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WARRANTY DEED

Know All By These Presents

That **DOUGLAS DYNAMICS, L.L.C.**, a Delaware Limited Liability Company and having a place of business at Rockland, in the County of Knox and State of Maine

in consideration of one dollar and other valuable considerations,

paid by **BRACEBRIDGE CORPORATION**, a Delaware corporation with a principal place of business in Camden, Knox County, Maine

whose mailing address is 32 Washington Street
Camden, ME 04843

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell, and convey unto the said **BRACEBRIDGE CORPORATION**, its successors and assigns forever,

Certain lots or parcels of land with the buildings and improvements thereon situated in the City of Rockland, County of Knox and State of Maine as described in the attached Schedule A.

To Have and To Hold the aforegranted and bargained premises with all privileges and appurtenances thereof to the said **BRACEBRIDGE CORPORATION**, its successors and assigns, to them and their use and behoof forever,

AND the said Grantor does hereby *Covenant* with the said Grantee to hold as aforesaid; and that it and its successors, shall and will *Warrant and Defend* the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **DOUGLAS DYNAMICS, L.L.C.**, has caused this instrument to be sealed with its official seal and signed in its official name by James L.

"MAINE REAL ESTATE TRANSFER TAX PAID"

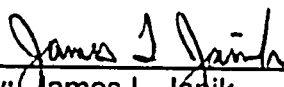
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Janik, its President, thereunto duly authorized, this **twelfth** day of the month of **June**,
2000.

*Signed, Sealed and Delivered
in presence of*



DOUGLAS DYNAMICS, L.L.C.

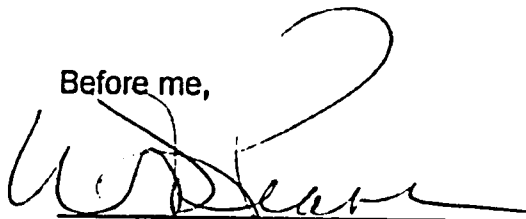

By: James L. Janik
Its: President

*State of Maine
County of Knox, ss.*

12 June 2000

Then personally appeared the above named JAMES L. JANIK of said Grantor Limited Liability Company as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Limited Liability Company.

Before me,


Willard D. Pease, Attorney at Law

DOUGLAS DYNAMICS, L.L.C.
DEED DESCRIPTION
SCHEDULE A

THAT tract of land together with all buildings and improvements thereon, located on the easterly side of Water Street and Main Street and the northerly side of Ocean Street, and on the westerly and southerly shore of Rockland Harbor, situated in the City of Rockland, County of Knox, State of Maine, being more particularly described as follows:

BEGINNING at a 3/4 inch rebar on the northeasterly right-of-way line of Ocean Street at the most westerly corner of City of Rockland (Bk 877, p.30) and the most southerly corner of the herein described property.

THENCE N 68° 17'54" W along the northeasterly right-of-way line of Ocean Street, a distance of 247.75 feet to a vertical railroad rail found in 2000.

THENCE N 85° 49'19" W along the northeasterly right-of-way line of Ocean Street, a distance of 302.49 feet to a 5/8" rebar found in 2000 at the southeasterly corner of Plaza Properties (Bk 2356, p.19).

THENCE N 22° 33'37" W along a northeasterly line of said Plaza Properties, a distance of 46.44 feet.

THENCE N 41° 58'30" W along a northeasterly line of said Plaza Properties, a distance of 144.09 feet.

THENCE S 68° 35'00" W along the northwesterly line of Plaza Properties, a distance of 28.00 feet.

THENCE S 14° 30'53" E along the southwesterly line of Plaza Properties, a distance of 136.39 feet to the northeasterly right-of-way line of Ocean Street.

THENCE N 85° 49'19" W along the northeasterly line of Ocean Street, a distance of 20.00 feet to a 5/8 inch rebar proposed at the intersection with the northeasterly right-of-way line of Water Street.

THENCE N 44° 45'30" W along the northeasterly right-of-way line of Water Street, a distance of 121.71 feet to a 5/8 inch rebar proposed.

THENCE N 20° 40'50" W along the northeasterly right-of-way line of Water Street, a distance of 144.73 feet to a 5/8 inch rebar found in 2000.

THENCE N 17° 11'00" W along the northeasterly right-of-way line of Water Street, a distance of 110.47 feet to the southwest corner of David B. Rackliff (Bk 1598, p.296).

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THENCE N 68° 25'11" E along the southeasterly line of said Rackliff, a distance of 101.06 feet.

THENCE N 22° 02'00" W along the northeasterly line of said Rackliff, a distance of 116.00 feet.

THENCE S 68° 12'28" W along the northwesterly line of said Rackliff, a distance of 91.25 feet to the northeasterly line of Water Street.

