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MORTGAGE AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that ELAN ONE, a corporation organized and existing under the laws of the State of Maine, (Elan One Corporation, a Massachusetts corporation was merged into D & R Realty, Inc., a Maine corporation, on October 1, 1985, thereafter D & R Realty, Inc. changed its corporate name to ELAN ONE) and having its principal place of business in Waterford, County of Oxford, State of Maine, (hereinafter referred to in the third person, impersonal singular as "Grantor"), for and in consideration of the principal sum of Three Hundred Fifty Thousand Dollars ($350,000), or so much thereof as may be paid and advanced from time to time by PEOPLES HERITAGE SAVINGS BANK, a banking corporation created and existing under the laws of the State of Maine and having its principal office at 481 Congress Street, in the City of Portland, County of Cumberland and State of Maine (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, does give, grant, bargain, sell, assign, and convey unto Grantee, its successors and assigns forever, certain lands with the buildings, fixtures and other improvements thereon, situated in Poland, County of Androscoggin, and State of Maine, and more particularly described in Exhibit A attached hereto, which Exhibit A is made a part hereof by reference.

Also conveying and granting hereby as part of the premises mortgaged hereunder and as collateral under the within Security Agreement, all of the following described property now or hereafter located on, arising in connection with or affixed to the above-described premises or used therewith, and which may now be owned or may be hereafter owned by Grantor:

I. All improvements, equipment and fixtures and all materials intended for construction, reconstruction, alteration and repair thereof and all fixtures and articles of personal property now or hereafter affixed to, attached to or used in connection with the premises, including without limitation thereof: all furniture, partitions, screens, awnings, shades, blinds, floor coverings, hall and lobby equipment, heating, lighting, plumbing, ventilating, refrigeration, incineration, elevator, escalator, airconditioning and communication plants or systems with the pertinent fixtures, vacuum cleaning systems, call systems, sprinkler systems and other fire prevention and extinguishing apparatus and materials, and all building materials, supplies and all other tangible personal property used or useable in the construction of buildings or other improvements on the premises, as well as any replacements, additions, substitutions, accessions, and proceeds thereof, all of which are covered by this Mortgage and Security Agreement, regardless of whether such property is subject to prior conditional sales agreements, security agreements, mortgages or other liens.

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II. All rents, profits, revenues, royalties, bonuses, rights and benefits under any and all leases and tenancies now existing or hereafter created on or with respect to the premises or any part thereof, with the right to receive and apply same to said indebtedness. To carry out the foregoing, Grantor agrees to keep, observe and satisfy all the obligations on the part of the Grantor, as lessor, to be kept, performed and satisfied under each and every lease or contract of sale from time to time in force with respect to the premises; (ii) at any time, upon notice from the Grantee, to submit for examination all leases or contracts of sales then in force affecting the premises; (iii) to execute and deliver to Grantee such conditional assignments of leases and rents applicable to the mortgaged premises as the Grantee may from time to time request while this mortgage and the debt secured hereby are outstanding (hereby irrevocably granting to the Grantee full authority as Grantor's full and lawful attorney-in-fact, coupled with an interest, with full power of substitution, to make, execute, acknowledge and deliver any such instrument of assignment, and further, (iv) not to cancel, accept a surrender rentals under, anticipate any rentals under, or modify any such leases or tenancies, or consent to an assignment or subletting thereof, in whole or in part, without Grantee's written consent. Nothing herein shall obligate the Grantee to perform the duties of the Grantor as landlord or lessor under any such leases, tenancies or contracts of sale, which duties Grantor hereby covenants and agrees to well and punctually perform.

III. All judgments, awards of damages and settlements hereafter made as a result or in lieu of any taking of the premises or any interest thereon or part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the premises or the improvements thereon or any part thereof, including any award for change of grade of streets. Grantee may apply all such sums or any part thereof so received on the indebtedness secured hereby in such manner as it elects or, at its option, the entire amount or any part thereof so received may be released. Grantor hereby irrevocably authorizes and appoints Grantee its attorney-in-fact to collect and receive any such judgments, awards and settlements from the authorities or entities making the same, to appear in any proceeding therefor, to give receipts and acquittances therefor, and to apply the same to payment on account of the debt secured hereby, whether then matured or not; and the Grantor will execute and

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deliver to the Grantee on demand such assignments and other instruments as the Grantee may require for said purposes and will reimburse the Grantee for its costs (including reasonable counsel fees) in the collection of such judgments and settlements.

