

A.

RELEASE DEED

DOUGLAS DYNAMICS, INC., a Wisconsin corporation with an office at 7777 North 73rd Street, Milwaukee, Wisconsin 53223, hereby releases to DOUGLAS DYNAMICS, L.L.C., a Delaware limited liability company having a place of business in Rockland, Knox County, Maine, certain lots or parcels of land located in said Rockland, Knox County, Maine, more particularly described as follows:

PARCEL 1:

A. BEGINNING on the South line of land now or formerly owned by Evelyn Foster at a stake about 40 feet from high water mark and running South 6 degrees East, seventy-five (75) feet to a stake; thence South 82 degrees West, eighty (80) feet to said Water Street; thence North 6 degrees West by said Water Street, seventy-five (75) feet to said line of said Evelyn Foster's land; thence North 82 degrees East by said line, eighty (80) feet to the first boundary.

B. BEGINNING at stake and stones at southeasterly corner of Lot No. 20 as per plan of land owned by Freeman Harden and surveyed by Thomas Rose, November 15, 1848; thence North 82 degrees 15 minutes East by land of John Hart (formerly), seventy-five (75) feet and six (6) inches to stake and stones; thence South 82 degrees 15 minutes West, seventy-five (75) feet and six (6) inches to stake and stones at easterly line of Water Street; thence southerly by Water Street, five (5) feet to first bounds.

FOR REFERENCE, see deed of William J. Fisher to Ledger & Company dated May 10, 1984, recorded that same date at Book 958, Page 119 of the Knox County Registry of Deeds.

PARCEL 2: BEGINNING at a stake and stones at the corner of Laurel Street (formerly South Street) and Water Street; thence northerly along the westerly boundary of said Water Street, one hundred sixteen (116) feet to North Street; thence westerly on the South line of said North Street, eighty (80) feet to stake and stones at the corner of the "Reed Lot", now or formerly; thence South 2 degrees 30 minutes East on the easterly side of said Reed Lot fifty-eight (58) feet to a corner of lot number sixteen on plan made by Edwin Rose; thence South 83 degrees 30 minutes West, about sixty-nine (69) feet to the "Beattie Lot", now or formerly, on said plan; thence South 3 degrees East fifty-eight (58) feet to said Laurel Street; thence along the northerly boundary of said Laurel Street easterly about one hundred forty-eight (148) feet to the first mentioned bound.

Said above-described lot is made up of lots numbered 14, 15 and 16 on Plan made by Edwin Rose and deposited with the Knox Registry of Deeds; see also Knox Registry of Deeds, Book 74, Page 388.

FOR REFERENCE, see deed of Arthur E. Strout to Ledger & Company dated April 17, 1984, recorded April 18, 1984 at Book 954, Page 109 of said Registry.

PARCEL 3: BEGINNING at the corner of North and Water Streets; thence North 2 degrees 30 minutes West by the westerly side of said Water Street 112 feet 6 inches to stake and stones; thence South 88 degrees 30 minutes West 47 feet, 3 inches, more or less, to stake and stones; thence South 31 degrees West 21 feet 9 inches to stake and stones; thence South 54 degrees East 7 feet to stake; thence South 32 degrees 45 minutes West 76 feet to a stake; thence in southerly direction 39 feet 9 inches to the northerly side of said North Street; thence 83 degrees 30 minutes East 95 feet, more or less, to the place of beginning, being premises formerly known as Israel Snow homestead.

FOR REFERENCE, see deed of Robert Seastead and Robin Seastead to Ledger & Company dated May 4, 1984, recorded that date at Book 957, Page 164 of said Registry.

PARCEL 4: BEGINNING on the northerly side of Ocean Street at land of S. Vasso; thence westerly by said Ocean Street twenty (20) feet to the easterly line of Water Street; thence northwesterly by said Water Street sixty-four (64) feet to land formerly of H.V. Tweedie; thence easterly by land now or formerly of said Tweedie about fifty-two (52) feet to land of the aforesaid Vasso; thence southerly to land of said Vasso sixty-one (61) feet to the place of beginning.

FOR REFERENCE, see deed of Mark W. Hall to Ledger & Company dated July 24, 1984, recorded January 2, 1986 in Book 1064, Page 237 of said Registry.

PARCEL 5: BEGINNING at a point in the easterly line of Water Street; thence North 75 degrees 31 minutes East sixty-four (64) feet, more or less, to line of Limerock Railroad Company; thence in a northerly direction by line of said Company to line of Titus lot; thence in a westerly direction fifty-five (55) feet, more or less, to line of Main Street; thence in a southerly direction by line of said Main Street sixty-seven (67) feet, more or less, to junction of Main and Water Streets; thence by the easterly line of said Water Street eleven and two one-hundredths (11.02) feet to place of beginning.

FOR REFERENCE, see deed of Georges Channel Partnership to Ledger & Company dated May 3, 1984, recorded May 18, 1984 at Book 959, Page 264 of said Registry.

PARCEL 6: BEGINNING at the South corner of Robinson Street and the West corner of Main Street; thence South 75 degrees 28 minutes West along South line of Robinson Street eighty-one and seventy-two hundredths (81.72) feet to an iron bolt; thence South 2 degrees 48 minutes West to an iron bolt; thence South 64 degrees 26 minutes East fifty-seven and eighty-five hundredths (57.85) feet to West line of Main Street; thence North 26 degrees 22 minutes East fifty-six and sixty-five hundredths (56.65) feet to an iron bolt; thence North 18 degrees 25 minutes East six and seventy-three hundredths (6.73) feet to place of beginning.

Hereby conveying to said Douglas Dynamics, Inc., its successors and assigns, the right to use in common the small strip of land between the building herein conveyed and the building now or formerly of Grigor Stefan Basil, and facing on Main Street, but solely for the purpose of repairing and painting buildings on the lot herein conveyed.

FOR REFERENCE, see deed of John B. Clapp III and Stephanie Eaton Clapp to Ledger & Company dated May 8, 1984, recorded May 9, 1984 at Book 958, Page 49 of the Knox County Registry of Deeds.

PARCEL 7: BEGINNING on the South line of Ocean Street at the northeast corner of land deeded to Ezekiel R. Nash by Lizzie Singhi; thence easterly by the South line of Ocean Street seventy (70) feet to stake and stones; thence South 17 degrees West ninety-five (95) feet, more or less, to land of W.O. Haskell; thence westerly on W.O. Haskell's land, seventeen (17) feet to stake and stones on land of W.O. Haskell; thence South 17 degrees West sixteen (16) feet to stake and stones on said W.O. Haskell's land; thence 73 degrees West forty-eight (48) feet, ten (10) inches to the West line of the Fernald lot; thence by the line of the Fernald and Nash lots North 17 degrees East, one hundred sixteen (116) feet to Ocean Street, to the first mentioned bound.

