



Bk: 37034 Pg: 171 Doc: DEED
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QUITCLAIM DEED

ME&J Realty Corporation, a Massachusetts corporation with a principal place of business located at 20 Gordon Road, Braintree, Massachusetts, for consideration paid, and in full consideration of six hundred thousand Dollars (\$600,000.00) grant to

Phoenix Kal, LLC, a Massachusetts limited liability company with a usual place of business located at 75 Cape Road, Mendon, Massachusetts

with quitclaim covenants.

The land with the structure thereon situated in Mendon, Worcester County, Massachusetts, on the westerly side of Massachusetts Highway known as Route 140 and being shown on a plan entitled "Plan of land located on Route 140, Mendon, Mass., owned by Lea Kasenarakia - Revised March 27, 1954, Alfred B. Capone, C.E.," said plan being filed with Worcester District Deeds, Plan Book 196 Plan 51 and bounded and described as follows:

Beginning at an iron pin at the westerly corner of the premises and at the northerly line of the 1922 Estate Highway located of Bates Street, as shown on a plan filed with Worcester District Registry of Deeds Plan Book 39, Plan 30; thence:

- NORTH 69° 30' East along a ditch or a canal, so called 400 East to an iron pipe; thence
- NORTH 45° 15' along a wire fence, 40' to a stone wall; thence
- SOUTH 39° 45' East along said stone wall, 70' to a point on the westerly line of the 1199.90 feet along said westerly side of Route 140, 300' to a point; thence following a 50' radius along said 1931 layout 115.19 to a point of said Bates Street; thence
- NORTH 32° 30' West along said Bates Street, 115' to an iron pipe; thence following a radius of 900' along said Bates Street, 31' to appoint of beginning.

For grantor's title see deed of Shaila Bhatia dated October 30, 1998 and recorded with Worcester District Registry of Deeds in Book 20611, Page 391.

Grantor certifies that the within conveyance is not a sale of all or substantially all of the assets of ME&J Realty Corporation.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/10/2005 12:35 PM
Ctrl# 040359 15728 Doc# 00131755
Fee: \$2,736.00 Cons: \$600,000.00

mail
SEM AYKANIAN ESQ.
74 MAIN STREET
MARLBOROUGH, MA 01752

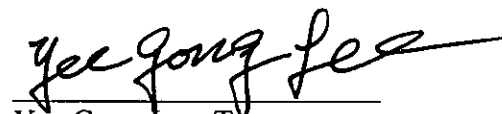
Property Address: 75 Cape Road, Mendon, MA

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IN WITNESS WHEREOF, ME&J Realty Corporation has caused its corporate seal to be affixed and there presents to be signed, acknowledged and delivered in its name and behalf by Kevin Yong Kang Cao, its President and Yee Gong Lee, its Treasurer, this 10th day of August, 2005.


Kevin Yong Kang Cao, President
ME&J Realty Corporation



Yee Gong Lee, Treasurer
ME&J Realty Corporation

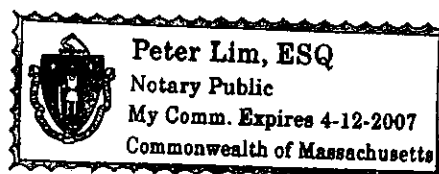
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

August 10, 2005

On this 10th day of August, 2005, before me the undersigned Notary Public, personally appeared Kevin Yong Kang Cao, its President and Yee Gong Lee, its Treasurer, proved to me through satisfactory evidence of identification, which were Massachusetts drivers licenses to be the person whose name is signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.


Peter Lim, Notary Public
My Commission Expires: 4/12/2007



ATTEST: WORC. Anthony J. Vigliotti, Register