Doc#: 81159 Bk:24657 Pg: 176

QUITCLAIM DEED
With Covenant

KNOW ALL MEN BY THESE PRESENTS, THAT LONG ISLAND PARK, L.L.C., a Massachusetts limited liability company, in consideration of One Dollar and Other Valuable Consideration, paid by LONG ISLAND COMMUNITY LAND OPERATING COMPANY, LLC, a limited liability company organized and existing under the laws of the State of Maine, with a mailing address of c/o Robert J. Crawford, Esquire, P. O. Box 9729, Portland, ME 04104-5029, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said LONG ISLAND COMMUNITY LAND OPERATING COMPANY, LLC, its successors and assigns forever,

The following deed description encompasses the 116.05 acre parcel of land shown as Lot A on the attached Exhibits A and B, which pages have previously been recorded in the Cumberland County Registry of Deeds in Book 12366, Page 193, (see especially pages 207 and 208):

A certain lot or parcel of land located northerly of and adjacent to Fern Avenue and southerly of and adjacent to Island Avenue, Long Island, Cumberland County, Maine, shown as Lot A on the approved plans of Long Island II, recorded in the Cumberland County Registry of Deeds on February 26, 1996 in Plan Book 196, Pages 47, 48 and 49, and being more particularly bounded and described as follows:

Commencing at a steel rebar, northerly of said Fern Avenue, said rebar being North 13° 20'28" West a distance of four hundred sixty-two and 45/100 feet (462.45 feet) from the southwesterly corner of Lot 27 as shown on a plan of land entitled "Long Island II". Said point being the POINT OF BEGINNING.

Thence, South 72° 11' 57" West, along land now or formerly of Jane E. Conley (CCRD 7687-109), a distance of one hundred nine and 83/100 (109.83 feet);

Thence, North 17° 48' 03" West, continuing along said land of Conley, a distance of one hundred forty-five and 71/100 feet (145.71 feet);

Thence, South 72° 11' 57" West, continuing along said land of Conley, a distance of one hundred fifty-seven and 11/100 feet (157.11 feet);

Thence, North 17° 48' 03" West, continuing along said land of Conley, a distance of two hundred ninety-two and 4/100 feet (292.04 feet);

Thence, South 70° 49' 39" West, continuing along said land of Conley, a distance of three hundred twenty-one and 48/100 feet (321.48 feet);

Thence, North 16° 32' 13" West, continuing along said land of Conley, and land now or formerly of Warwick Felton (CCRD 2344- 277) a distance of five hundred eleven and 16/100 feet (511.16 feet);

Thence, North 88° 41' 44" West, continuing along said land of Felton, a distance of seventy-seven and 52/100 (77.52 feet) at the southeasterly corner of land now or formerly of Ellen L. Whittemore (CCRD 1606-019);

Thence, North 16° 32' 13" West, along said land of Whittemore, a distance of four hundred forty-two feet (422.00) feet;

Thence, South 73° 09' 48" West, continuing along said land of Whittemore, a distance of ten feet (10.00 feet) to a found 4" x 4" concrete monument at the southeasterly corner of land now or formerly of John S. Norton (CCRD 4798-047);

Thence, North 16° 55' 04" West, along said land of Norton a distance of three hundred seven and 48/100 feet (307.48 feet) to a steel rebar on the southerly sideline of Island Avenue, and the point of curvature of a non-tangent curve, concave to the right, having a radius of seven hundred sixty-five and 00/100 feet (765 feet), a central angle of 6° 53' 15", and a chord of ninety-one and 90/100 feet (91.90 feet) bearing North 79° 36' 59" East;

Thence, easterly along said curve, and the southerly sideline of said Island Avenue, a distance of ninety-one and 96/100 feet (91.96 feet) to a steel rebar;

Thence, North 83° 03' 36" East along said Island Avenue, a distance of one hundred ninety-two and 81/100 feet (192.81 feet) to a steel rebar at the point of curvature of a tangent curve, concave to the left, having a radius of one thousand five hundred thirty-five and 11/100 feet (1535.11 feet), a central angle of 7° 23' 07", and a chord of one hundred ninety-seven and 72/100 feet (197.72 feet) bearing North 79° 22' 02" East;