FOR REFERENCE, see deed of Carol Ann Lundquist to Ledger & Company dated April 16, 1984, recorded April 17, 1984 at Book 954, Page 21 of said Registry.

PARCEL 8: BEGINNING in the easterly line of Water Street at the northwest corner of land of Richard Y. Canty; thence northwesterly by said Water Street about fifty-seven (57) feet to land formerly of Linnell; thence North 58 degrees 18 minutes East by land of said Linnell eighty-three and eight-tenths (83.8) feet to land of Vasso; thence southerly by land of said Vasso about seventy-seven (77) feet to land of said Canty; thence westerly by land of said Canty about fifty-two (52) feet to the place of beginning.

FOR REFERENCE, see deed of Maryanne Dunfey Ball to Ledger & Company dated July 23, 1984, recorded same date at Book 971, Page 248 of said Registry.

PARCEL 9:

A. BEGINNING at stake and stones at the corner of Lot 5; thence North 39 degrees 30 minutes East on Main Street sixty-six (66) feet to stake and stones at the corner of Lot 7; thence southerly and easterly by said Lot 7 seventy-three (73) feet to stake and stones on an angle in Lot 8; thence southerly and westerly by Lot 8 and 9, seventy (70) feet to stake and stones; thence northerly and westerly by Lot 5 eighty-two (82) feet and six (6) inches to the place of beginning. ALSO another lot adjoining the foregoing, with buildings thereon, to wit: BEGINNING at the southwest corner made by Main and North Streets; thence North 34 degrees East sixty-nine (69) feet on Main Street to the corner of Lot 6, as per plan of Thomas Rose, as surveyed by him on November 15, 1848; thence southerly by Lot 6 eighty-two and one-half (82.5) feet to stake and stones at an angle in Lot 9; thence South 4 degrees East by Lot 9 forty-one and one-half (41.5) feet to said North Street; thence westerly by said North Street fifty-six (56) feet to the stake and stones at an angle in North Street; thence northerly and westerly on said North Street sixty-six (66) feet to the first bound, being Lot 5 as per said plan, and being the homestead for many years of the late S.H. Burpee.

B. BEGINNING at a point at the southeasterly side line of Main Street at a point 95 $\frac{1}{3}$ feet southwesterly by said line from the iron bolt marking the intersection of said Main Street line with the northerly side line of Water Street (said point being the southwest corner of the City lot on which the Berry Engine House stands); running thence South 75 degrees 37 minutes East 39.1 feet to iron bolt at line formerly of Edward M. Knight; thence South 17 degrees 45 minutes West 62.6 feet by land formerly of said Knight to a bolt at the corner of fence at land now or formerly of Annabelle Snow; thence South 24 degrees 18 minutes West 22.5 feet to stake at land formerly of S.H. Burpee; thence by said land of said Burpee North 55 degrees 21 minutes West sixty-seven and one-half (67.5) feet to a bolt at Main Street; thence by said Main Street North 41 degrees 45 minutes East 69.08 feet to place of beginning. All being in accordance with survey of O.H. Tripp dated September 1903, by courses deducted from line of Main Street, which is taken as North 41 degrees 45 minutes East for this purpose.

FOR REFERENCE, see deed of Maurice A. Torpacka and Mildred A. Torpacka to Ledger & Company dated May 1, 1985 and recorded that same date in Book 1016, Page 229 of said Registry.

EXCEPTIONS: An easement to Central Maine Power Company granted by Maurice A. Torpacka by deed dated 23 October 1956 and recorded in Book 356, Page 476 of the Knox County Registry of Deeds. The grantee is given the right to attach one anchor and a guy wire to the property owned by Mr. Torpacka which may be the subject property.

PARCEL 10: BEGINNING at a stake at the southeast corner of the now or formerly General Berry Engine House lot and on the westerly line of Water Street; thence South four (4) degrees West by said Water Street fifty-two (52) feet to land formerly of Israel Snow heirs; thence westerly by the northerly line of said Snow heirs land forty-eight (48) feet nine (9) inches to house lot formerly owned by S.D. Dennis; thence northerly by the now or formerly Dennis lot sixty-three (63) feet to the southerly line of said Engine House lot; thence South seventy-seven (77) degrees thirty (30) minutes East by said Engine House lot twenty-eight (28) feet to the first bound.

FOR REFERENCE, see deed of Lynne D. Lofman, formerly Lynne D. Robbins, to Ledger & Company dated September 18, 1985 and recorded that date in Book 1042, Page 344 of said Registry.

PARCEL 11: BEGINNING at the northwest corner of land, now or formerly, of Sanford Starrett on the South line of Ocean Street; thence westerly on said street fifty-five (55) feet, more or less, to an iron pipe driven into the ground near the southerly line of the sidewalk in the easterly side line or edge of the lawn of the homestead, now or formerly, of A.K. Haskell; thence southerly and parallel with said Starrett line and following the easterly side line or edge of said lawn, ninety-four (94) feet, more or less, to an iron bolt in the northerly line of land, now or formerly of W.O. Haskell; thence easterly by line of land of said Haskell fifty-five (55) feet to said Starrett line; thence northerly on said Starrett line ninety-four (94) feet, more or less, to the place of beginning.

FOR REFERENCE, see deed of Ina A. Firth to Ledger & Company dated November 1, 1985 and recorded that date in Book 1052, Page 141 of the Knox County Registry of Deeds.

PARCEL 12:

A. BEGINNING at a point where the southerly line of the Spaulding lot, so called, intersects the easterly side of Water Street as built; thence by said Street South 5 degrees 7 minutes East fifty-six and nine-tenths (56.9) feet, more or less, to an oak plug on the North side of a reserved strip of land eighteen (18) feet wide; thence by said strip North 73 degrees 55 minutes East seventy-eight and five-tenths (78.5) feet to an oak plug; thence North 21 degrees 20 minutes West forty-two and five-tenths (42.5) feet, more or less, to the Spaulding line; thence by said line westerly to the place of beginning.

B. BEGINNING at an oak hub on the northeasterly corner of a lot deeded by Everett A. Jones to Edwin F. and Frank O. Haskell by deed dated October 28, 1904; thence South 73 degrees 55 minutes West eighty-three and eight-tenths (83.8) feet to an oak hub on the easterly side of Water Street; thence North 5 degrees 7 minutes West eighteen and thirty-four hundredths (18.34) feet to an oak hub at the corner of land now or formerly of Harold T. Linnell; thence

by said Linnell's line North 73 degrees 55 minutes East seventy-eight and five-tenths (78.5) feet to an oak hub; thence southeasterly eighteen and thirty-four hundredths (18.34) feet, more or less, to the place of beginning.

