Doc#: 81160 Bk:24657 Pg: 186

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,

A certain lot or parcel of land southerly of and adjacent to Island Avenue, Long Island, Cumberland County, State of Maine, as shown on the attached Exhibit A, which plan has previously been recorded in the instrument in the Cumberland County Registry of Deeds in Book 12366, Page 193 (see Page 208), and being bounded and 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, 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 A, which Exhibit was recorded in the Cumberland County Registry of Deeds in Book 12366, Page 193 (see 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

State of Maine
~~Commonwealth of Massachusetts~~
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,

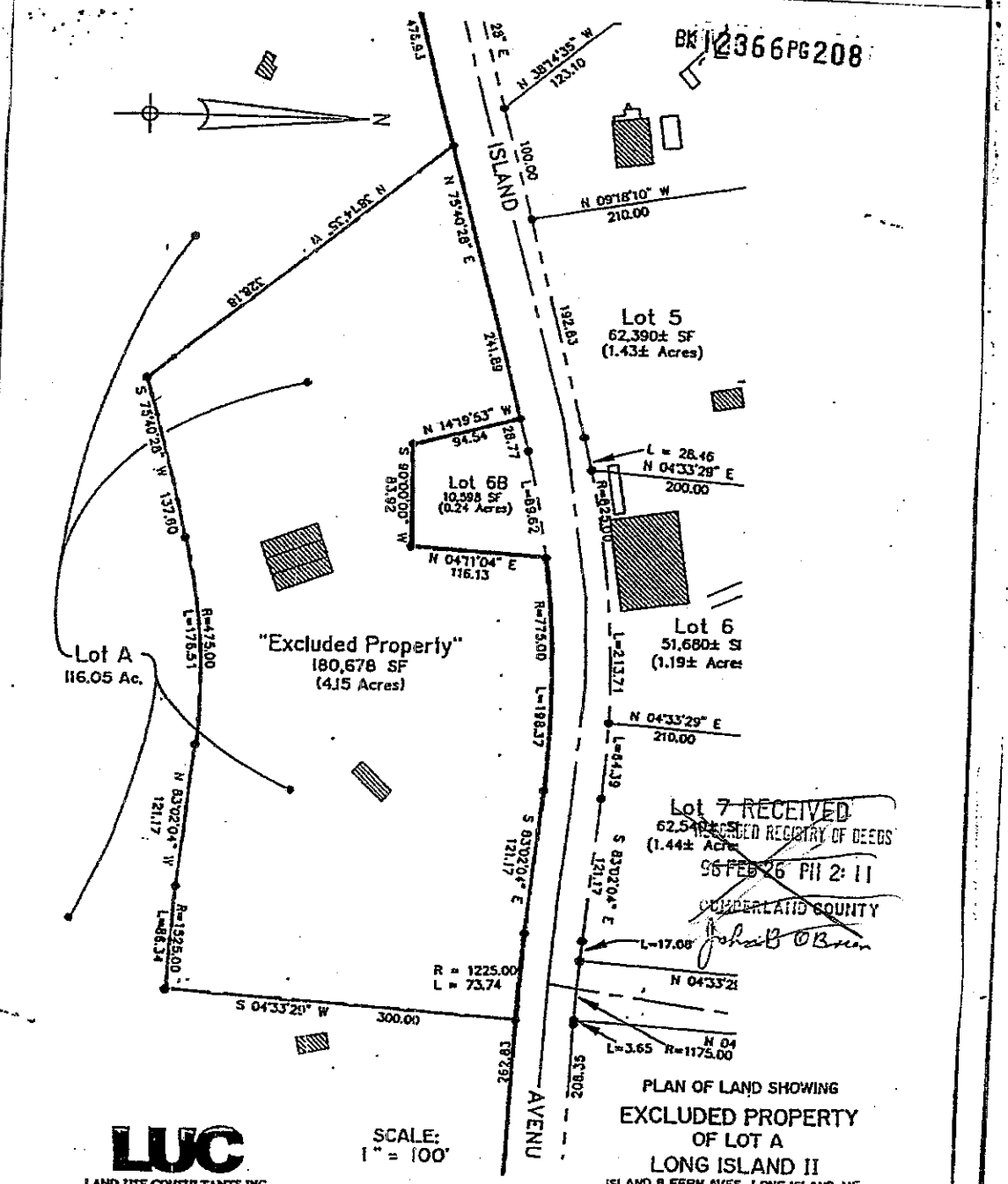
~~Notary Public~~ ~~Attorney at~~ Law
Charles P Oestreicher
Typed or Printed Name

My Commission Expires: _____

Doc#: 81160 Bk:24657 Ps: 190

BK12366PG208

EXHIBIT A



LUC
LAND USE CONSULTANTS INC
LAND PLANNERS • ENGINEERS • SURVEYORS
444 RIVERSIDE STREET
PORTLAND, MAINE 04103
207 • 878 • 3610

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 REGISTRY OF DEEDS
96 FEB 26 PM 2:11
CUMBERLAND COUNTY
John B O'Brien

Received
Recorded Register of Deeds
Dec 13,2006 02:16:19P
Cumberland County
John B OBrien