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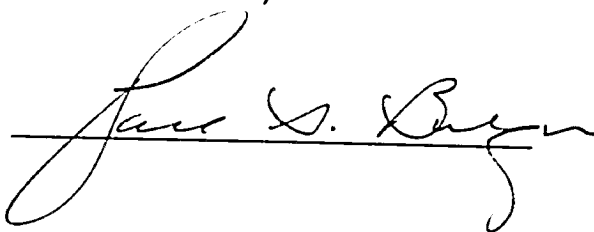
WARRANTY DEED

RBH, JR., LLC, a Maine Limited Liability Company, with a mailing address of 23 Stratton Road, Scarborough, Maine 04074, for consideration paid, GRANTS to 1085 BRIGHTON AVE., LLC, a Maine Limited Liability Company with a principal office at 1085 Brighton Avenue, Portland, Maine 04102, with WARRANTY COVENANTS, those certain lots or parcels of land with the improvements thereon situated in the City of Portland, County of Cumberland and State of Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

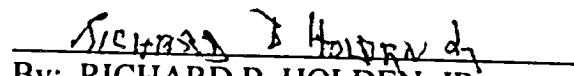
Being the same premises described in a deed to RBH, Jr., LLC by deed dated 3-2-2000, recorded in the Cumberland County Registry of Deeds, Book 15357, Page 156.

IN WITNESS WHEREOF, the said RICHARD B. HOLDEN, JR. has signed this instrument on the 27 day of June, 2001.

MAINE REAL ESTATE TAX PAID



RBH, Jr., LLC


By: RICHARD B. HOLDEN, JR.
Its: Manager, duly authorized

STATE OF MAINE
CUMBERLAND, SS.

June 27, 2001

Then personally appeared the above-named RICHARD B. HOLDEN, JR. and acknowledged the foregoing instrument to be his free act and deed ^{in the said County} and the free act and deed of RBH, Jr., LLC.

Before me,

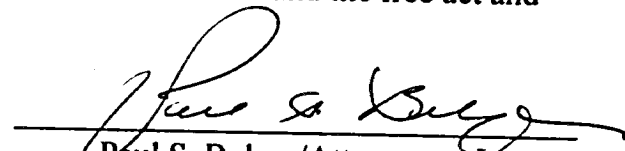

Paul S. Bulger/Attorney-at-Law
Printed Name: Paul S. Bulger
Commission Expires: _____

EXHIBIT APARCEL ONE:

A certain lot or parcel of land with the buildings thereon, situated on the Southeasterly side of Holm Avenue in the City of Portland, County of Cumberland and State of Maine, being Lots Nos. 25 and 26 as shown on Plan of Portland Gardens, recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 23, to which plan reference is hereby made for a more particular description.

Being the same premises described in a deed from Alberto L. DiMillo to Richard B. Holden, Jr., dated July 27, 1972, and recorded in the Cumberland County Registry of Deeds in Book 3274, Page 149.

PARCEL TWO:

A certain lot or parcel of land with the buildings thereon situated Northeasterly of Brighton Avenue, in said Portland, bounded and described as follows:

Commencing at a point on Holm Avenue, one hundred fifteen (115) feet Northerly from the intersection made by the Northeasterly side of Brighton Avenue and the Easterly side of said Holm Avenue, and thence running in a Northerly direction on the Easterly side line of Holm Avenue four hundred twenty-five (425) feet to an iron pipe driven in the ground and at the Westerly corner of Lot No. 26, as shown on a Plan of Portland Gardens, made by A. L. Eliot, C.E., and dated July 1, 1912; thence in a Southeasterly direction along the Southwesterly side line of said Lot No. 26 and Lot No. 22, as shown on said plan, one hundred thirty-seven and eighty-seven one hundredths (137.87) feet to an iron pipe; thence in a Southerly direction and in a line parallel with the Easterly side line of said Holm Avenue, four hundred twenty-five (425) feet to an iron pipe in the Northeasterly end line of Lot No. 5, as shown on said plan; thence in a Northwesterly direction by the Northeasterly end lines of Lots Nos. 5, 4, 3, 2 and 1, one hundred thirty-seven and eighty-seven one hundredths (137.87) feet to the point of beginning. Meaning and intending to hereby convey and hereby conveying the large lot of land unnumbered but marked "H. H. Holm" on said plan.

Also another certain lot or parcel of land with the buildings thereon situated in said Portland on the Northeasterly side of Brighton Avenue and bounded and described as follows:

Commencing at an iron pipe driven in the ground at the corner made by the intersection of the Northeasterly side of Brighton Avenue and the Easterly side of Holm Avenue, so-called, and running thence in a Northerly direction one hundred fifteen (115)

feet to an iron pipe at the Northerly corner of Lot No. 1 and the Southwesterly corner of a large lot unnumbered and marked "H. H. Holm" as shown on a plan of Portland Gardens, made by A. L. Eliot, C.E., and dated July 1, 1912; thence in a Southeasterly direction by the line of land marked "H. H. Holm" on said plan and along the Northeasterly boundary line of Lots Nos. 1, 2 and 3, as shown on said plan one hundred and six tenths (100.6) feet to a point which is the Easterly corner of Lot No. 3, as shown on said plan; thence in a Southwesterly direction by the line dividing Lots Nos. 3 and 4, as shown on said plan, one hundred eight and forty-four hundredths (108.44) feet to the Northeasterly side line of Brighton Avenue; thence in a Northwesterly direction along the Northeasterly line of said Brighton Avenue sixty (60) feet to the iron pipe and point of beginning. Meaning and intending to hereby convey and hereby conveying Lots Nos. 1, 2 and 3, as shown on said plan.

Also another certain lot or parcel of land, situated on Brighton Avenue in said Portland, being lots numbered 4 and 5, as shown on plan of lots at Portland Gardens belonging to J. W. Wilbur, made by A. L. Eliot, surveyor, dated July 1, 1912, and recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 23. Said lots taken together measure sixty (60) feet on Brighton Avenue; one hundred eight and forty-four hundredths (108.44) feet on Lot No. 3 on said plan; sixty (60) feet on land now or formerly of H. H. Holm, and Lot No. 8 on said plan; one hundred eight and forty-four hundredths (108.44) feet on Lot No. 6 on said plan. Containing, according to said plan, six thousand five hundred six (6,506) square feet, more or less.

Being the same premises described in a deed from Vivian May Riley to Richard B. Holden, Jr., dated March 8, 1965, and recorded in the Cumberland County Registry of Deeds in Book 2883, Page 250.

PARCEL THREE:

A certain lot or parcel of land situated on Taft Avenue, in the City of Portland, County of Cumberland and State of Maine, being lots numbered 8, 9, 10 and 11, on Plan of Portland Gardens recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 23, to which plan reference is hereby made.

Being the same premises described in a deed from Ferris P. Ferris to Richard B. Holden, Jr., dated September 8, 1966, and recorded in said Registry of Deeds in Book 2972, Page 171.

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 JUN 29 PM 1:54

CUMBERLAND COUNTY

John B O'Brien