C. BEGINNING at the northeast corner of land now or formerly of Linnell and in the southerly line of land now or formerly of Erwin F. Chase; thence North 68 degrees 35 minutes East by land of said Chase 13.8 feet to a stone monument at the southeast corner of land of said Chase; thence continuing same course by other land now or formerly of Wood 36.2 feet to a stake; thence south 36 degrees 55 minutes East still by other land of said Wood 60 feet to a stake; thence South 68 degrees 35 minutes West still by other land of said Wood 22 feet to land conveyed by said Wood to Soter Vasso by deed; thence continuing same course by said land conveyed to Vasso 28 feet to the southeast corner of said other land of Linnell; thence North 36 degrees 55 minutes West by said other land of Linnell 60 feet to the place of beginning.

FOR REFERENCE, see deed of Helena M. Linnell to Ledger & Company recorded 12 March 1986 in Book 1075, Page 17 of said Registry.

PARCEL 13: BEGINNING at an iron rod set in the generally northeasterly right of way line of Ocean Street, said iron rod being set in the generally northerly or northwesterly line of land now or formerly of the City of Rockland; thence North sixty-seven degrees three minutes East (N 67 deg. 03' E) one hundred four and seven-hundredths (104.07) feet to an iron rod; thence North fifty degrees fifty-eight minutes East (N 50 deg. 58' E) one hundred five (105) feet to an iron rod; thence continuing North fifty degrees fifty-eight minutes East (N 50 deg. 58' E) sixty (60) feet, more or less, to the mean high water line of Rockland Harbor; thence in a generally northeasterly, westerly, southwesterly and westerly direction by and along the mean high water line of Rockland Harbor to a point which bears North thirty-two degrees eighteen minutes East (N 32 deg. 18' E) of an iron rod set in the generally easterly line of land now or formerly of Audrey Orff; thence South thirty-two degrees eighteen minutes West (S 32 deg. 18' W) seventeen (17) feet, more or less, to an iron rod; thence South thirty-two degrees eighteen minutes West (S 32 deg. 18' W) forty-six and one-tenth (46.1) feet to an iron rod; thence continuing South thirty-two degrees eighteen minutes West (S 32 deg. 18' W) one hundred three and forty-two hundredths (103.42) feet to an iron rod in the generally northeasterly line of Ocean Street; thence South sixty-seven degrees thirty minutes East (S 67 deg. 30' E) by and along the generally northeasterly sideline of Ocean Street two hundred fourteen and fifty-five hundredths (214.55) feet to a vertical railroad rail; thence South forty-nine degrees fifty-eight minutes East (S 49 deg. 58' E) and continuing by and along the generally northeasterly sideline of Ocean Street fifty-four and seventy-five hundredths (54.75) feet to a vertical railroad rail; thence continuing South forty-nine degrees fifty-eight minutes East (S 49 deg. 58' E) by and along the generally northeasterly side of Ocean

Street one hundred ninety-three (193) feet to an iron rod and the point of beginning.

The foregoing perimeter description is derived from a survey prepared by Richards & Cranston, November 1982 and entitled "Plan of the Holmes Division of Port Clyde Packing Located in Rockland, Knox County, Maine." All courses set forth in said description are based on Magnetic North 1980.

There is also hereby conveyed all of the Grantor's right, title and interest, if any, in and to any land, filled land, shore or flats lying between the mean high water and mean low water lines and lying adjacent to the above-described property. Also hereby conveying any land lying within any street, road or avenue adjoining the above-described property, and any and all easements, rights of way, wharf rights, wharves, piers and all estates, tenements, hereditaments and appurtenances whatsoever in any way belonging or appertaining to the above-described property.

The above-described property is conveyed subject to the following rights of way or conditions, each of which is incorporated herein by reference.

1. Water pipe easement and right of way conveyed by the Rockland & Rockport Lime Corporation to the Camden and Rockland Water Company by instrument dated November 30, 1929, and recorded in the Knox Registry of Deeds in Volume 223, Page 156.

2. Easement given by Holmes Packing Corporation to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated November 14, 1963, and recorded in said Registry in Volume 419, Page 332.

3. Easement given by Holmes Packing Corporation to the Inhabitants of the City of Rockland by instrument dated July 8, 1975, and recorded in said Registry in Volume 608, Page 227.

FOR REFERENCE, see warranty deed from Holmes Packing Corporation to Ledger & Company dated January 31, 1986, recorded in Book 1069, Page 172 of said Registry; and plan of land to be conveyed to Fisher Engineering dated November 1982 by Richards & Cranston.

EXCEPTIONS:

- a. An easement to Central Maine Power Company and New England Telephone and Telegraph Company recorded in Book 419, Page 332 of the Knox County Registry of Deeds;

- b. An easement to the Inhabitants of the City of Rockland recorded in Book 608, Page 227 of said Registry of Deeds; and

c. The rights of the public under the Colonial Ordinance of 1641-1647 and the Federal Navigational Servitude to that portion of the premises which lies below the high water mark.

PARCEL 14:

A. BEGINNING at a stake and stones on Thomaston Street and at the Northeast corner bound of land formerly of Webber; thence generally easterly by and along said Thomaston Street sixty (60) feet to land now or formerly of Spicer; thence southerly and at a right angle by land of said Spicer ninety (90) feet to other land of Spicer; thence westerly by land of said Spicer, sixty (60) feet to land of said Webber; thence at a right angle by land of said Webber, ninety (90) feet to said Thomaston Street and place of beginning.

B. BEGINNING at a stake at land formerly of Thomas Glover Wheeler; thence running westerly along Thomaston Street sixty (60) feet to a stake; thence running South ninety (90) feet to a stake; thence running East sixty (60) feet to a stake; thence running North ninety (90) feet to the place of beginning.

C. BEGINNING at the Southeast corner of Parcel 1B. as described above; thence westerly one hundred seventy-two (172) feet to a line fence and land now or formerly of Prentiss Webber; thence southerly one hundred two (102) Feet, more or less, to land now or formerly of Forrest L. Hooper and Barbara M. Hooper; thence easterly one hundred seventy-two (172) feet along line of said Hooper to a right of way; thence northerly one hundred two (102) feet, more or less, to the place of beginning. Together with a right of way in common with others on the easterly side of said lot on the road as now traveled.

FOR REFERENCE, see deed of Mary M. Taylor to Fisher Engineering, Inc. recorded in Book 1028, Page 233 of the Knox County Registry of Deeds; and Rockland Tax Map #62, Lot A-5. The premises conveyed is known as 170 Thomaston Street.

EXCEPTIONS:

a. An easement in favor of Central Maine Power Company to erect, maintain, repair, rebuild, operate and control electric transmission and distribution lines beginning at pole 32 1/2.1 and extending in a southwesterly direction one pole, which easement is recorded in Book 390, Page 444 of the Knox County Registry of Deeds; and

b. An easement granted by Patricia C. Spicer to Victor R. and Mary E. Malmstrom dated 30 April 1969 and recorded that date in Book 489, Page 247 of said Registry of Deeds. The easement conveys the right to draw water from a well located on the subject property, and to

maintain a pipeline underground for the purpose of transmitting water from the well to the adjoining Malmstrom property. The grantor assumed no responsibility for her operation or maintenance of the well but reserved the right to draw water from the well sharing equally in the available supply of water.