THENCE N 17° 11'00" W along the northeasterly right-of-way line of Water Street, a distance of 328.71 feet to the southeasterly right-of-way line of Main Street.

THENCE N 18° 28'05" E along the southeasterly right-of-way line of Main Street, a distance of 67.36 feet to a 5/8 inch rebar proposed at the southwesterly corner of Joseph Cormier (Bk 2329, p.78).

THENCE S 77° 44'00" E along the southerly line of said Cormier, a distance of 56.77 feet to a 5/8 inch rebar proposed on the northwesterly line of City of Rockland (Bk 159, p.126).

THENCE southwesterly along a curve concave to the east having a radius of 352.03 feet, a delta angle of 7°22'01", and a length of 45.26 feet to a 5/8 inch rebar proposed at the southwesterly corner of said City of Rockland. The chord along this curve is S 07° 23'16" W and 45.23 feet.

THENCE N 75° 31'00" E along the southeasterly line of said City of Rockland, a distance of 35.01 feet to a 5/8 inch rebar proposed.

THENCE S 87° 23'25" E along the southwesterly line of said City of Rockland, a distance of 343.29 feet to a 2 inch brass disk found in 2000.

THENCE S 87° 23'25" E along the southwesterly line of said City of Rockland, a distance of 2 feet to the high water line of Rockland Harbor.

THENCE southerly, westerly, southerly, easterly and southerly along the high water line of Rockland Harbor, a distance of 1947 feet to the most northerly corner of City of Rockland (Bk 877, p.30).

THENCE S 32° 35'15" W along the northwesterly line of said City of Rockland, a distance of 23 feet to a 5/8 inch rebar found in 2000. The tie line between the 2 inch brass disk and the 5/8 inch rebar is S 44° 52'22" E and 954.20 feet.

THENCE S 32° 35'15" W along the northwesterly line of said City of Rockland, a distance of 154.33 feet to a 5/8 inch rebar proposed.

THENCE S 48° 43'06" W along the northwesterly line of said City of Rockland, a distance of 104.74 feet back to the point of beginning.

MEANING and intending to convey 9.259 acres of land as shown on plan entitled STANDARD BOUNDARY SURVEY, BRACEBRIDGE CORPORATION, FISHER ENGINEERING PROPERTIES, WATER & OCEAN STREETS, ROCKLAND, KNOX COUNTY, MAINE by Coffin Engineering & Surveying, LLC, dated April 19, 2000. All directions are True North.

Subject to the following:

1. A sewer line easement described in deed from Holmes Packing Corporation to the City of Rockland (Bk 608, p.227, dated July 8, 1975).
2. A utility pole easement described in deed from Holmes Packing Corporation to Central Maine Power Co., et als (Bk 419, p.332, dated 11/14/1963).
3. A water line easement described in deed from Rockland-Rockport Lime Corporation to the Camden & Rockport Water Co. (Bk 223, p.156, dated November 30. 1929).
4. A deed from Cobb Lime Company to Limerock Railroad, (Bk 105, p.340, Parcels 9 & 19, dated 1/09/1897) granting a railroad easement. Reference is made to deed of the Limerock Railroad Company to Maine Central Railroad Company (Bk 252, p.354, dated 9/24/1937) granting an easement, which rights were conveyed by deed from Maine Central Railroad Co. to State of Maine (Bk 1231, p.082).
5. A sewer line easement described in deeds to the City of Rockland (Bk 608, p.171, Bk 608, p.227, & Bk 657, p.120) and any other sewer lines as now located upon the Premises.
6. Central Maine Power Co. pole easements in Bk 724, p.71, dated 4/27/1978, Bk 517, p.410, dated 5/20/1971, Bk 259, p.576, dated 4/03/1939, and Bk 276, p.501, dated 10/05/1943.

ALSO, conveying all right, title and interest in land and improvements between high and low water lines and also conveying any right, title and interest obtained in that land and improvements below low water line.

BEING the same as conveyed from Douglas Dynamics, Inc. to Douglas Dynamics, LLC as recorded in Knox County Registry of Deeds in Book 1939, Page 184, Parcels 1, 4-5, 8, 12-13, 19-20, 22-30 and a parcel conveyed to Douglas Dynamics, Inc. in Book 1163, Page 189, which parcel was acquired by Douglas Dynamics, L.L.C. as the surviving entity in a merger of Douglas Dynamics, Inc. into D D Merger Corp. and a subsequent merger of D D Merger Corp. into Douglas Dynamics, L.L.C. on June 29, 1995.

ALSO, that tract of land together with all buildings and improvements situated thereon, located on the westerly side of South Main Street and the southerly side of Robinson Street in the City of Rockland, County of Knox, State of Maine, being more particularly described as follows:

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BEGINNING at a 5/8 inch rebar proposed at the southeasterly right-of-way line of Robinson Street and the northwesterly right-of-way line of South Main Street.

