

**SHORT FORM QUITCLAIM DEED WITH COVENANT**

**BRACEBRIDGE CORPORATION**, a Delaware corporation with an address of C/O Bank of America, 100 Federal Street, Boston, Massachusetts, 02110, FOR CONSIDERATION PAID, grants to ROCKLAND HARBOR PARK, LLC, a Delaware limited liability company authorized to do business in the State of Maine, having an address of 7900 Miami Lakes Drive West, Miami Lakes, FL 33016-5897, with QUITCLAIM COVENANTS, that certain real property located in Rockland, Knox County, Maine all as more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made and accepted subject to all matters (the Permitted Exceptions") set forth in Exhibit "B", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Bracebridge Corporation has caused this instrument to be executed under seal by Terence J. Farrell, its President thereunto duly authorized, on the date set forth in the acknowledgement attached hereto, TO BE EFFECTIVE as of this 26<sup>th</sup> day of March, 2007.

MAINE REAL ESTATE TRANSFER  
TAX PAID

Signed, Sealed and Delivered  
in the Presence of:

BRACEBRIDGE CORPORATION

[Signature]  
Witness

By: [Signature]  
Terence J. Farrell  
Its: President

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK, SS.

Dated: March 26, 2007

Personally appeared before me the above-named Terence J. Farrell, in his capacity as President of Bracebridge Corporation and acknowledged the above instrument to be his free act, and deed in his said capacity.

SEAL

[Signature]  
Notary Public

My commission expires: MARLENE M. SOTO



Notary Public  
Notary Public  
Commission Expires  
July 7, 2011

**EXHIBIT "A" TO SHORT FORM QUITCLAIM DEED WITH COVENANT**

**Exhibit A Property Description  
12 Water Street, Rockland**

**Parcel 1:**

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 (Book 877, Page 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 (Book 2356, Page 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 (Book 1598, Page 296).

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 (Book 2329, Page 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 (Book 159, Page 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 (Book 877, Page 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 (Book 608, Page 227, dated July 8, 1975).
2. A utility pole easement described in deed from Holmes Packing Corporation to Central Maine Power Co., et als (Book 419, Page 332, dated 11/14/1963).
3. A water line easement described in deed from Rockland-Rockport Lime Corporation to the Camden & Rockport Water Co. (Book 223, Page 156, dated November 30, 1929).
4. A deed from Cobb Lime Company to Limerock Railroad, (Book 105, Page 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 (Book 252, Page 354, dated 9/24/1937) granting an easement, which rights were conveyed by deed from Maine Central Railroad Co. to State of Maine (Book 1231, Page 082).
5. A sewer line easement described in deeds to the City of Rockland (Book 608, Page 171, Book 608, Page 227, & Book 657, Page 120) and any other sewer lines as now located upon the Premises.
6. Central Maine Power Co. pole easements in Book 724, Page 71, dated 4/27/1978, Book 517, Page 410, dated 5/20/1971, Book 259, Page 576, dated 4/03/1939, and Book 276, Page 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.

MEANING AND INTENDING to describe and to convey herein a portion of the premises described in deed of Douglas Dynamics, L.L.C. to Bracebridge Corporation, dated June 12, 2000, and recorded at the Knox County Registry of Deeds in Book 2486, Page 229, being the first described parcel therein.

**Parcel 2:**

A certain lot or parcel of land with buildings thereon situated in Rockland, County of Knox, and State of Maine, and bounded and described as follows:

BEGINNING on the easterly side of Main Street at the northwesterly corner of land formerly of Sarah E. Barter; thence northerly by said street six and ninety-two hundredths (6.92) feet to an angle in the street; thence northerly still by said street twenty and eight hundredths (20.08) feet to land now or formerly of Bernard E. Richards; thence easterly by said Bernard E. Richards land about fifty-six (56) feet to land belonging, now or formerly, to the City of Rockland, formerly Limerock Railroad; thence southerly by said land of the City of Rockland twenty-six and five-tenths (26.5) feet to the aforesaid Barter lot; thence North seventy-seven (77) degrees forty-four (44) minutes West by said Barter lot fifty-six and sixty-seven hundredths (56.67) feet to the place of beginning, being a portion of the premises as conveyed to George E. Richards by Chester T. Clark by deed dated November 4, 1944, and recorded in Knox County Registry of Deeds, Book 281, Page 402.

MEANING AND INTENDING to describe and to convey herein the same premises conveyed by deed of Joseph Cormier to Bracebridge Corporation, dated January 16, 2001, and recorded at the Knox County Registry of Deeds in Book 2554, Page 210.