PARCEL 15:

A. BEGINNING on the westerly side of a roadway and at the Northeast corner of land of Grantor at a fence; thence westerly two hundred thirty-two (232) feet to a line fence; thence North along said line fence one hundred fifty (150) feet to land formerly of Varnum E. Nickles and Helen Nickles; thence easterly in a straight line and said line running at right angles with said line fence two hundred thirty-two (232) feet to a stake on the easterly side of said roadway; thence southerly along the easterly side of said roadway one hundred fifty (150) feet to a fence and place of beginning. Also granting a right of way on the easterly side of the above-described lot over the road as now traveled.

B. BEGINNING at an iron post on the westerly side of Ingraham Right of Way, so-called; thence in a generally southerly direction by and along property now or formerly owned by the City of Rockland, a distance of fifty (50) feet to a post; thence by and along this Grantor's line in a westerly direction a distance of one hundred ninety (190) feet to a post; thence northerly along said land of said Grantor's land a distance of fifty (50) feet to an iron post; thence easterly one hundred ninety (190) feet along land now or formerly of Hooper to place of beginning.

FOR REFERENCE, see deed of Forrest L. Hooper, Jr. and Barbara M. Hooper to Fisher Engineering, Inc. recorded in Book 1028, Page 231 of the Knox County Registry of Deeds; and Rockland Tax Map #62, Lots A7 and A8. The property herein conveyed is known as 170 Thomaston Street (rear).

EXCEPTIONS: Acknowledgment of Common Boundaries between Forrest L. Hooper, Jr. & Barbara H. Hooper and Douglas Dynamics, Inc. dated 28 March 1995 and recorded 12 May 1995 at Book 1915, Page 47 of the Knox County Registry of Deeds.

PARCEL 16:

A. BEGINNING at the westerly line of land of Fisher Engineering, Inc.; thence running along Thomaston Street easterly sixty (60) feet to a stake; thence southerly ninety (90) feet to a stake; thence running westerly sixty (60) feet to a stake; thence northerly ninety (90) feet to the place of beginning. Being the same premises conveyed to Prentiss Webber et ux. by Thomas Glover Wheeler by deed dated April 5, 1955, and recorded in the Knox County Registry of Deeds, Book 345, Page 78.

B. BEGINNING at the southeast corner of land of this Grantor, which land is situated at 170 Thomaston Street; thence westerly along the southerly side of said land sixty (60) feet to land of Fisher Engineering, Inc.; thence southerly along land of Fisher Engineering, Inc. one hundred five (105) feet, more or less, to land now or formerly of Bernice Williams; thence easterly along land of Bernice Williams sixty (60) feet to a stake at other land of Varnum Nickles; thence northerly along said land of Nickles one hundred five (105) feet, more or less, to land of Avery and place of beginning. Being the same premises conveyed to Prentiss E. Webber and Ruth Webber by Varnum and Helen Nickles, dated August 2, 1962, and recorded in the Knox County Registry of Deeds, Book 403, Page 101.

C. BEGINNING at a stake on Thomaston Street at land of this Grantor; thence running East sixty (60) feet to a stake and at land now or formerly of Howard F. Avery; thence running South by said Avery land ninety (90) feet to a stake; thence running West along land now or formerly of Wheeler sixty (60) feet to a stake; thence running North along line of this Grantor ninety (90) feet to a stake and place of beginning. Being a portion of the premises conveyed to Prentiss E. Webber and Ruth Webber by Howard F. and Emma B. Avery by deed dated August 27, 1963, and recorded in the Knox Registry of Deeds, Book 423, Page 160.

D. BEGINNING at the easterly corner of property formerly of Dennison; thence one hundred (100) feet, more or less, parallel with Thomaston Street to the southwesterly corner of property of Fisher Engineering, Inc.; thence southerly two hundred (200) feet, more or less, to a corner of land of this grantor; thence one hundred (100) feet, more or less, in an easterly direction to the corner of a lot formerly of Dennison; thence northerly two hundred (200) feet, more or less, to the place of beginning.

E. COMMENCING at the easterly corner of the land of Grantor at land now or formerly of Hooper; thence southeasterly along the land of Hooper approximately one hundred forty (140) feet to other land of Hooper; thence southwesterly along the land of Hooper two hundred (200) feet to the land now or formerly of Fisher Engineering, Inc; thence northwesterly along land now or formerly of Fisher Engineering, Inc. one hundred forty (140) feet, more or less, to land of this Grantor; thence northeasterly along the land of Grantor approximately two hundred (200) feet to the place of beginning.

FOR REFERENCE, see deed of Oliver J. Dennison and Gloria J. Dennison to Fisher Engineering, Inc., recorded in Book 998, Page 121 of the Knox County Registry of Deeds; and Rockland Tax Map #62, Lot A-6. The property herein conveyed is also known as 248 Thomaston Street.

EXCEPTIONS:

a. An easement for the erection and maintenance of electric wires between poles 32 1/2 and 32 1/2.1 granted by A.L. Nickles to Central Maine Power Company dated 18 November 1955, recorded 11 January 1956 in Book 348, Page 417 of the Knox County Registry of Deeds.

b. An easement beginning at Pole 32 1/2.1 and extending southwesterly one pole to be numbered 32 1/2.2 on Old Thomaston Road granted by V.E. and H.L. Nickles to Central Maine Power Company dated 6 June 1961, recorded 19 June 1961 in Book 390, Page 444 of said Registry of Deeds;

c. Easements from Homer Gilbert to Central Maine Power Company recorded in Book 348, Page 79 and in Book 686, Page 82 of said Registry of Deeds, which may or may not affect the subject property; and

d. "Certain pole rights granted to Central Maine Power" (not more specifically identified) referred to in the warranty deed of Benjamin H. Nickles to E.B. Bodman recorded 30 September 1946 in Book 293, Page 69 of said Registry of Deeds.