Grantor hereby acknowledges and agrees that this mortgage shall be effective as a financing statement filed or recorded as a fixture filing.

Name of Debtor:

Elan One Corporation

Mailing Address of Debtor:

RR #1, Box 370
Poland Spring, ME 04274
ATTENTION: Joseph Ricci, Executive Director

Name and address of Secured Party:

Peoples Heritage Savings Bank
481 Congress Street
Portland, Maine 04104

1. This financing statement covers the types (or items) of property (or goods) hereinabove described.

2. The above goods are or are to become fixtures on real estate situated at Poland Spring, Maine, being more particularly described in Exhibit A, attached hereto and made a part hereof.

3. The name of the record owner of said real estate is Elan One, a Maine Corporation.

Receipt of any awards, credits, monies or evidences thereof, pursuant to the provisions of the foregoing paragraphs and any disposition of the same by Grantee shall not constitute a waiver of the right of foreclosure by Grantee in the event of default or failure of performance by Grantor of any covenant or agreement contained herein or any note secured hereby.

TO HAVE AND TO HOLD the aforegranted and bargained premises, properties and rights, with all the privileges and appurtenances thereof, to Grantee, its successors and assigns, to its and their use and behoof forever; PROVIDED NEVERTHELESS, that if Grantor pays to Grantee the sum of $350,000 Dollars, with interest thereon and other charges, if applicable, in accordance with all the terms and conditions of a certain $350,000 Line of Credit Agreement dated July 18, 1983 signed

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and given by Grantor to Peoples Savings Bank of which Peoples Heritage Savings Bank is the successor by Merger, and shall repay when due all other future advances which shall be made by Grantee to, or for the benefit of, Grantor in accordance with said Line of Credit Agreement and paragraph H and other provisions hereof, as said Line of Credit Agreement dated July 18, 1983 and any notes or evidences of such advances may be renewed, extended and modified from time to time and any notes or evidences of such advances, or any modifications, extensions or renewals thereof, and any subsequent notes by the Grantor to Grantee and any subsequent agreements between Grantor and Grantee which incorporate this mortgage by reference, and until such payment, performs all of Grantor's obligations, covenants and agreements contained herein and contained in said Line of Credit Agreement, and said subsequent notes and agreements, if any, then this deed, and also said certain promissory note, shall be void, but otherwise shall remain in full force.

Grantor covenants and agrees with Grantee as follows:

A. Grantor is lawfully seized in fee of the premises, free of all encumbrances, except as may have been specifically noted herein, or in Exhibit A attached hereto, and has good right to sell and convey the same to the Grantee to hold as aforesaid, and that the Grantor 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, except as aforesaid.

B. Grantor shall pay all sums secured hereby when due.

C. Grantor shall pay, when due, all taxes and assessments of every type or nature levied or assessed against the premises and any claim, lien or encumbrance against the premises which may be or become prior to or subordinate to this mortgage.

D. Grantor shall keep the premises insured against loss or damage by fire, the perils against which insurance is afforded by the Extended Coverage Endorsement, and such other risks and perils as Grantee in its discretion may require. The policy or policies of such insurance shall be in such form and shall be in such amount as Grantee may require, but in no event for less than the amount required to provide payment without deduction or reduction on account of any "co-insurance" (or similar) provision in such policy or policies, or otherwise; shall be issued by a company or companies approved by Grantee; and shall contain the standard Maine Mortgagee Clause with loss payable to Grantee. Whenever required by Grantee,

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such policies, and abstracts and other title evidence shall be delivered immediately to and held by Grantee. Any and all amounts received by Grantee under any of such policies may be applied by Grantee on the indebtedness secured hereby whether then matured or not in such manner as Grantee may, in its sole discretion, elect or, at the option of Grantee, the entire amount so received or any part thereof may be released. Upon foreclosure of this mortgage or other acquisition of the premises or any part thereof by Grantee, such policies shall become the absolute property of Grantee, but receipt of any insurance proceeds and any disposition of the same by Grantee shall not constitute a waiver of any rights of Grantee, statutory or otherwise, and specifically shall not constitute a waiver of the right of foreclosure by Grantee in the event of default or failure of performance by Grantor of any covenant or agreement contained herein or any note secured hereby.