Thence, easterly along said curve a distance of one hundred ninety-seven and 86/100 feet (197.86 feet) to a steel rebar;

Thence, North 75° 40' 28" East along said Island Avenue, a distance of four hundred seventy-six and 93/100 feet (476.93 feet) to a steel rebar at the northwesterly corner of the portion of Lot A to be excluded from the Deed of Conservation Easement (see Exhibit B attached hereto);

Thence, North 75° 40' 28" East along the southerly sideline of said Island Ave. a distance of two hundred forty-one and 89/100 feet (241.89 feet) to a steel rebar, marking the northwesterly corner of Lot 6B as shown on a plan of land entitled "Long Island II", as recorded in the Cumberland County Registry of Deeds at Plan Book 196, Page 48;

Thence, South 14° 19' 53" East along Lot 6B as shown on said plan, a distance of ninety-four and 54/100 feet (94.54 feet) to an iron rebar;

Thence, North 90° 00' 00" East continuing along said Lot 6B a distance of eighty-three and 92/100 feet (83.92 feet) to an iron rebar;

Thence, North 4° 11' 04" East continuing along said Lot 6B a distance of one hundred sixteen and 13/100 feet (116.13 feet) to an iron rebar to be set on the southerly sideline of said Island Ave., and a point on a curve, concave to the right, having a radius of seven hundred seventy-five and 00/100 feet (775.00 feet), a central angle of 21° 17' 28" and a chord of one hundred ninety-seven and 83/100 feet (197.83 feet) bearing North 89° 27'58" East;

Thence, Easterly along said curve and the southerly sideline of said Island Avenue a distance of one hundred ninety-eight and 37/100 feet (198.37 feet) to an iron rebar;

Thence, South 83° 02' 04" East continuing along the southerly sideline of said Island Ave. a distance of one hundred twenty-one and 17/100 feet (121.17 feet) to an iron rebar at the point of curvature of a curve concave to the left, having a radius of one thousand two hundred twenty-five and 00/100 feet (1225.00 feet), a central angle of 3° 26' 56", and a chord of seventy-three and 73/100 feet (73.73 feet) bearing South 84° 85' 32" East;

Thence, southeasterly along said curve a distance of seventy-three and 74/100 feet (73.74 feet) to a steel rebar at the southwesterly corner of the portion of Lot A to be excluded from the Deed of Conservation Easement;

Thence, South 86° 29' 00" East continuing along the southerly sideline of said Island Ave. a distance of two hundred sixty-two and 83/100 feet (262.83 feet) to a steel rebar, at the point of curvature of a tangent curve, concave to the left, having a radius of five hundred twenty-five and 00/100 feet (525.00 feet), a central angle of 14° 01' 57", and a chord of one hundred twenty-eight and 26/100 feet (128.26 feet) bearing North 86° 30' 02" East;

Thence, easterly along said curve a distance of one hundred twenty-eight and 58/100 feet (128.58 feet) to a steel rebar;

Thence, North 79° 29' 04" East along the southerly sideline of said Island Ave. a distance of one hundred fifty and 34/100 feet (150.34 feet) to a steel rebar. Said rebar marking the most westerly corner of Lot 12 as shown on said plan;

Thence, South 12° 16' 57" East along said Lot 12 a distance of one hundred seventy-five and 96/100 feet (175.96 feet) to a steel rebar;

Thence, South 41° 06' 01" East along said Lot 12 a distance of two hundred sixty-one and 31/100 feet (261.31 feet) to a steel rebar;

Thence, North 61° 57' 17" East along said Lot 12 a distance of two hundred sixty-five and 30/100 feet (265.30 feet) to a steel rebar, said rebar marking the most westerly corner of Lot 13 as shown on said plan;

Thence, North 77° 04' 45" East along said Lot 13, a distance of five hundred sixteen and 92/100 feet (516.92 feet) to a steel rebar marking the most southerly corner of Lot 15 as shown on said Plan;

Thence, North 54° 43' 44" East along the southerly line on Lots 15, 17, 18 and 19 a distance of nine hundred seventeen and 91/100 feet (917.91 feet) to a steel rebar, said rebar marking the southwesterly corner of Lot 20 as shown on said plan;