PARCEL 17: BEGINNING at a granite monument at the southeasterly corner of this Grantor, Fisher Engineering, Inc., as recorded in the Knox County Registry of Deeds, Book 970, Page 03; thence North 9 degrees 55 minutes 48 seconds East by land of Grantor a distance of 464.72 feet to a granite monument; thence South 85 degrees 12 minutes 20 seconds West a distance of 33.98 feet to a granite monument; thence North 9 degrees 07 minutes 30 seconds East still by land of Grantor a distance of 291.98 feet to a granite monument; thence North 23 degrees 08 minutes 18 seconds East still by land of Grantor and land now or formerly of Barbara M. and Forrest L. Hooper, Jr., as recorded in the Knox County Registry of Deeds, Book 616, Page 246 a distance of 213.30 feet to an iron rod placed, said iron rod being North 23 degrees 08 minutes 18 seconds East a distance of 35.38 feet from a granite monument at the southeasterly corner of said Hooper property; thence South 5 degrees 37 minutes 12 seconds East by land of this Grantor a distance of 267.17 feet to an iron rod in the northerly line of Gordon Drive; thence South 84 degrees 22 minutes 48 seconds West by the northerly line of Gordon Drive a distance of 65 feet to an iron rod placed at the end of Gordon Drive; thence South 5 degrees 37 minutes 12 seconds East by the end of Gordon Drive a distance of 50 feet to an iron rod placed; thence continuing the same course South 5 degrees 37 minutes 12 seconds East by land of this Grantor a distance of 626.58 feet to an iron rod placed; thence South 82 degrees 38 minutes 55 seconds West still by land of this Grantor a distance of 1066.40 feet to an iron rod placed at the line of the State of Maine property; thence North 21 degrees 10 minutes 35 seconds East by said State of Maine property a distance of 20 feet

to an iron rod; thence North 24 degrees 10 minutes 52 seconds East still by said State property a distance of 15 feet to an iron rod; thence North 82 degrees 31 minutes 01 seconds East by said State property a distance of 375 feet to a granite monument at the southwesterly corner of this Grantor; thence continuing the same course North 82 degrees 31 minutes 01 second East by land of this Grantor a distance of 472.35 feet to the place of beginning. Containing 3.018 acres.

All the courses described in the above description were deduced from an observed magnetic north in the field having a declination of 17 degrees 38 minutes 20 seconds West of true North as observed by solar observations in the field.

Also conveying any rights that this Grantor may have to that portion of the so-called Ingraham Lane lying within the bounds of the above described lot.

FOR REFERENCE, see deed of the Inhabitants of the City of Rockland to Fisher Engineering, Inc. recorded in Book 991, Page 56 of the Knox County Registry of Deeds; and Plan of Industrial Park recorded in Cabinet 5, Sheet 129 of the Knox County Registry of Deeds.

EXCEPTIONS:

a. A twenty foot right of way for the benefit of owners of the W.E. Ingraham Lot" and other adjoining owners to Main Street, as referenced in deed of Lawrence and Portland Cement Company to Gross, recorded in Book 282, Page 63 of said Registry of Deeds; and

b. An easement in favor of the City of Rockland for utilities and drainage with the right to construct and maintain drainage ditches on a strip of and fifteen feet wide adjacent to the line of Gordon Drive, as recorded at Book 991, Page 57 of said Registry of Deeds.

PARCEL 18: BEGINNING at a cement monument on the southerly side of Thomaston Street, so-called, at land conveyed by Homer K. Gilbert to the State of Maine by deed recorded in the Knox County Registry of Deeds, Book 786, Page 70; thence South 15 degrees 46 minutes 09 seconds East and by said land of State of Maine, 307.24 feet to a 5/8 inch iron rod; thence North 82 degrees 00 minutes 23 seconds East and still by said land of State of Maine, 400 feet to a corner; thence South 00 degrees 37 minutes 22 seconds West, 1000 feet to a corner of land of the City of Rockland as noted in the Knox County Registry of Deeds, Book 740, Page 212; thence North 82 degrees 31 minutes 01 seconds East and by said land of the City of Rockland, 472.35 feet to a granite monument; thence North 09 degrees 55 minutes 48 seconds East and by land of the City of Rockland as noted in the Knox County Registry of Deeds, Book 514, Page 262, 464.72 feet to a granite monument; thence South 85 degrees 12 minutes 20 seconds West and still by said land of the

City of Rockland, 33.98 feet to corner; thence North 09 degrees 07 minutes 30 seconds East and still by said land of the City of Rockland, 291.98 feet to a corner; thence North 23 degrees 08 minutes 18 seconds East 177.92 feet; thence South 84 degrees 27 minutes 40 seconds West and by property noted in the Knox County Registry of Deeds, Book 616, Page 246, 190 feet to a corner; thence North 23 degrees 08 minutes 18 seconds East, 50 feet to an iron rod; thence South 84 degrees 27 minutes 40 seconds West, 93.78 feet to a corner; thence North 05 degrees 21 minutes 29 seconds West, 337.92 feet to the southerly side of Thomaston Street, said point being the northwesterly corner of land now or formerly of Dennison as noted in the Knox County Registry of Deeds, Book 604, Page 117; thence South 84 degrees 05 minutes 21 seconds West by the southerly side of Thomaston Street, 809.51 feet to the place of beginning. Containing approximately 16.982 acres.

FOR REFERENCE, see deed of Homer K. Gilbert to Fisher Engineering, Inc. recorded in Book 970, Page 03 of the Knox County Registry of Deeds; and Plan showing property being conveyed to Fisher Engineering, Inc. by Homer K. Gilbert dated July 1984 by Frederick E. Beal.

EXCEPTIONS:

a. Guying rights conveyed by Homer Gilbert to Central Maine Power Company in deed dated 10 June 1955, recorded 21 September 1955 in Book 348, Page 79 of said Registry of Deeds;

b. A right of way to the State of Maine over the subject property from Thomaston Street, for the passage of men, vehicles and equipment, as described in the deed of Gilbert dated 4 June 1971, recorded 11 June 1971 in Book 517, Page 77 of said Registry of Deeds. This right of way may or may not affect the subject property.

PARCEL 19: BEGINNING in the easterly line of Water Street at the northwesterly corner of land of Dorothy Rackliff; thence North sixty-eight degrees forty-four minutes East (N 68° 44' E) by land of said Rackliff ninety-two (92) feet to the northeasterly corner of land of said Rackliff; thence South seventy-six degrees fifteen minutes East (S 76° 15' E) twenty-eight and five-tenths (28.5) feet to an angle in the line at land formerly of E.F. Drew & Co.; thence North sixty-eight degrees twenty-eight minutes East (N 68° 28' E) by said land formerly of E.F. Drew & Co. about thirty-five (35) feet to the shore of Rockland Harbor; thence northerly by said Harbor about fifty (50) feet to a point where the northerly line of North Street would strike if extended to the shore; thence South sixty-eight degrees forty-four minutes (S 68° 44' W) about sixty (60) feet to an angle in the southerly line of land of Columbian, Inc. (formerly Green Island Packing Co.); thence continuing same course and by land of said Columbian, Inc. eighty-seven (87) feet to the aforesaid easterly line of Water Street; thence southerly by said Water Street thirty-three (33) feet to the

place of beginning, together with the shore and flats and tidewater privileges adjacent to same.

