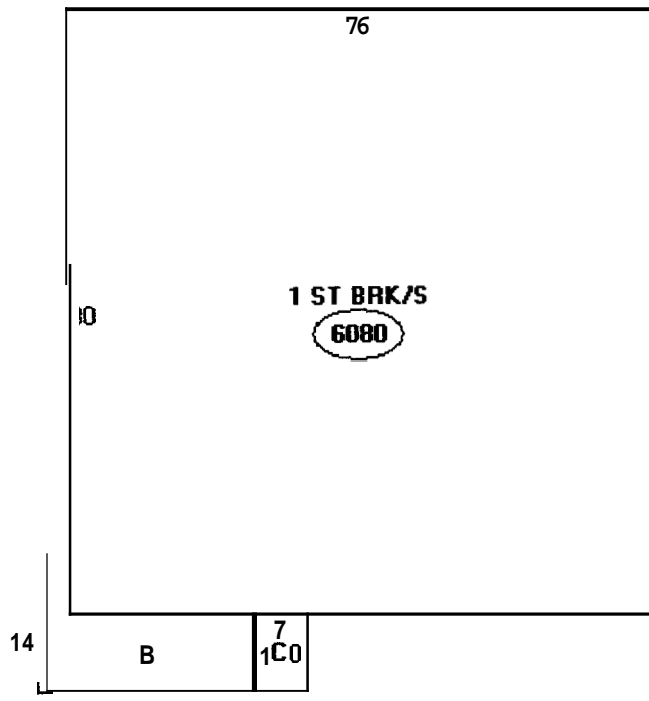
Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	6080	OFFICE BUILDING

Height	Walls	Heating	A/C
14	METAL-LIGHT	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
-------------	-----------------------	------------------------



Descriptor

A: 1 ST BRK
6080 sqft

B: OMP
296 sqft

C: EMP
70 sqft

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	316 A00500B
Location	739 WARREN AVE
Land Use	COMMERCIAL CONDOS
Owner Address	739 WARREN AVENUE LLC PO BOX 965 YARMOUTH ME 04096
Book/Page	20742/085
Legal	316-A-5 318-A-11 WARREN AVE 741-747 CASA CONDO # B

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$132,480	\$969,400	\$1,101,880

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$120,000	\$1,104,300	\$1,224,300

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Building Information

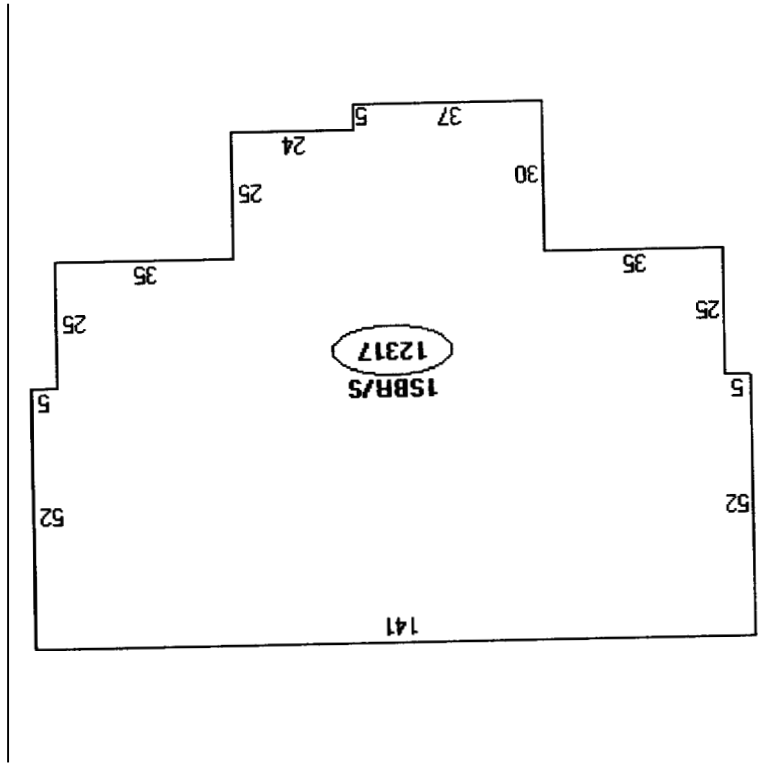
Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1986	1	12317	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0	12317		OFFICE BUILDING - LOW-RISE	SHERIDAN CORP / DIRECT FINANC

