

QUITCLAIM DEED

Fish Island Gas, LLC, a Massachusetts limited liability company having an address located at 1 Fish Island, New Bedford, Massachusetts, for consideration paid, and in full consideration of Four Hundred and Fifty Thousand Dollars (\$450,000.00), grant to One Fish Realty Trust, LLC., a Massachusetts Limited Liability company having an address located at 30 Echo Road, Mashpee, Massachusetts

with Quitclaim Covenants

The land and the improvements thereon of a certain parcel of land in New Bedford, Bristol County, Massachusetts, being shown on a plan entitled "Socony Mobil Oil Co., Inc., surveyors, Civil Engineers, 7 Broadway, Taunton, Mass." recorded with the Bristol County Registry of Deeds in Plan Book 110, Page 150 and is further bounded and described as follows:

Beginning at a punch mark on the southerly side of the New Bedford-Fairhaven Bridge, U.S. Route 6, said point being the northwesterly corner of land now or formerly of Francis L. Empey, and the northeasterly corner of the herein described parcel;

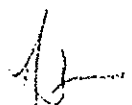
Thence running by said Empey land by the following three courses, S24° 48' 45"E, 45.60 feet to an iron pipe;

Thence running S13° 51' 15"W, 74.66 feet to an iron pipe;

Thence turning and running S65° 19' 15"W, 138.27 feet to a drill hole and the Acushnet River;

Thence turning and running by said Acushnet River, N23°, 22' 35"W, 104.70 feet to the southerly sideline of U.S. Route 6;

Property Address: 1 Fish Island, New Bedford, MA



Thence turning and running by said Route 6, N66° 25' 15"E, 34.91 feet to a nail set;

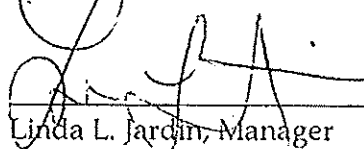
Thence continuing along Route 6 sideline, N65° 19' 15"E, 147.39 feet to the point of beginning.

Subject to right of way as shown on said plan; See Book 1380, Page 196.

Subject to utility easement as shown on said plan. See Book 2035, Page 955.

Being the same premises conveyed to Grantor by deed of Robert R. Andersen dated January 25, 2008 recorded with the Bristol County (S.D.) Registry of Deeds in Book 8927, Page 81.

Witness my hand and seal this 20th day of September, 2010.

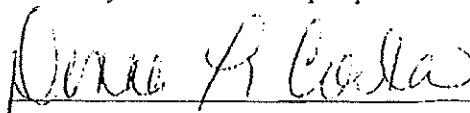

Linda L. Jardin, Manager

The Commonwealth of Massachusetts

BRISTOL, SS.

New Bedford, September 20th 2010

Then personally appeared the above named Linda L. Jardin who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for the stated purposes.


NOTARY PUBLIC
My Comm. Expires: 12-28-10