PARCEL 20: BEGINNING at an iron bolt in the sea wall of Rockland Harbor and in the southerly line of land belonging to the City of Rockland known as the public landing; thence North eighty-six degrees thirty-four minutes West (N 86° 34' W) by said land of the City of Rockland three hundred forty-three (343) feet to an angle in the line; thence South seventy-five degrees thirty-one minutes West (S 75° 31' W) thirty-one (31) feet to a corner bound at the northeasterly corner of the former Flye garage property; thence southerly by said Flye property on a curved line (it being also the former western line of the Limerock Railroad Company) about one hundred forty-five (145) feet to a corner bound at land of Columbian, Inc., formerly Green Island Packing Co.; thence North sixty-eight degrees fifty-six minutes East (N 68° 56' E) by land of said Columbian, Inc. two hundred twenty-five (225) feet to a corner bound; thence South twenty-eight degrees six minutes West (S 28° 06' W) still by land of said Columbian, Inc. one hundred fifty (150) feet to an angle in the line; thence South forty-five degrees six minutes West (S 45° 06' W) still by land of said Columbian, Inc. ninety 90 feet to an angle in the line and in the northerly line of the lot first described; thence North sixty-eight degrees forty-four minutes East (N 68° 44' E) by said lot first above described about sixty (60) feet to the shore of Rockland Harbor; thence northeasterly and northerly by said Harbor and sea wall to the place of beginning. Together with the wharf, shore and flats and tidewater privileges adjacent to same.

All in accordance with plan and survey of Franklin H. Wood as of 1962.

Meaning and intending by these two lots to convey and hereby conveying all in the same premises described as conveyed in a deed from Rackliff and Witham Lobster Co., Inc. to the Grantor herein dated May 14, 1962, recorded in Knox County Registry of Deeds, in Book 400, Page 190.

The above two lots being the same premises conveyed by deed of Fisher Engineering Corp. to Fisher Engineering dated July 2, 1969 and recorded in Knox County Registry of Deeds in Book 496, Page 59.

PARCEL 21: BEGINNING on the easterly side of Water Street at its intersection with the northerly side of North Street; thence North 17 degrees 11 minutes West by said Water Street one hundred and ten and four-tenths (110.4) feet to land now or formerly of Flye; thence North 70 degrees 04 minutes East by said Flye lot forty-nine and three-tenths (49.3) feet to a corner; thence northerly still by said Flye lot twenty-six (26) feet; thence North 68 degrees 56 minutes East by land now or formerly of James M. Pease, et als., two hundred and twenty-five (225) feet; thence South 28 degrees 06 minutes West still by said land, now or formerly, of land of James M. Pease, et als., one hundred and fifty (150) feet; thence South 45 degrees 06 minutes West still by land

now or formerly of James M. Pease, et als., ninety (90) feet to the northerly line of the aforesaid North Street; thence South 68 degrees 44 minutes West by said North Street eighty-seven (87) feet to the place of beginning. Together with a right of way over the roadway adjoining the easterly side of the herein conveyed land, to and from North Street.

Being the same property as conveyed to Columbian, Inc. of Rockland by the Green Island Packing Company by its warranty deed as recorded in the Knox County Registry of Deeds in Book 333, Page 554.

Being the same premises conveyed by warranty deed of Columbian, Inc. to Fisher Engineering, dated February 21, 1973 and recorded in said Registry of Deeds in Book 543, Page 48.

PARCEL 22: So much of the following described lot of land with the buildings thereon as lies westerly of a line 15 feet westerly of, and parallel with the former center line of the Limerock Railroad (as located in 1923) situated in said Rockland, bounded and described as follows:

BEGINNING at Monument #12 according to the survey of O.H. Tripp, and at the northwesterly corner of land set out and assigned to Lucy E. Hall in the division of the estate of John Pillsbury; thence North 17 degrees 11 minutes West by said Water Street, 176 feet, more or less, to Monument #13 according to the survey of O.H. Tripp, at land occupied now or formerly by Sarah Barter; thence easterly by said Barter's land to a point 15 feet westerly of the center line of the Limerock Railroad as now located and built; thence southerly by a line 15 feet westerly of, and parallel with the center line of said Railroad to land set out and assigned to Lucy E. Hall aforesaid in the division of the Estate of John Pillsbury; thence westerly by said Hall's land to place of beginning.

Reference is made to warranty deed of Limerock Railroad Company to Jerome R. Flye, recorded in Knox Registry of Deeds in Book 199, Page 145. Jerome R. Flye devised said property to Caroline W. Flye and said Louis W. Bosse claims said property as devisee under will of said Caroline W. Flye.

The grantor also conveys hereby all interest in buildings extending a small distance onto adjoining property, title to which has been acquired by adverse possession of long standing.

See deed of Louis W. Bosse to James A. Dowling dated October 15, 1962, recorded in Knox Registry of Deeds, Book 405, Page 299.

Being the same premises conveyed by warranty deed of James A. Dowling to Fisher Engineering, dated June 9, 1970 and recorded in said Registry of Deeds in Book 504, Page 483.

PARCEL 23: A certain lot or parcel of land and the buildings thereon situated in said Rockland, on the east side of Water Street and on the eastern side line of the Lime Rock Railroad Company bounded and described as follows, to wit:

BEGINNING at a stake and stones on the south side of the roadway as now travelled and 15 feet from the center line of said Railroad bed east, and running South 116 feet more or less to the land of the Lawrence Packing Company; thence easterly by the northern line of said Company to the end of the granite wharf; thence north by the eastern line of said wharf 116 feet more or less, as it now runs; thence West by the northern side line of said wharf to an iron bolt in the south eastern corner of the bulkhead of the Loring Lot, so-called, together with the tidewater privileges connected therewith; also a right of roadway, as now travelled in common with Frances E. Hurley, to and from Water Street to wharf under the Lime Rock Railroad trestle. Reserving the right of the tidal waters in the Hurley dock, so-called, to reach the Loring Lot so-called, and that no obstruction shall be placed in said dock to prevent a free passage to and from the tidal waters of Owls Head Bay, so-called, and also right of roadway in common on the south side of the Hurley Property. Being the same premises conveyed to the Lawrence Packing Company by Frances E. Hurley by warranty deed dated July 7, 1928, and recorded in Knox Registry of Deeds in Book 219, Page 256, on September 8, 1928. Being the same premises conveyed to William H. Betz and L. Drew Betz by the Lawrence Packing Company by quitclaim deed dated August 23, 1940, and recorded in Knox Registry of Deeds in Book 264, Page 230. And also being the same premises conveyed by William H. Betz, L. Drew Betz and John Drew Betz to E.F. Drew & Co., Inc. by deed dated November 15, 1945 and recorded in Knox Registry of Deeds in Book 287, Page 54.

EXCEPTING AND RESERVING from the above described lot a certain lot of land as conveyed by the Lawrence Packing Company to the Lime Rock Railroad Company by the second description therein, by its deed dated November 14, 1928, and recorded in Knox Registry of Deeds in Book 219, Page 419 on November 16, 1928.