THENCE S 18° 15'47" W along the northwesterly right-of-way line of South Main Street, a distance of 6.73 feet to a 5/8 inch rebar proposed.

THENCE S 26° 24'51" W along the northwesterly right-of-way line of South Main Street, a distance of 56.65 feet to a 5/8 inch rebar proposed at the northeasterly corner of Georgia A. Tasho (Bk 290, p.78).

THENCE N 64° 27'10" W along the northeasterly line of said Tasho, a distance of 57.90 feet to a 5/8 inch rebar proposed.

THENCE N 2°14'40" E along the easterly line of Tasho, a distance of 11.63 feet to 5/8 inch rebar found on the southeasterly right-of-way line of Robinson Street.

THENCE N 75° 26'34" E along the southeasterly right-of-way line of Robinson Street, a distance of 81.72 feet back to the point of beginning.

MEANING and intending to convey 2,315 square feet of land as shown on plan entitled STANDARD BOUNDARY SURVEY, BRACEBRIDGE CORPORATION, FISHER ENGINEERING PROPERTIES, WATER & OCEAN STREETS, ROCKLAND, KNOX COUNTY, MAINE by Coffin Engineering & Surveying, LLC, dated April 19, 2000. All directions are True North.

SUBJECT and together with the right to use in common the small strip of land between the building conveyed and the building of Grigor Stefan Vasil, now or formerly, solely for the purpose of repairing and painting buildings on lot conveyed as described in Book 196, Page 564.

SUBJECT to grading rights along South Main Street as described in a deed from Douglas Dynamics, Inc. to State of Maine as recorded in Knox County Registry of Deeds in Book 1284, Page 317.

BEING the same as conveyed from Douglas Dynamics, Inc. to Douglas Dynamics, LLC as recorded in Knox County Registry of Deeds in Book 1939, Page 184, Parcel 6.

ALSO, that tract of land, together with buildings and improvements situated thereon, located on the southeasterly side of South Main Street, the southwesterly side of Water Street, and the northerly side of North Street in the City of Rockland, County of Knox, State of Maine, being more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed at the northeasterly intersection of South Main Street with North Street.

THENCE northeasterly along the southeasterly right-of-way line of South Main Street and a curve concave to the east, having a radius of 2,266.83 feet, a delta angle of $2^{\circ}31'39''$, and a length of 141.64 feet to a 5/8 inch rebar proposed. The chord along this curve is N $23^{\circ}05'27''$ E and 141.62 feet.
 THENCE S $65^{\circ}07'09''$ E along the right-of-way line of South Main Street, a distance of 1.00 foot to a 5/8 inch rebar proposed.

THENCE northeasterly along the southeasterly right-of-way line of South Main Street and a curve concave to the east, having a radius of 2,265.83 feet, a delta angle of $2^{\circ}31'43''$, and a length of 62.95 feet to the southwest corner of City of Rockland (Bk 26, p.89). The chord along this curve is N $25^{\circ}40'37''$ E and 62.95 feet. Said corner is S $86^{\circ}15'17''$ E and 0.16 feet from a 1 inch rod found in 2000.

THENCE N $89^{\circ}39'39''$ E along the southerly line of said City of Rockland, a distance of 68.11 feet to a 1 inch rod found in 2000 on the southwesterly right-of-way line of Water Street.

THENCE S $17^{\circ}11'00''$ E along the southwesterly right-of-way line of Water Street, a distance of 164.46 feet to the northwesterly right-of-way line of North Street. Said corner being N $68^{\circ}51'51''$ E and 0.43 feet from a 5/8 inch rod found in 2000.

THENCE S $68^{\circ}51'51''$ W along the northwesterly right-of-way line of North Street, a distance of 146.48 feet to a 5/8 inch rebar found in 2000.

THENCE N $70^{\circ}00'27''$ W along the northeasterly right-of-way line of North Street, a distance of 67.79 feet back to the point of beginning.

MEANING and intending to convey 26,405 square feet of land as shown on plan entitled STANDARD BOUNDARY SURVEY, BRACEBRIDGE CORPORATION, FISHER ENGINEERING PROPERTIES, WATER & OCEAN STREETS, ROCKLAND, KNOX COUNTY, MAINE by Coffin Engineering & Surveying, LLC, dated April 19, 2000. All directions are True North.

SUBJECT to an anchor and guy wire easement deeded to Central Maine Power Company as recorded in the Knox County Registry of Deeds in Book 356, Page 476, dated 10/23/1956.

SUBJECT to grading rights along South Main Street as described in a deed from Douglas Dynamics, Inc. to State of Maine as recorded in Knox County Registry of Deeds in Book 1284, Page 317.

