

Exhibit 3

Title, Right and Interest

Title, Right or Interest

The record owner of the parcel is Andrew Sigfridson and April Wernig by quitclaim deed with covenant dated December 13, 2013 and recorded at the Cumberland County Registry of Deeds on December 23, 2013 in Book 31248, page 49. A copy of the deed is attached, for reference.

Quitclaim Deed with Covenant

KNOW ALL MEN BY THESE PRESENTS that that Richard J. McGoldrick, with an address at 100 Silver Street, Portland, Maine 04101 (the "Grantor"), for valuable consideration received to its full satisfaction from Andrew Sigfridson and April Wernig whose mailing address is 69 Brookside Road, Portland Maine (the "Grantee"), does hereby grant, bargain, sell, convey and forever quitclaim to the said Grantee with Quit Claim Covent that certain real property located in the City of Portland, County of Cumberland, and State of Maine, and more particularly described on the attached Schedule 1 and made a part hereof (the "Land");

TOGETHER WITH any buildings and improvements situated thereon and other rights and privileges thereunto belonging (together with the Land, the "Property");

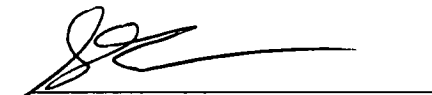
TO HAVE AND TO HOLD the Property, with the rights and privileges thereunto belonging, unto the said Grantee, its successors and assigns, forever.

And the Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances whatsoever by, from through or under the said Grantor, except said Permitted Encumbrances; and that the Grantor will warrant and defend the above-described premises, unto the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, except as above set forth, but against none other.

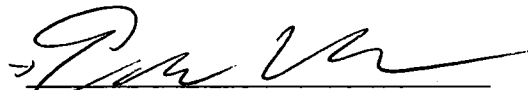
IN WITNESS WHEREOF, the said Grantor has caused this Quitclaim Deed with Covenant to be duly executed on this 13 day of December 2013.

Signed and acknowledged in the presence of

Erik Urbanek as Attorney in Fact
Richard J. McGoldrick



Print name:



Erik Urbanek
Attorney in Fact

STATE OF MAINE)
) SS:
COUNTY OF CUMBERLAND)

Personally appeared the above-named Erik Urbanek as Attorney in Fact for Richard J. McGoldrick and made oath that the foregoing statements by him made are true.

Notary Public



Type or Print Name

Scott Herrick
Attorney at Law

MAINE REAL ESTATE TAX PAID

Schedule 1

A certain lot or parcel of land lying on the Maine Turnpike side of Industrial Way in the City of Portland, County of Cumberland, State of Maine, and being Lot No. 5 as shown on a plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" made for Portland Venture Partners by Land Use Consultants dated March 025, 1986, as revised, and recorded in the Cumberland County Registry of Deeds in Plan Book 157, Page 61 (hereafter "Plan").

A 3.24 +/- acre land parcel further referenced by the City of Portland Assessor as 326-C-5 327A-A-10.

Received
Recorded Register of Deeds
Dec 23, 2013 03:51:02P
Cumberland County
Pamela E. Lovley