PARCEL 24: A certain lot or parcel of land, together with the buildings thereon, situated in said Rockland, bounded and described as follows, to wit: BEGINNING at the intersection of the southerly line of North Street or North Street Extension with the easterly line of the railroad right of way of the Lime Rock Railroad Company as existing July 7, 1928; thence South 22 degrees 02 minutes East by said easterly line of the railroad right of way 116 feet to the northerly line or Laurel Street (formerly South Street) or Laurel Street Extension; thence North 68 degrees 28 minutes East by the extension of said Laurel Street to the easterly end of the granite wharf; thence northerly by the easterly end of said wharf 116 feet, more or less, to the northern side of said wharf; thence westerly by the northerly side of said wharf 270 feet to an iron bolt in the southeastern corner of the bulkhead of the Loring Lot, so-called; thence South 68 degrees 28 minutes West 35

feet to the northeastern corner of lot of land conveyed by the Lawrence Packing Company to the Lime Rock Railroad Company by deed dated November 14, 1928, by a second description therein; thence North 76 degrees 15 minutes West 28½ feet, more or less, to the place of beginning. Also conveying all rights and interest in Laurel Street (formerly South Street) Extension from easterly line of said railroad right of way as existing July 7, 1928 to the easterly end of said granite wharf. Also a right of roadway as now travelled and in common with the grantor over said North Street to and from Water Street and to the land herein conveyed. Together with the tide water privileges connected therewith. Being the premises conveyed by F. Helen Paladino to William H. Betz and L. Drew Betz by quit claim deed dated August 16, 1940 and recorded in Knox Registry in Book 265, Page 56. And also being the premises conveyed by William H. Betz, L. Drew Betz and John Drew Betz to E.F. Drew & Co., Inc. by deed dated November 15, 1945 and recorded in Knox Registry in Book 287, Page 54.

ALSO EXCEPTING AND RESERVING to F. Helen Paladino a right in common with the grantee to use the road way known as Laurel Street, from the East line of the right of way to said Lime Rock Railroad Company as existing July 7, 1928, west to Water Street so-called.

PARCEL 25: A certain lot or parcel of land and wharf and wharf privilege situated in said Rockland on the easterly line of the Lime Rock Railroad as it crosses land of Eveline N. Foster and on the easterly side of Water Street, meaning to convey all the land and flats and all the tide water privileges with wharf and buildings east of the line of the Lime Rock Railroad running from Isaiah Jones land on the south to the center of the road or way on the north, called South Street, and also all its interest in said road or way called South Street running from Water Street to shore or flats, the westerly line of the above described lot being 15 feet easterly of the center line of the Limerock Railroad as it now runs; meaning to convey hereby all the land deeded to George A. Sherman et al. by Eveline Foster by her deed dated November 30, 1890, recorded in Book 85, Page 135, Knox Registry of Deeds; being the same premises conveyed in mortgage to Louis F. Abbott by George A. Sherman et al. by mortgage deed dated April 28, 1894, recorded with said Knox Deeds in Book 90, Page 179, which mortgage was later foreclosed. Being the same premises conveyed to Edward M. Lawrence by Louis F. Abbott by warranty deed dated February 25, 1927, recorded in Knox Registry of Deeds in Book 212, Page 291 on February 28, 1927. Being the same premises conveyed to the Lawrence Packing Company by Edward M. Lawrence by warranty deed dated September 30, 1927, and recorded in Knox Registry in Book 215, Page 130, on October 4, 1927. Being the same premises conveyed to William H. Betz and L. Drew Betz by the Lawrence Packing Company by quitclaim deed dated August 23, 1940, and recorded in Knox Registry of Deeds in Book 264, Page 230. And also being the same premises conveyed by William H. Betz, L. Drew Betz and John Drew Betz to E.F. Drew & Co., Inc. by deed dated November 15, 1945 and recorded in Knox Registry of Deeds in Book 287, Page 54.

EXCEPTING AND RESERVING from the above described lot a certain lot of land as conveyed by the Lawrence Packing Company to the Lime Rock Railroad Company by the first description therein, in its deed dated November 14, 1928, and recorded in Knox Registry of Deeds in Book 219, Page 419, on November 16, 1928.

PARCEL 26: BEGINNING at a point 38 feet easterly from center line of Lime Rock Railroad, as now located, and in southern line of land formerly of Lawrence Packing Company; thence North 68 degrees 35 minutes East along southerly line of said land formerly of Lawrence Packing Company to the shore; thence by the shore southerly 100 feet (at right angles to first described line); thence South 68 degrees 35 minutes West to an iron rail in the ground; thence same course 40 feet to a rail (same being 38 feet easterly from center line of said Lime Rock Railroad); thence northwesterly and parallel with said railroad center line and 38 feet distant therefrom, 100 feet (at right angles) to place of beginning; together with right of way to Water Street as described in deed Lawrence Packing Company to G.A. Lawrence dated March 7, 1931, recorded in Book 224, Page 599, Knox Registry of Deeds. Being the same premises conveyed to George I. Shaw by Ivan Rackliffe by warranty deed dated November 1, 1938 and recorded in Knox Registry of Deeds in Book 258, Page 263. And also being the premises conveyed by George I. Shaw and Ruth C. Shaw to E.F. Drew & Co., Inc. by deed dated January 31, 1946 and recorded in Knox Registry in Book 289, Page 241.

PARCEL 27: BEGINNING in the southerly line of Laurel Street and in the westerly line of Rockland land of W.H. & L.D. Betz; thence South 22 degrees 02 minutes East by land of said Betz 75 feet to other land of George I. Shaw; thence southerly by said Shaw's land 100 feet to his southwest corner; thence easterly still by land of said Shaw about 50 feet to Rockland Harbor; thence southeasterly by said harbor about 100 feet to a point which is 20 feet westerly from the easterly line of land of Franklin H. Wood; thence South 8 degrees 31 minutes West by a line parallel to and 20 feet distant from the easterly line of land of said Wood about 45 feet to a stake on the bank (said stake being 102 feet northerly from the northerly line of Ocean Street); thence North 72 degrees 09 minutes West by other land of said Wood 45 feet to a stake; thence North 56 degrees West still by land of said Wood 80 feet to land of Harold Linnell; thence northwesterly by land of said Linnell 60 feet to a stake; thence South 68 degrees 35 minutes West still by land of said Linnell 36.2 feet to a stone post at land of Chase; thence North 20 degrees 35 minutes West by land of said Chase 75 feet to the northeast corner of land of said Chase; thence North 68 degrees 35 minutes East about 30 feet to a point which is 23 feet westerly from the first described line; thence North 22 degrees 02 minutes West parallel to the first described line 75 feet to said Laurel Street; thence easterly by said Street 23 feet to the place of beginning. Being a portion of the premises as conveyed by the Rockland-Rockport Lime Company, Inc. to Franklin H. Wood by deed dated September 8, 1943 and recorded in Knox County Registry of Deeds in Book 276, Page 416 and the same premises

conveyed to George I. Shaw and Ruth C. Shaw by Franklin H. Wood by warranty deed dated May 15, 1944 and recorded in Knox Registry of Deeds in Book 270, Page 486. And also being the premises conveyed by George I. Shaw and Ruth C. Shaw to E.F. Drew & Co., Inc. by deed dated January 31, 1946 and recorded in Knox Registry in Book 289, Page 241.