E. Grantor (i) shall not remove, demolish or alter the design or structural character of any building now or hereafter erected upon the premises unless the Grantee shall first consent thereto in writing; (ii) shall maintain the premises in good condition and repair reasonable wear and tear excepted; (iii) shall not commit or suffer waste thereof or thereon; (iv) shall comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the premises, and will not suffer or permit any violation thereof.

F. If Grantor fails to defend against or pay any claim, lien or encumbrance which is alleged to be prior to this mortgage or, when due, any tax or assessment or insurance premium, or to keep the premises in repair, or shall commit or permit waste, or shall breach any of the leases, conditional sales agreements or use agreements assigned by Grantor to Grantee hereunder, or if there be commenced any action or proceeding affecting the premises or the title thereto, then Grantee, at its option, may pay said claim, lien, encumbrance, tax, assessment or premium with right of subrogation thereunder, may make such repairs and take such steps as it deems advisable to prevent or cure such waste, may take such action as may be reasonably necessary to cure breach of any such lease, conditional sale agreement or use agreement, and may appear in such action or proceeding and retain counsel therein, and take such action therein as Grantee deems advisable, and for any of said purposes Grantee may advance such sums of money as it deems necessary.

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Grantee shall have no responsibility with respect to the legality, validity and priority of any such claim, lien, encumbrance, tax, assessment, premium, lease, conditional sales agreement and use agreements, or the amount necessary to be paid in satisfaction thereof. Grantor shall pay to Grantee, immediately and without demand all sums of money advanced by Grantee pursuant to this paragraph, together with interest on each such advancement at a rate of interest that is one percent (1%) per annum greater than the interest rate per annum required by said promissory note of even date secured hereby, and all such sums and interest thereon shall be secured hereby without regard to the initial principal sum hereof.

G. If default be made in payment, when due, of any indebtedness secured hereby, or in performance of any of Grantor's obligations, covenants or agreements hereunder or incorporated by reference herein, or any subsequent agreement between Grantor and Grantee, whether or not such Agreement incorporates this mortgage by reference, and such default is not remedied within thirty days of receipt by Grantor of written notice of such default as given by Grantee, provided however, no notice of default shall be required to be given to Grantor for default in any payment due under the Note which shall be in default if not received by Bank within ten (10) days after due date:

1. Grantee is authorized at any time, without further notice, in its discretion, to enter upon and take possession of the premises or any part hereof, and to perform any acts Grantee deems necessary or proper to conserve the security, and to collect and receive all rents, issues and profits thereof, including those past due as well as those accruing thereafter, and/or,

2. Grantee shall be entitled to have a receiver appointed to enter and take possession of the premises, collect the rents and profits therefrom and apply the same as the court may direct.

In either such case, Grantee or the receiver may also take possession of, and for these purposes use, any and all personal property contained in the premises owned and used by Grantor in the rental or leasing thereof or any part thereof. The expense (including receiver's fees, counsel fees, costs and agent's compensation) incurred pursuant to the powers herein contained shall be secured hereby. Grantee shall

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(after payment of all costs and expenses incurred) apply such rents, issues and profits received by it on the indebtedness secured hereby in such order as Grantee determines; and Grantor agrees that exercise of such rights and disposition of such funds shall not constitute a waiver of any foreclosure once commenced nor preclude the later commencement of foreclosure for breach hereof. The right to enter and take possession of said property, to manage and operate the same, and to collect the rents, issues and profits thereof, whether by a receiver or otherwise, shall be cumulative to any other right or remedy hereunder or afforded by law, and may be exercised concurrently therewith or independent thereof. Grantee shall be liable to account only for such rents, issues and profits actually received by Grantee.