Exterior/Interior Information

Section	Levels	Size	use
1	01/01	12317	OFFICE BUILDING
Height	Walls	Heating	A/C
14	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

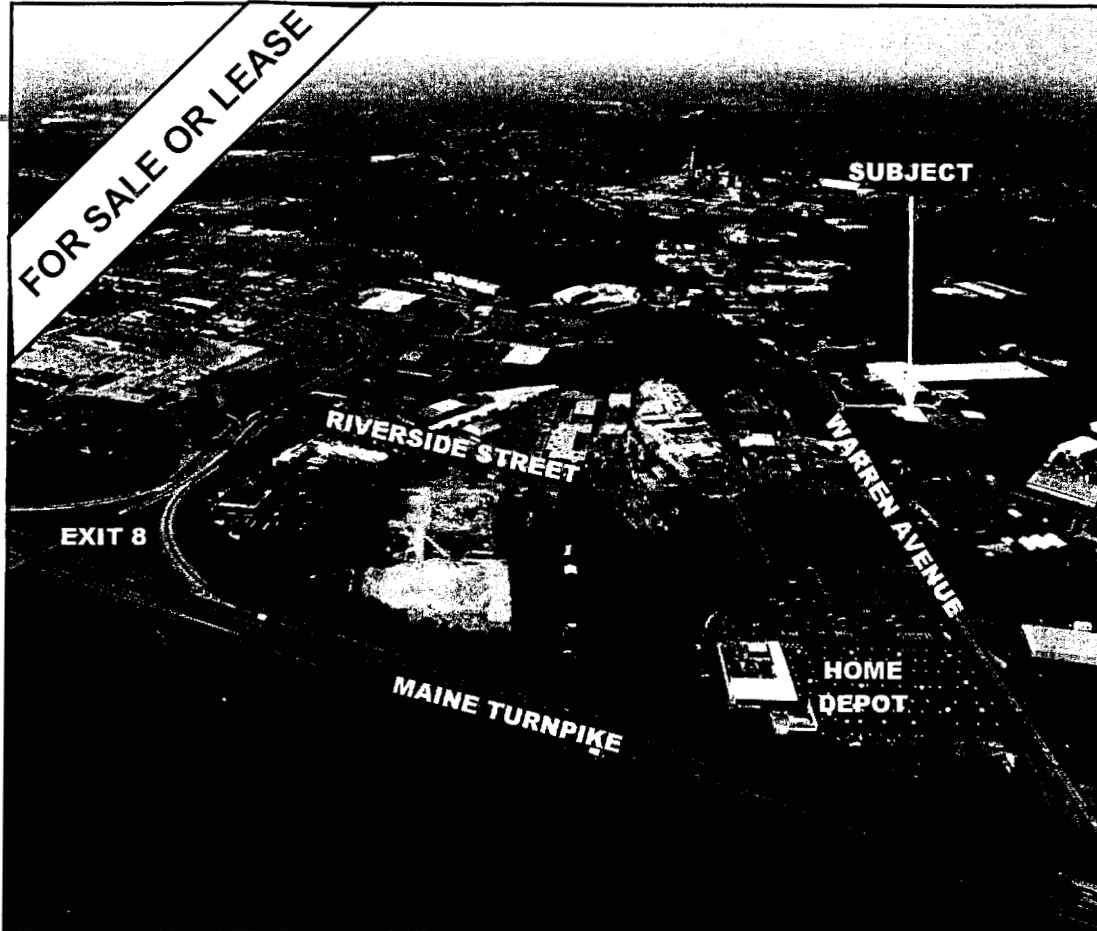
Building Other Features

Line	Structure Type	Identical Units
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Descriptor/Area
A: 15BR/S
12317 sqft

PROFESSIONAL OFFICE



739 Warren Avenue Portland, Maine

The Sheridan Corporation Building is situated just off Riverside Street in Portland near Home Depot and Exit 48 of the Maine Turnpike. The property is a 12,300± SF Class A office building featuring primarily perimeter offices along with central staff areas and meeting rooms. The property was updated most recently in 2002, when the two new tenants leased the building. The Sheridan Corporation received a discounted rent in exchange for an estimated \$80,000 of fit-up at their expense.