BEING the same as conveyed from Douglas Dynamics, Inc. to Douglas Dynamics, LLC as recorded in Knox County Registry of Deeds in Book 1939, Page 184, Parcels 3, 9, & 10.

ALSO, that tract of land together with the buildings and improvements thereon, located on the southeasterly side of North

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Street, the southwesterly side of Water Street, and the northwesterly side of Laurel Street in the City of Rockland, County of Knox, State of Maine, being more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed at the southwesterly intersection of North Street with Water Street.

THENCE S 17° 11'00" E along the southwesterly right-of-way line of Water Street, a distance of 114.44 feet to a 5/8 inch rebar proposed on the northwesterly right-of-way line of Laurel Street.

THENCE S 68° 41'08" W along the northwesterly right-of-way line of Laurel Street, a distance of 148.00 feet to a 5/8 inch rebar proposed at the southeast corner of Peter & Racquel D. Boehmer (Bk 836, p.144).

THENCE N 18° 34'58" W along the northeasterly line of said Boehmer, a distance of 57.53 feet to a 5/8 inch rebar found in 2000 at the southwest corner of Holiday Properties of Fort Myers (Bk 2422, p.31).

THENCE N 69° 24'28" E along the southwesterly line of said Holiday Properties of Fort Myers, a distance of 77.38 feet to a 1 inch rod found in 2000.

THENCE N 22° 15'07" W along the northeasterly line of said Holiday Properties of Fort Myers, a distance of 57.90 feet to a 5/8 inch rebar proposed on the southeasterly right-of-way line of North Street.

THENCE N 68° 51'51" E along the southeasterly right-of-way line of North Street, a distance of 77.08 feet back to the point of beginning.

MEANING and intending to convey 12,740 square feet of land as shown on plan entitled STANDARD BOUNDARY SURVEY, BRACEBRIDGE CORPORATION, FISHER ENGINEERING PROPERTIES, WATER & OCEAN STREETS, ROCKLAND, KNOX COUNTY, MAINE by Coffin Engineering & Surveying, LLC, dated April 19, 2000. All directions are True North.

BEING the same as conveyed from Douglas Dynamics, Inc. to Douglas Dynamics, LLC as recorded in Knox County Registry of Deeds in Book 1939, Page 184, Parcel 2.

ALSO, that tract of land located on the southwesterly side of Ocean Street, between Suffolk and Pacific Streets, in the City of Rockland, County of Knox, State of Maine, being more particularly described as follows:

BEGINNING at a 5/8 inch rebar proposed on the southwesterly right-of-way line of Ocean Street at the northeast corner of Henry F. & Mason C. Thompson (Bk 1579, p.170).

THENCE S 85° 49'19" E along the southwesterly right-of-way line of Ocean Street, a distance of 125.00 feet to a 5/8 inch rebar proposed at the northwest corner of David & Mary F. Henderson (Bk 1207, p.100).

THENCE S 03° 59'21" W along the westerly line of said Henderson, a distance of 91.32 feet to a 5/8 inch rebar proposed at the northeasterly corner of Diane Giles (Bk 1807, p.141).

THENCE N 87° 51'37" W along the northerly line of said Giles, a distance of 79.00 feet to a 5/8 inch rebar found in 2000.

THENCE S 04° 29'40" W along the line of said of Giles, a distance of 16.02 feet to a 5/8 inch rebar found in 2000.

THENCE N 87° 51'37" W along the northerly line of said Giles, a distance of 52.09 feet to a 5/8 inch rebar found in 2000 on the easterly line of Colinda, Inc. (Bk 1121, p.184).

THENCE N 03° 14'13" E along the easterly line of said Colinda, Inc., a distance of 29.77 feet to the southerly line of said Thompson.

THENCE S 83° 28'56" E along the southerly line of said Thompson, a distance of 4.68 feet to a 5/8 inch rebar found in 2000.

THENCE N 05° 17'39" E along the easterly line of said Thompson, a distance of 82.44 feet back to the point of beginning.

MEANING and intending to convey 12,690 square feet of land as shown on plan entitled STANDARD BOUNDARY SURVEY, BRACEBRIDGE CORPORATION, FISHER ENGINEERING PROPERTIES, WATER & OCEAN STREETS, ROCKLAND, KNOX COUNTY, MAINE by Coffin Engineering & Surveying, LLC, dated April 19, 2000. All directions are True North.

BEING the same as conveyed from Douglas Dynamics, Inc. to Douglas Dynamics, LLC as recorded in Knox County Registry of Deeds in Book 1939, Page 184, Parcels 7 & 11.
This deed description prepared by Kane P. Coffin, PLS 1292, an agent of Coffin Engineering & Surveying, LLC.

KNOX SS: RECEIVED

2000 JUN 15 PM 12:37

ATTEST:

Betty L. Mason
REGISTER OF DEEDS