Thence, South 88° 48' 44" West along the southerly line on Lots 20 and 22 a distance of two hundred seventy and 89/100 feet (270.89 feet) to a steel rebar on the westerly sideline of Harbor Grace Street;

Thence, South 00° 13' 34" East along the westerly line of said Harbor Grace Street and Lot A as shown on said plan, a distance of five hundred two and 74/100 feet (502.74 feet) to a steel rebar;

Thence, South 66° 34' 10" West along the southerly line of said Lot A, a distance of four hundred seventy-five and 00/100 feet (475.00 feet) to an iron pipe marking the easterly corner of Lot 23;

Thence, North 54° 48' 11" West along said Lot 23 a distance of three hundred seventy-four and 51/100 feet (374.51 feet) to a steel rebar;

Thence, South 66° 34' 10" West along said Lot 23 a distance of one hundred and 00/100 feet (100.00 feet) to a steel rebar;

Thence, South 04° 55' 58" East along said Lot 23 a distance of three hundred thirty-seven and 17/100 feet (337.17 feet) to a steel rebar;

Thence, South 34° 34' 10" East along said Lot 23 a distance of three hundred fifty-nine and 80/100 feet (359.80 feet) to a steel rebar at the northerly sideline of Fern Ave.;

Thence, South 11° 33' 21" East continuing along the said northerly sideline of Fern Avenue, a distance of forty-six and 55/100 feet (46.55 feet) to a steel rebar;

Thence, South 07° 53' 57" East continuing along the said northerly sideline of Fern Avenue, a distance of three hundred seventy-six and 21/100 feet (376.21.feet) to a steel rebar at the point of curvature of a tangent curve, concave to the right, having a radius of one hundred twenty-five and 00/100 feet (125.00 feet), a central angle of 67° 30' 29" and a chord of one hundred thirty-eight and 91/100 feet (138.91 feet) bearing South 25° 51' 19" West;

Thence, southwesterly along said curve a distance of one hundred forty-seven and 28/100 feet (147.28 feet) to a steel rebar;

Thence, South 59° 36' 36" West along the said northerly sideline of Fern Avenue a distance of four hundred seventy-two and 99/100 feet (472.99 feet) to a steel rebar at the point of curvature of a tangent curve, concave to the right, having a radius of four hundred seventy-five and 00/100

feet (475.00 feet), a central angle of 15° 39' 41" and a chord of one hundred twenty-nine and 44/100 feet (129.44 feet) bearing South 67° 26' 27" West;

Thence, westerly along said curve a distance of one hundred twenty-nine and 84/100 feet (129.84 feet) to a steel rebar;

Thence, South 75° 16' 19" West along the said northerly sideline of Fern Avenue a distance of two hundred forty-two and 35/100 feet (242.35 feet) to a steel rebar marking the most easterly corner of Lot 24;

Thence, North 69° 22' 42" West along the northerly line of said Lot 24 a distance of five hundred forty-six and 93/100 feet (546.93 feet) to a steel rebar;

Thence, South 76° 57' 16" West along the northerly line of Lots 24, 25, 26 and 27 a distance of one thousand two hundred five and 27/100 feet (1025.27 feet) to the POINT OF BEGINNING;

Said above-described 116.05 acres is subject to the Conservation Easement from Long Island Park Limited Partnership to The Long Island Civic Association dated December 27, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12366, Page 193.

HOWEVER, EXCEPTING AND RESERVING from the above-described Lot A, a portion of Lot A lying southerly of, and adjacent to, Island Avenue, Long Island, Cumberland County, Maine, which portion being 4.15 acres which is not subject to the Conservation Easement mentioned above, said parcel which is free and clear of said Conservation Easement is described as follows:

Commencing at a steel rebar, on the southerly sideline of said Island Ave. said rebar marking the southerly sideline of said Island Ave. with the northwesterly corner of the premises herein described, said point being the POINT OF BEGINNING;

Thence, North 75° 40' 28" East, along the southerly sideline of said Island Ave., a distance of two hundred forty-one and 89/100 feet (241.89 feet) to a steel rebar to be set, marking the northwesterly corner of Lot 6B as shown on a plan of land entitled "Long Island II",