H. Upon request of Grantor, Grantee may, at its sole option, from time to time before full payment of all indebtedness secured hereby, make further advances to Grantor, provided, however, that the total principal secured hereby and remaining unpaid, including any such advances, shall not at any time exceed the initial principal sum hereof of Three Hundred Fifty Thousand Dollars ($350,000). Grantor shall execute and deliver to Grantee a note evidencing each and every such further advance which Grantee may make, such note to be payable on or before maturity of the indebtedness secured hereby and to contain such terms as Grantee shall require. Grantor shall pay all such further advances with interest, and the same and each note evidencing the same shall be secured hereby. All provisions of this mortgage shall apply to each further advance as well as to all other indebtedness secured hereby. Nothing herein contained, however, shall limit the amount secured by this mortgage if such amount is increased by advances made by Grantee, as herein elsewhere provided for, to protect the security. The word "Grantor" as used in this paragraph includes any successor in ownership of the premises.

I. No delay by Grantee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder.

J. Without affecting the liability of Grantor or any other person (except any person expressly released in writing) for payment of any indebtedness secured hereby or for performance of any obligation contained herein, and without affecting the rights of Grantee

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with respect to any security not expressly released in writing, Grantee may at any time and from time to time, either before or after the maturity of said note, and without notice or consent:

1. Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation.

2. Make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof.

3. Exercise or refrain from exercising or waive any right Grantee may have.

4. Accept additional security of any kind.

5. Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property mortgaged hereby.

K. Grantor shall maintain and preserve the parking areas, common areas, passageways and drives now or hereafter existing on the mortgaged premises, and, without prior written consent of the Grantee, which consent shall not be unreasonably withheld, no building or other structure shall be erected thereon and no new buildings or additions to existing buildings shall be erected on the remainder of the premises herein mortgaged.

L. Notwithstanding that the installment payments due under the terms of any indebtedness secured hereby are not then in default, Grantee, at its option, may accelerate the maturity of the indebtedness secured hereby and may exercise any one or more default remedies applicable thereto, including foreclosure of this Mortgage, (i) if the Grantor is terminated or dissolved for any reason; or (ii) if Joseph Ricci, or Gerald E. Davidson, or the Grantor, or any subsequent owner of the premises makes an assignment for the benefit of creditors, files a petition in bankruptcy or petitions or applies to any tribunal for the appointment of a custodian, receiver or any trustee for it or him or with respect to any substantial part of its or his assets or shall commence any proceedings under any bankruptcy, reorganization, arrangements, receivership, composition, liquidation, readjustment

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of debt, filed a petition for liquidation or under any law or statute of any other law or statute of the same kind; or (iv) if any such petition or application shall have been filed or any such proceedings shall have been commenced against Joseph Ricci or Gerald E. Davidson, individually, or Grantor or any subsequent owner of the premises, and the same remains undismissed for a period of sixty (60) days or more; or (v) if Joseph Ricci or Gerald E. Davidson or Grantor or any subsequent owner of the premises by any act or omission shall indicate his or its consent to or approval of or acquiescence in the filing of any such petition, application or proceeding or the appointment of a custodian, receiver or any trustee for him or it or with respect to any substantial part of his or its properties or shall suffer any such custodianship, receivership or trusteeship to continue undischarged for a period of sixty (60) days or more.

M. The Grantor further covenants and agrees that this mortgage and security agreement, to the extent permitted by law, shall constitute a financing statement filed and recorded as a fixture filing, with respect to any and all chattel paper, instruments, rents, profits, revenues, royalties, bonuses, rights and benefits under all leases or tenancies, now existing or hereafter created on or with respect to the premises or any part thereof, machinery, equipment, chattels, articles of personal property, fixtures and goods to become fixtures, described and included in this mortgage, and all additions, accessions, substitutions, and replacements thereto and therefor, all of which are hereinafter referred to as the collateral, and Grantor hereby grants and conveys to Grantee, its successors and assigns, a security interest therein; that upon default of any term, condition or covenant of this mortgage and acceleration of any indebtedness hereby secured, the Grantee may, at its discretion, require the Grantor to assemble the collateral and make it available to the Grantee at a place reasonably convenient to both parties to be designated by the Grantee; that the Grantee shall give the Grantor notice, by registered mail, postage prepaid, of the time and place of any public sale of any of the collateral or of the time any private sale or other intended disposition thereof is to be made by sending notice to the Grantor at least fifteen (15) days before the time of the sale or other disposition, which provisions for notice the Grantor and Grantee agree are reasonable, provided, however, that nothing herein shall preclude the Grantee from proceeding as to both real and personal