PARCEL 28: A certain lot or parcel of land described as follows: BEGINNING at a point in the northerly line of Laurel Street, extended and 15 feet easterly from the center line of the Lime Rock Railroad as it existed in 1928; thence North 22 degrees 02 minutes West parallel with said center line and 15 feet distant therefrom, 99.5 feet to the northerly line of land, formerly of Lawrence Packing Company; thence by said northerly line easterly 23 feet to other land of E.F. Drew & Co., Inc; thence South 22 degrees 02 minutes East by said other land of E.F. Drew & Co., Inc., 99.5 feet to said Laurel Street, extended; thence South 68 degrees 28 minutes West by said street 23 feet to the place of beginning. Being the same premises as were conveyed by Lawrence Packing Company to Lime Rock Railroad Company by deed (second parcel in said deed) dated November 14, 1928 and recorded in Knox County Registry of Deeds, Book 219, Page 419, and is a portion of the premises as were conveyed to the said Franklin H. Wood by Rockland-Rockport Lime Co., Inc. by deed dated September 8, 1943, and recorded in Knox County Registry of Deeds in Book 276, Page 416. And also being the premises conveyed by said Franklin H. Wood to E.F. Drew & Co., Inc. by deed dated December 27, 1946 and recorded in the Knox Registry in Book 296, Page 195.

PARCEL 29: (1) BEGINNING at a granite monument on the northerly side of Ocean Street marking the southeast corner of land of Soter Vasso; thence North 22 degrees 35 minutes West by land of said Vasso 47 feet; thence North 42 degrees 18 minutes West still by land of said Vasso 144.7 feet to land of Linnell; thence easterly by land of said Linnell 22 feet to land of George I. Shaw; thence South 56 degrees East by land of said Shaw 80 feet; thence South 72 degrees 09 minutes East still by land of said Shaw 45 feet to the westerly side of the second, below described, lot; thence South 8 degrees 31 minutes West by said second described lot 102 feet to the place of beginning.

(2) BEGINNING at the granite monument marking the southeasterly corner of the first described (also corner of Vasso land) lot; thence North 8 degrees 31 minutes East by said first described lot and land of Shaw, about 180 feet to the shore of Rockland Harbor; thence easterly by said Harbor 20 feet (right angled distance) to land of Orff; thence South 8 degrees 31 minutes West by land of said Orff to said Ocean Street; thence North 85 degrees 52 minutes West by said street 20 feet to the place of beginning.

RESERVING AND EXCEPTING from the last described lot the right to put any building the roof of which shall be higher than the bank at the shore.

FOR REFERENCE, see deed from Franklin H. Wood to Vernon E. Shay, dated August 8, 1945, recorded in Knox County Registry of Deeds, Book 285, Page 338; and from Shay to Jacob and Ida Bedell, September 28, 1950, in Book 314, Page 559; and from Jacob and Ida Bedell to W. George and Florence Bisset dated March 1970, Book 502, Page 522.

Being the same premises conveyed by warranty deed of W. George Bisset and Florence Bisset to Fisher Engineering, Inc. dated April 7, 1970 and recorded in said Registry of Deeds in Book 503, Page 296.

PARCEL 30: BEGINNING on the northerly side of Ocean Street, at the southeasterly corner of land conveyed by the Rockland-Rockport Lime Co., Inc., to Franklin H. Wood by deed of even date; thence North 8 degrees 31 minutes East by land conveyed to said Wood to the waters of Rockland Harbor; thence easterly by said Harbor about eighty (80) feet to land formerly of the Ramsdell Packing Co.; thence South 13 degrees 53 minutes West by land formerly of said Ramsdell about seventy (70) feet to said Ocean Street, said point being marked by a granite monument; thence North 85 degrees 52 minutes West by said street sixty-eight (68) feet to the place of beginning.

This conveyance is made SUBJECT TO any reservations, exceptions or restrictions that may exist as a result of a deed from the Rockland-Rockport Lime Co., Inc. to Audrey E. Orff dated September 8, 1943 and recorded in the Knox County Registry of Deeds, Book 278, Page 7; and rights and easements granted to City of Rockland in an instrument dated March 5, 1975 and recorded in the Knox County Registry of Deeds in Book 608, Page 171.

Being the same premises conveyed to Fisher Engineering by warranty deed of Barbara O. Utterback dated August 24, 1983 and recorded in said Registry of Deeds in Book 922, Page 142.

The following exceptions apply to certain of the parcels listed above:

1. Easements given by Fisher Engineering to Central Maine Power Company by deed dated May 20, 1971 and recorded in Book 517, Page 410 of the Knox County Registry of Deeds. One pole beginning at Pole #4, Water Street, and extending in an easterly direction approximately 186' to be numbered Pole No. 4.1 as stated.

2. Rights and easements granted to City of Rockland in an instrument dated June 24, 1976 and recorded in the Knox County Registry of Deeds in Book 657, Page 120.

3. Easement given by Fisher Engineering to Central Maine Power Company by deed dated April 27, 1978 and recorded in the Knox County Registry of Deeds in Book 724, Page 71. Two poles on Water Street No. 4.1 and 4.1½.

4. Easement given by Rackliff and Witham to Central Maine Power Company by deed dated October 5, 1943 and recorded in the Knox County Registry of Deeds in Book 276, Page 501. Water Street on southerly side of drive to factory.

5. Easement of W.H. and L.D. Betz to Central Maine Power Company by deed dated April 3, 1939 and recorded in the Knox County Registry of Deeds in Book 259, Page 576. Pole easement southerly side of Betz Drive between Water Street and factory.

6. Rights of way, covenants and conditions as contained in instrument dated July 7, 1928 and recorded in said Registry in Book 219, Page 256.

7. Possible right of way of Dorothy Rackliff or her successors in that portion of the premises bounded westerly by Water Street and southerly by Laurel Street Extension. See, also, Book 401, Page 575 of the Knox County Registry of Deeds.

8. Grading rights and easement in favor of the State of Maine Department of Transportation pertaining to property located on South Main Street as described at Book 1284, Page 317 of the Knox County Registry of Deeds.

DOUGLAS DYNAMICS, INC.,
a Wisconsin corporation,

Dated: August 8 1995

By:
Its:

John B. Corey
AUTHORIZED OFFICER

STATE OF Pennsylvania
COUNTY OF Allegheny

August 8 1995

Personally appeared the above named John B. Corey and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Douglas Dynamics, Inc.

Before me,

KNOX SS: RECEIVED

95 AUG 14 PM 12:05

ATTEST:

Regina M. Bookeri
REGISTER OF DEEDS

Regina M. Bookeri
Notary Public

Type or Print Name
Regina M. Bookeri, Notary Public
Pittsburgh, Allegheny County
My Commission Expires June 28, 1999
Member Pennsylvania Association of Notaries

SEAL