Thence, South 14° 19' 53" East along Lot 6B as shown on said plan, a distance of ninety-four and 54/100 feet (94.54 feet) to an iron rebar;

Thence, North 90° 00' 00" East continuing along said Lot 6B a distance of eighty-three and 92/100 feet (83.92 feet) to an iron rebar;

Thence, North 4° 11' 04" East continuing along said Lot 6B a distance of one hundred sixteen and 13/100 feet (116.13 feet) to an iron rebar on the southerly sideline of said Island Ave., and a point on a curve, concave to the right, having a radius of seven hundred seventy-five feet and 00/100 feet (775.00 feet), a central angle of 21° 17' 28" and a chord of one hundred ninety-seven and 83/100 feet (197.83 feet) to an iron rebar bearing North 89° 37' 58" East;

Thence, Easterly along said curve and the southerly sideline of said Island Ave. a distance of one hundred ninety-eight and 37/100 feet (198.37 feet) to an iron rebar;

Thence, South 83° 02' 04" East continuing along the southerly sideline of said Island Ave. a distance of one hundred twenty-one and 17/100 feet (121.17 feet) to an iron rebar at the point of curvature of a curve concave to the left, having a radius of one thousand two hundred twenty-five and 00/100 feet (1225.00 feet), a central angle of 3° 26' 56", and a chord of seventy-three and 73/100 feet (73.73 feet) bearing South 84° 45' 32" East;

Thence, southeasterly along said curve a distance of seventy-three and 74/100 feet (73.74 feet) to a steel rebar at the northeasterly corner of the tract herein described;

Thence, South 4° 33' 29" West along Lot A as shown on said plan a distance of three hundred feet (300.00 feet) to a steel rebar at the point of curvature of a nontangent curve, concave to the right, having a radius of one thousand five hundred twenty-five and 00/100 feet (1525.00 feet), a central angle of 3° 26' 56", and a chord of eighty-six and 33/100 feet (86.33 feet) bearing North 84° 40' 58" West;

Thence, westerly along said curve a distance of eighty-six and 34/100 feet (86.34 feet) to a steel rebar;

Thence, North 83° 02' 04" West, along said Lot A, a distance of one hundred twenty-one and 17/100 feet (121.17 feet) to a steel rebar at the point of curvature of a tangent curve, concave to the left, having a radius of four hundred seventy-five and 00/100 feet (475.00 feet), a central angle of 21° 17' 28", and a chord of one hundred seventy-five and 50/100 feet (175.50 feet) bearing South 86° 19' 12" West;

Thence, westerly along said curve a distance of one hundred seventy-six and 51/100 feet (176.51 feet) to a steel rebar;

Thence, South 75° 40' 28" West, along said Lot A, a distance of one hundred thirty-seven and 60/100 feet (137.60 feet) to a steel rebar at the southwesterly corner of the Lot herein described;

Thence, North 38° 14' 35" West along said Lot A, a distance of three hundred twenty-eight and 18/100 feet (328.18 feet) to the POINT OF BEGINNING.

The above 4.15 acre parcel (180,791 square feet more or less) is the same as is shown as the Excluded Property set forth on the attached Exhibit B, which Exhibit was recorded in the Cumberland County Registry of Deeds in Book 12366, Page 208.

Being a portion of the premises conveyed to Long Island Park L.L.C. by Long Island Park Limited Partnership by deed dated April 29, 1996 and recorded in the Cumberland County Registry of Deeds in book 12776, Page 70.

The above-described premises are conveyed subject to the following:

Notice of Underground Oil Tanks by Long Island Park, LLC, in an instrument dated February 10, 1998 and recorded in the Cumberland County Registry of Deeds on February 11, 1998 at Book 13595, Page 194.

Such state of facts and other matters affecting the premises as set forth in the Declaration of Covenants, Restrictions and Easements of Long Island Residential Limited Partnership, Long Island, Maine, dated February 26, 1996 and recorded on February 27, 1996 in Book 12369, Page 218, and the First Amendment to the Declaration dated April 11, 1996 and recorded on April 16, 1996 in Book 12451, Page 129.