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property in accordance with Grantee's rights and remedies in respect of the real property. Grantee shall have all of the remedies of a secured party under the Uniform Commercial Code as now in effect in the State of Maine and such further remedies as may from time to time hereafter be provided in Maine for a secured party. Grantor agrees that all rights of Grantee as to said collateral and as to said real estate, and rights and interests appurtenant thereto, may be exercised together or separately, and further agrees that in exercising its power of sale as to said collateral and as to said real estate and rights and interest appurtenant thereto, the Grantee may sell the collateral or any part thereof either separately from or together with the said real estate, rights and interests appurtenant thereto, or any part thereof, all as the Grantee may in its discretion elect.

N. Grantor shall maintain full and correct books and records showing in detail the earnings and expenses of the mortgaged premises and shall permit the Grantee and its representatives to examine said books and records and all supporting vouchers and data any time and from time to time upon request by the Grantee at the mortgaged premises or at such other place in the city and county in which the mortgaged premises are located as such books and records are customarily kept. Grantor hereby agrees to furnish to Grantee within one hundred twenty (120) days after the close of each fiscal year a financial review of the operation of the premises reflecting income (including sources thereof) and expenses, such statement to be prepared by a certified or other competent accountant satisfactory to the Grantee.

O. Grantor within seven (7) days upon request in person, or within ten (10) days upon request by mail, shall furnish a duly acknowledged written statement setting forth the amount of the debt secured by this mortgage, and stating either that no offsets or defenses exist against the mortgage debt, or, if such offsets or defenses are alleged to exist, the nature thereof.

P. If at any time the then existing use or occupancy of the mortgaged premises shall, pursuant to any zoning or other law, ordinance or regulation, be permitted only so long as such use or occupancy shall continue, that Grantor shall not cause or permit such use or occupancy to be discontinued without the prior written consent of the Grantee.

Q. Upon written request therefor by Grantee to Grantor, which request may be withdrawn and remade from time to

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time by the Grantee, Grantor shall pay to Grantee on a monthly basis as hereafter set forth a sum equal to the governmental real estate taxes, personal property taxes, other assessments next due on the real and personal property described in this mortgage and all premiums next due for fire and other casualty insurance required of Grantor hereunder, less all sums already paid therefor, divided by the number of months to elapse prior to one (1) month prior to the date when said taxes and assessments will become delinquent and when such premiums will become due. Such sums as estimated by Grantee shall be paid with monthly installments of principal and interest due pursuant to the terms of the indebtedness secured by this mortgage and such sums shall be held by Grantee in a regular passbook savings account with Grantee to pay such taxes, assessments and premiums before the same become delinquent. Grantor agrees that should there be insufficient funds so deposited with Grantee for said taxes, assessments and premiums when due, it will upon demand by Grantee promptly pay to Grantee amounts necessary to make such payments in full; any surplus funds may be applied toward the payment of the indebtedness secured by this mortgage or credited toward future such taxes, assessments and premiums; if Grantee shall have commenced foreclosure proceedings, the Grantee may apply such funds toward the payment of the mortgage indebtedness without causing thereby a waiver of any right, statutory or otherwise, and specifically such application shall not constitute a waiver of the right of foreclosure hereunder.

R. Grantor shall submit to the Grantee for Grantee's examination and approval in writing prior to the execution, delivery and commencement thereof, all leases and tenancies of the premises mortgaged hereby and any part thereof; any such leases, tenancies and occupancies not so approved shall not be valid; and Grantor at its cost and expense, upon request of Grantee, shall cause any parties in possession of the premises under any such leases, tenancies and in possession not so approved to vacate the premises immediately; and Grantor acknowledges that Grantee may from time to time at its option enter upon the mortgaged premises and take any other action in court or otherwise to cause such parties to vacate the premises; the costs and expenses of Grantee in so doing shall be paid by Grantor to Grantee on demand thereof and shall be part of the indebtedness secured by this mortgage as costs and expenses incurred to preserve and protect the security; such rights of Grantee shall be in addition to all its other rights

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as Mortgagee, including the right of foreclosure, for breach by Grantor in the requirements of this paragraph.

