MASSACHUSETTS QUITCLAIM DEED

I/We, Jose R. Portillo of 45 Lexington Street, Boston, Massachusetts 02126, for consideration paid, and in full consideration of FOUR HUNDRED THREE THOUSAND AND 00/100 Dollars (U.S. $403,000.00) grant to Erik Forsell, Individually, of 130 Washington Avenue, Chelsea, Massachusetts 02150

with ***quitclaim covenants*** the following property:

The land in that part of Boston called East Boston, with the buildings thereon, now numbered 45 Lexington Street, being Lot A on a plan by A.N. Coleman, dated September 25, 1923, recorded with Suffolk Deeds Book 4509, Page 503, bounded and described as follows:

NORTHWESTERLY by said Street, eighteen and 77/100 (18.77) feet;

NORTHEASTERLY by Lot B, the line running through the center of a partition wall, fifty-nine (59) feet;

SOUTHEASTERLY by Lot F, eighteen and 42/100 (18.42) feet; and

SOUTHWESTERLY by land now or formerly of DeRoche, fifty-nine (59) feet.

Containing 1,097 square feet, be said measurements and contents more or less and all according to said plan.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with Suffolk County Registry of Deeds in Book 29902, Page 285.

Witness my/our hand(s) and seal(s) this 27th day of April, 2004.

Jose R. Portillo

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 27th day of April, 2004, before me, the undersigned notary public, personally appeared Jose R. Portillo, proved to me through satisfactory evidence of identification, which were Driver's License(s), to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that they/he/she signed it voluntarily for its stated purpose.

Notary Public: Steven M. Rines
My Commission Expires: 5/1/2009

PROPERTY ADDRESS: 45 Lexington Street, Boston, Massachusetts 02126