Terms, conditions, and restrictions as set forth in three easement deeds from Long Island Park Limited Partnership to Central Maine Power Company and New England Telephone & Telegraph Company, dated April 11, 1996, and recorded in the Cumberland County Registry of Deeds on April 16, 1996 in Book 12451, Pages 147, 149, and 155, respectively. The rights and easements cited above are each located within 10 feet of the southerly right of way of Island Avenue, the northerly right of way of Fern Avenue and the westerly right of way of Harbor Grace Street all as shown on a plan entitled "Plan of Land Showing Long Island, Maine, dated November 9, 1994 and recorded in Book 196, Pages 47, 48 and 49, respectively.

Such state of facts as shown on a plan entitled "Plan of Land Showing Long Island II, Island Avenue and Fern Avenue, Long Island, Maine," dated November 9, 1994 and revised November 17, 1994 and recorded in the Cumberland County Registry of Deeds in Book 196, Pages 47, 48 and 49, respectively; including but not limited to Woodman Road as it crosses the subject property.

Terms and conditions of State of Maine Department of Environmental Protection Site Location of Development Orders dated and recorded as follows: July 9, 1998, February 5, 1999, April 6, 1999, and January 12, 2000 recorded in the Cumberland County Registry of Deeds in Books 13999, Page 345, Book 14528, Page 133, Book 14665, Page 235, and Book 15299, Page 151, respectively.

Terms and conditions of State of Maine Department of Environmental Protection Commissioner's Certification of Completion of Remedial Action Plan (VRAP) issued to Northland Residential, L.L.C., dated July 9, 1998 and Board Environmental Protection Order of Affirmance, dated January 13, 1999, to be filed in the Cumberland County Registry of Deeds at near or even date hereof.

Terms and conditions as set forth in a Conservation Easement Deed from Long Island Park Limited Partnership to the Long Island Civic Association by instrument dated December 27, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12366, Page 193.

Unrecorded Easement from Long Island Park L.L.C. to The Town of Long Island dated October 17, 1996 for underground sewage disposal equipment to service Lots 4B and 4C as shown on a plan entitled "Plan of Land Showing Long Island, Maine", dated November 9, 1994 and recorded in Book 196, Pages 47, 48 and 49.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said LONG ISLAND COMMUNITY LAND OPERATING COMPANY, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, Long Island Park, L.L.C., being the said Grantor, has hereunto caused this instrument to be sealed with its corporate seal and signed in its corporate name by Frank M. Stewart, its President, thereunto duly authorized, this 11 day of December, 2006.

Signed, Sealed and Delivered
in Presence of:

LONG ISLAND PARK, L.L.C.

By: Frank M. Stewart

Frank M. Stewart
Typed or Printed Name

Its: President

~~Commonwealth of Massachusetts~~ State of Maine
County of Cumberland, Dec 11, 2006

Then personally appeared the above named Frank M Stewart, President of Long Island Park, L.L.C. and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity.

Before ~~me~~,

~~Notary Public~~ Attorney at Law
Charles R Desmarais
Typed or Printed Name

My Commission Expires: _____

EXHIBIT A

LOT A
LONG ISLAND II
ISLAND & FERN AVES.
LONG ISLAND, ME

PREPARED FOR
NORTHLAND PROPERTIES, INC.

PLAN OF LAND SHOWING

SCALE: 1" = 500'