S. It is an additional condition of the Grantor herein for breach of which foreclosure may be claimed and for breach of which all indebtedness secured hereby may be declared due and payable at once, that title to the within described mortgaged premises shall not pass from Grantor by deed, mortgage or operation of law, or from any subsequent title holder, either voluntarily or involuntarily and that Grantor shall not sell, lease, convey, assign, mortgage or otherwise transfer the premises or any interest therein. This condition shall continue until all indebtedness and obligations secured hereunder are satisfied, and permission given, or election not to foreclose or accelerate said indebtedness by Grantee, its successors or assigns, as to any one such transfer, shall not constitute a waiver of any rights of Grantee, its successors or assigns, as to any subsequent such transfer of title as to which this condition shall remain in full force and effect. The term title as used herein shall mean the estate of the Grantor subject to the lien of the mortgage, provided that title to the premises shall be deemed to have been transferred in violation of this condition upon any sale or transfer, by operation of law or otherwise, or issuance of securities by which an ownership of an aggregate of more than 50% of Grantor's stock shall be vested in a party or parties who are not stockholders of the Grantor as of the date hereof.

T. The Grantee, its successors and assigns, for breach of any term, condition, covenant or agreement contained or referred to herein, if not cured within any applicable grace period, shall have the right to accelerate any and all indebtedness secured hereby, the right of foreclosure and any and all other rights and remedies given to a Mortgagee and Secured Party under this Mortgage and Security Agreement and any instrument it secures, and the law of Maine as it is on the date hereof or as it may be at the time Grantee exercises such right or rights.

Further, the Grantee, its successors and assigns, shall have the statutory power of sale in addition to any other remedies for breach of any covenant, condition or agreement herein contained.

U. Grantor shall well and truly perform, or cause to be performed, in punctual manner, all of the terms,

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conditions and agreements that are the obligation of Grantor contained in the loan commitment letter of PEOPLES HERITAGE SAVINGS BANK to Grantor dated May 23, 1983 as modified by letter dated June 13, 1983 and as further modified by letter dated December 28, 1984.

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V. Under the terms and provisions of the Line of Credit Agreement which this Mortgage and Security Agreement secures and under the terms and provisions of any future and further advances secured hereby, the interest rate payable thereunder may be variable. THE PURPOSE OF THIS PARAGRAPH IS TO PROVIDE RECORD NOTICE OF THE RIGHT OF GRANTEE, ITS SUCCESSORS AND ASSIGNS TO INCREASE OR DECREASE THE INTEREST RATE ON ANY INDEBTEDNESS SECURED HEREBY WHERE THE TERMS AND PROVISIONS OF SUCH INDEBTEDNESS PROVIDE FOR A VARIABLE INTEREST RATE.

W. If any obligation or portion of this Mortgage and Security Agreement is determined to be invalid or unenforceable under law, it shall not affect the validity or enforcement of the remaining obligations or portions hereof.

X. The covenants and agreements herein contained shall bind, and the benefits and advantages thereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the Grantor and Grantee. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Elan One has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Joseph Ricci, its President, hereunto duly authorized, this 9th day of October in the year of our Lord one thousand nine hundred and eighty-five.

Signed, Sealed and Delivered
in the Presence of:

ELAN ONE

x _____ By: _____ x
Joseph Ricci
Its President

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STATE OF MAINE
CUMBERLAND, ss.

October 1, 1984

Personally appeared the above-named Joseph Ricci, President of Elan One and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of the said Corporation.

