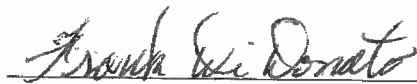


QUITCLAIM DEED WITH COVENANT
Short Form Deeds Act
33 M.R.S.A. Section 761 et seq.

KNOW ALL PERSONS BY THESE PRESENTS, that **FRANK DiDONATO**, of Portland, Cumberland County, Maine, FOR CONSIDERATION PAID, grants to **F. D. & SONS PROPERTIES LLC**, a Maine limited liability company of Portland, Cumberland County, Maine, with a mailing address of 87 Skylark Road, Portland, Maine 04103, with QUITCLAIM COVENANT, the following described real property located in the City of Portland, County of Cumberland and State of Maine and more particularly described in Exhibit A attached hereto and made a part hereof.

WITNESS my hand and seal this 22 day of July, 2005.

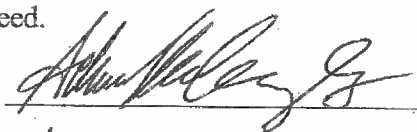

Witness


Frank DiDonato

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 22, 2005

Then personally appeared the above named Frank DiDonato and acknowledged the foregoing instrument to be his free act and deed.

Before me, 

Printed Name: Adam N. Gonzalez
Notary Public Attorney at Law
My Commission Expires: _____

EXHIBIT A

Parcel I

N. side of Bertha Street – Lot 92, Rec PI Portland Highlands – Assessors Plan 349-H-14
Being the same premises acquired by tax deed dated February 28, 1933, recorded in
Cumberland County Registry of Deeds book 1776, Page 263, assessed to H. R. Lowd Land
Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel S side Collidge Ave and W side August Ave Lots 139-140-
141, Rec Plan Portland Highlands, Assessors Plan 347-D-9 to 11

Being the same premises acquired by tax deed dated February 28, 1933, recorded in
Cumberland County Registry of Deeds Book 1776 Page 289, assessed to H. R. Lowd Land
Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel N side Coolidge Street (Ave), S side Davenport St (Ave) and
W side August St (Ave) Lots 162-163-164-209-210-211 Rec Plan Portland Highlands,
Assessors Plan 348-A-2 to 7

Being the same premises acquired by tax deed dated February 28, 1933, recorded in
Cumberland County Registry of Deeds Book 1776 Page 269, assessed to H. R. Lowd Land
Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel N side Coolidge St. (Ave) and S side Davenport St. (Ave)
Lots 166 to 168, 205 to 207, Rec PI Portland Highlands Assessors Plan 349-G-7 to 12.

Being the same premises acquired by tax deed dated February 28, 1933, recorded in
Cumberland County Registry of Deeds Book 1776, Page 271, assessed to H. R. Lowd Land
Co. Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel S side Collidge Ave and N side Bertha St and E side Oramel
Ave, Lots 93-94-127-128, Rec Plan Portland Highlands Assessors Plan 349-H-1-2-15-16.

Being the same premises acquired by tax deed dated February 28, 1933, recorded in
Cumberland County Registry of Deeds book 1776 Page 287, assessed to H. R. Lowd Land Co.
Inc. and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel Coolidge Ave Lot 138, Assessors Plan 347-D-12.

Being the same premises acquired by tax deed dated February 28, 1962, recorded in
Cumberland County Registry of Deeds Book 2830, Page 297, assessed to Emery A. Hunton
and sold February 5, 1962 for non-payment of the 1961 tax.

Bertha Street is now Skylark Road.

Being the same premises conveyed to Frank DiDonato by deed from the City of Portland dated September 21, 1971 and recorded in the Cumberland County Registry of Deeds in Book 3192, Page 374.

Parcel III

Also, another certain lot or parcel of land situated in Portland in the County of Cumberland and State of Maine and more particularly described as follows:

Land S side Coolidge Ave., and N side Bertha St., Lots 89 to 91, 130 to 137 Rec. Plan Portland Highlands. Assessor's Plan 347 D-13 to 15. 349-H-4 to 8 and 11 to 13.

Said premises were assessed as Land S side Coolidge Ave. and N side Bertha St. Lots 84, 85, 89 to 91, 130 to 137, Rec. Plan Portland Highlands, Plan 347 Blk D Lot 1 to 3 - 349 Blk H Lot 13 to 15, 4 to 8, 11 to 13 for the year 1932 and Tax Deed was recorded in Book 1776, Page 285.

Being the same premises conveyed to Frank DiDonato by deed from the City of Portland dated November 19, 1968 and recorded in the Cumberland County Registry of Deeds in Book 3066, Page 353.

Parcel IV

Land S side Bertha St & E side Oramel Ave. Lots 74 to 79 Rec. Plan Portland Highlands P1 349 Blk I Lots 1 to 6.

Being the same premises conveyed to Frank DiDonato by deed from the City of Portland dated July 27, 1983 and recorded in the Cumberland County Registry of Deeds in Book 20938, Page 17.

Parcel V

Land S. side of Skylark Rd. Lots 80, 81 Rec. Plan Portland Highlands. Portland Assessors Plan 349, Block I Lots 7, 8 Area 12376 Sq. Ft.

Being the same premises conveyed to Frank DiDonato, Sr. by deed from Adrienne DiDonato dated August 15, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23106, Page 96.