John Doyon, CCIM
john@malonecb.com
(207) 772-2422

John Doyon
450-8003

PROPERTY SUMMARY

ADDRESS: 739 Warren Avenue
Portland, Maine 04103

LANDLORD: 739 Warren Ave, LLC

CURRENT USE: Office building– Condominium ownership

BUILDING SIZE: 12,317± SF

STORIES: 1

BUILT: 1986

SITE SIZE: Owner condominiumized the project with land becoming a common element. The current site consists of 5.25± acres.

FRONTAGE: 90'

ZONE: I-Ma (Moderate Impact Industrial Zone)

TENANTS: Sheridan Corporation

CONSTRUCTION: Steel frame supported Butler System

EXTERIOR: Brick

ROOF: EPDM roof– new in November 2004

LIGHTING: Fluorescent

FLOORING: Carpet over slab

ELECTRICAL: Main panel appears to be 600 amp, 3-phase

HVAC: Gas-fired heat, electric A/C

CEILINGS: 9'± dropped ceilings

UTILITIES: Public water, private sewer

PARKING: 75± spaces or 4 per 1000/SF available for both buildings.

MAP & LOT#: Map 316, Block A. Lot 5

REAL ESTATE TAXES: \$24,082.96 (4/1/05)

ASSESSED VALUES: \$ 132,480 Land
\$ 969,400 Building
\$1,101,880 Total

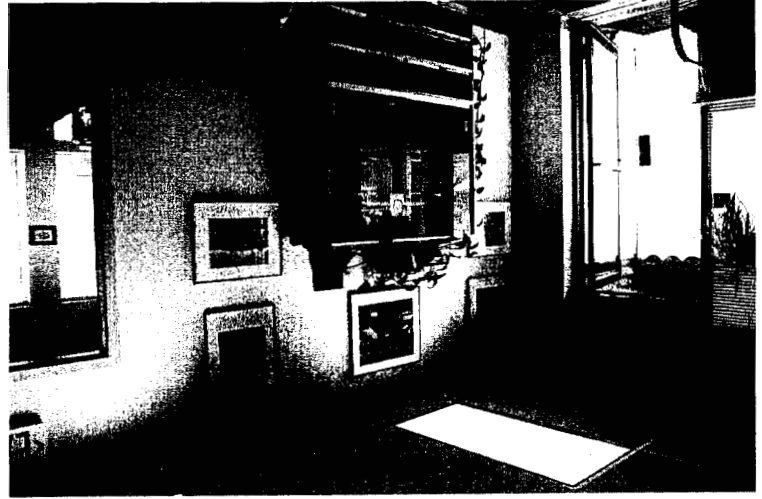
SALE PRICE: \$1,295,000

LEASE RATE: \$9.50 SF Triple Net (NNN)

BROKER: John Doyon, CCIM



LOBBY



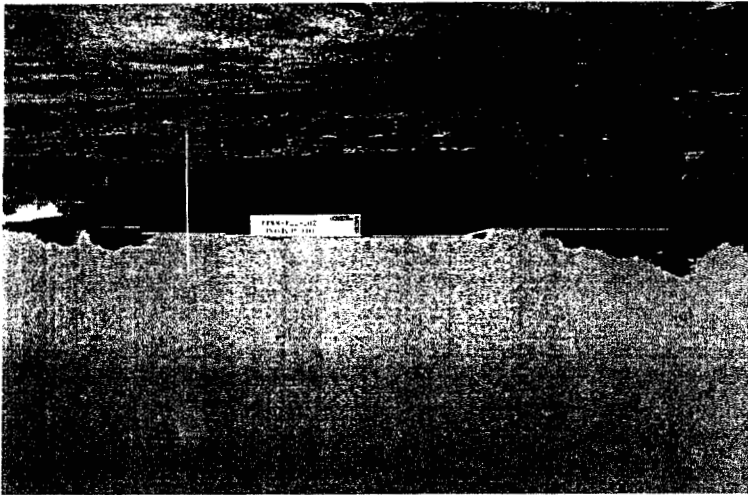
CONFERENCE ROOM



BUILDING BACK



BUILDING FRONT

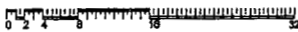


FLOOR PLAN



FLOOR PLAN

SCALE 1/8" = 1 FOOT



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