LUC
LAND USE CONSULTANTS INC

HUSSEY SOUND
CASCO BAY

ISLAND AVE

FERN AVE

HARBOR

GRACE ST

RESERVED AS OPEN SPACE
116.05 Acres

EXCLUDED PROPERTY

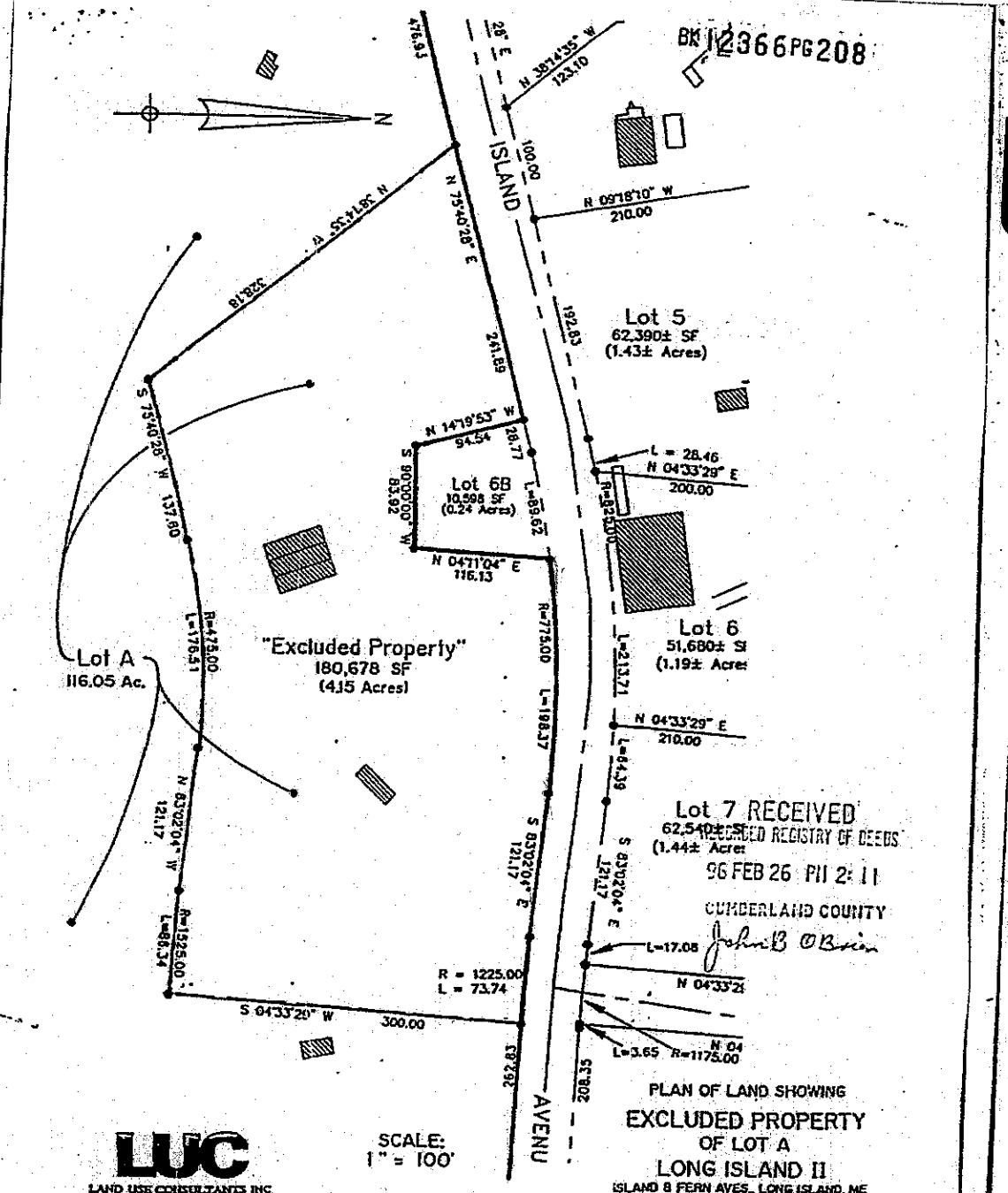
POND

OUT PARCEL

1 2 3 4 5 6B 7 8 9 10 11 12 13B 14 15 16 17B 18B 19B 20B 21 22 23 24 25 26 27

BK12366PG208

EXHIBIT B



RECEIVED
RECORDED REGISTRY OF DEEDS
96 FEB 26 PM 2:11
CUMBERLAND COUNTY
John B OBrien

LUC
LAND USE CONSULTANTS INC
LAND PLANNERS • ENGINEERS • SURVEYORS
245 RIVERSIDE STREET
PORTLAND, MAINE 04103
207 • 874 • 2112

SCALE:
1" = 100'

PLAN OF LAND SHOWING
EXCLUDED PROPERTY
OF LOT A
LONG ISLAND II
ISLAND & FERN AVES., LONG ISLAND, ME

PREPARED FOR
NORTHLAND PROPERTIES, INC.

Received
Recorded Register of Deeds
Dec 13,2006 02:15:38P
Cumberland County
John B OBrien