Before me,

Patricia E. Crane

Notary Public
Justice of the Peace
~~Attorney at Law~~

SEAL

Print Name: PATRICIA E. CRANE

PATRICIA E. CRANE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 1, 1991

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EXHIBIT A

Two certain lots or parcels of land with the buildings thereon, situated in Poland, County of Androscoggin and State of Maine, bounded and described as follows:

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Parcel One. Beginning at an iron post set in a stone wall at the corner of the second parcel of land described in a deed from Hiram Ricker & Sons to Else R. Strauss dated May 10, 1949, recorded in the Androscoggin County Registry of Deeds in Book 626, Page 152, and thence the line runs in a northeasterly direction along the boundary line between the land hereby conveyed and said property conveyed to Strauss, a distance of five hundred and eighty (580') feet to a point; thence the line runs in a southeasterly direction maintaining a course parallel to the aforementioned stone wall a distance of one thousand five hundred (1,500') feet to a point; thence the line runs in a southwesterly direction maintaining a course parallel to the first course above described to the road leading from the North Raymond Road, so-called to the former Strauss premises known as Rolly's Camp; thence the line runs in a northwesterly direction along said road leading to Rolly's Camp, so-called, to the entrance to said Rolly's Camp marking the southeasterly end of the aforementioned stone wall and the property line between the property hereby conveyed and other property formerly of said Strauss known as Rolly's Camp; thence the line runs in a northwesterly direction along the second parcel of land described herein being a stone wall a distance of three hundred thirty-two (332') feet to the iron post marking the point of beginning.

Parcel Two. Beginning at a point about one-quarter mile northerly from the main road leading from Range Hill to North Raymond at a point where an old road leads to the number six (6) lot and at a point where said old wood road joins with the land described as Parcel One above; thence the line runs in a northwesterly direction along said first parcel and along land formerly of Hiram Ricker & Sons to an iron post set in the ground near the shore of Upper Range Pond; thence the line runs in a southwesterly direction roughly parallel with the shore of said pond a distance of four hundred eighty-two (482') feet, more or less in a straight line and to a point on the shore marked by an iron stake set in the ground, which iron stake designates the most northerly corner of a triangular parcel of land conveyed by these Grantors to Robert D. MacKerron by deed dated January 24, 1974, to be recorded herewith in said Registry of Deeds; thence the line runs in a general southeasterly direction along said triangular parcel conveyed to Robert D. MacKeeron (said line to be marked by a wood and

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wire fence) a distance of two hundred sixteen (216') feet, more or less, to a stake and stones designating the most southerly corner of said triangle and the most easterly corner of a parcel of land conveyed by these Grantors to said Robert D. MacKeron by deed dated September 26, 1972, recorded in said Registry of Deeds in Book 1078, Page 20; thence the line runs in a southwesterly direction along the premises described in said recorded deed to Robert D. MacKerron and along the southwesterly line of land conveyed by these Grantors to Mark Alan Willis et al by deeds dated November 3, 1971, recorded in said Registry in Book 1043, Page 594 and Book 1043, Page 597, a distance of slightly more than one hundred (100') feet to an iron post set in the ground in a wire fence which iron post constitutes the point of beginning as contained in a mutual dividing line established by exchanged deeds between Else R. Strauss and Iva Hunnewell dated November 8, 1945, recorded in said Registry in Book 570, Page 31, and Book 570, Page 30; thence the line runs in a southeasterly direction along said wire fence a distance of four hundred and fifty-eight and five tenths (458.5') feet to an iron pin; thence the line runs in a southeasterly direction along said wire fence a distance of three hundred sixty-seven and two tenths (367.2') feet to the terminus of the third course as it was actually described in the third parcel contained in a deed given by Else R. Strauss to Charles R. King dated September 10, 1959 and recorded in said Registry in Book 812, Page 66; thence the line runs in an easterly direction along said old wood road to the point of beginning. Also including any land between extensions northwesterly of the first and third courses above described to the low water mark of Upper Range Pond.

This conveyance includes a perpetual easement to use the right of way described in a deed given by Elmer W. Chipman to Else R. Strauss dated December 30, 1935 and recorded in said Registry in Book 455, Page 119, in common with Charles R. King, his heirs and assigns.

ANDROSCOGGIN SS.
RECEIVED OCT 15 1985
AT 9 H. — M. A. M.

6580C/