**Parcel 3:**

A certain lot or parcel of land together with the buildings thereon situated in the City of Rockland, County of Knox, and State of Maine, bounded and described as follows:

BEGINNING on the easterly side of Main Street at the northwesterly corner of land conveyed by George E. Richards to Edwin C. Richards; thence northerly by said street nineteen and forty-two hundredths (19.42) feet to land formerly of R.C. Hall & Co.; thence southerly 76 deg. 35 min. East by land formerly of said Hall & Co., about fifty-six (56) feet to land now or formerly of City of Rockland, formerly Limerock Railroad; thence southerly by said land of City of Rockland eighteen and sixty-eight hundredths (18.68) feet to land conveyed to Edwin C. Richards; thence westerly by land of said Edwin C. Richards about fifty-six (56) feet to the place of beginning.

Being a portion of the premises as conveyed to George E. Richards by Chester J. Clark by deed dated November 4, 1944 and recorded in Knox County Registry of Deeds, Book 281, Page 402.

MEANING AND INTENDING to describe and to convey herein the same premises conveyed by deed of Phyllis P. Young to Bracebridge Corporation, dated January 16, 2001, and recorded at the Knox County Registry of Deeds in Book 2554, Page 39.

**Parcel 4:**

A certain lot or parcel of land, with the buildings thereon, situated in the City of Rockland, Knox County, Maine, being more particularly described as follows:

BEGINNING at the stake at corner of lot #21 on Water Street; thence North 4° West, fifty-eight (58) feet on Water Street to North Street; thence North 82° 15' East, ninety-six (96) feet to the bank; thence southerly by the bank fifty-eight (58) feet to lot #21, aforesaid; thence South 82° 15' West, ninety-seven (97) feet by said lot #21 to the place of beginning. Being lot #22 on plan of land owned by Freeman Harding, late of said Rockland, deceased, and conveyed to Freeman Harding by quit-claim deed dated March 1, 1849, by Hannah I. and Dudley P. Spofford, which deed is recorded in Registry of Deeds for the Eastern District of Lincoln, Vol. 15, Pages 407-8-9-10,11, to which reference is made. Meaning to convey all the land and flats connected with and bordering on said lot, and in addition thereto so much of the bank and flats as would be included in the southerly half of North Street, where it extends to low water mark. See deed of Freeman Harding to Thomas S. Lindsey, dated March 14, 1868, and recorded in Knox Registry of Deeds in Book 18, Page 584. Together with the buildings thereon.

Also another certain lot or parcel of land situated in said Rockland, adjoining the above, and bounded and described as follows, to wit:

BEGINNING at the corner of South (now Laurel) Street, and Water Street; thence North 4° West, fifty-eight (58) feet by said Water Street to lot #22;

thence North 82° 15' East by said lot #22 ninety-seven (97) feet to the bank; thence southerly by the bank fifty-eight (58) feet to South (now Laurel) Street; thence westerly by said South (now Laurel) Street, ninety-eight (98) feet to the first named bound together with the privilege of the shore and flats in front of the same; and known as lot #21 on the partition of the estate of Freeman Harding, Sr., deceased.

Excepting and reserving also such rights as were conveyed by Fannie E. and Wm. P. Hurley to Limerock Railroad Company by deed dated Feb. 25, 1888, and recorded in Knox Registry of Deeds in Book 75, Page 364, which deed and the record thereof are referred to for a description in detail.

Also excepting a certain lot or parcel in the deed of Frances E. Hurley to Lawrence Packing Company, dated September 7, 1928, and recorded in the Knox County Registry of Deeds at Book 219, Page 256.

Also excepting a certain lot or parcel in the deed of Dorothy M. Rackliff to Rackliff & Witham Lobster Co., Inc. dated May 9, 1962, and recorded in the Knox County Registry of Deeds at Book 400, Page 91.

MEANING AND INTENDING to describe and to convey herein the same premises conveyed by deed of David B. Rackliff to Bracebridge Corporation, dated June 12, 2000, and recorded at the Knox County Registry of Deeds in Book 2486, Page 241.

**Parcel 5:**

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Rockland, County of Knox, and State of Maine, bounded and described as follows, to wit:

BEGINNING at a granite monument marked "R-10" standing in the North line of Ocean Street: thence by said Street North 85° 52' West 106.28 feet to iron pipe at line of land now or formerly of Wingate; thence North 15° 31' West by land now or formerly of Wingate 135.7 feet to an iron pipe at land now or formerly of Linnell; thence North 68° 35' East by land now or formerly of Linnell 28 feet to an iron pipe at land formerly of Franklin H. Wood; thence South 42° 18' East by land now or formerly of said Wood 144.7 feet to an iron pipe standing 3 feet easterly of the northeast corner of garage on the lot hereby conveyed; thence South 22° 33' East by land now or formerly of said Wood 47 feet to the place of beginning.

MEANING AND INTENDING to describe and to convey herein the same premises conveyed by deed of Plaza Properties to Bracebridge Corporation, dated May 30, 2000, and recorded at the Knox County Registry of Deeds in Book 2486, Page 238.

ALSO CONVEYING, without covenants of title, the following lot or parcel of land, together with buildings and improvements thereon, being an overall description by metes and bounds of the above-described five parcels prepared by Gartley & Dorsky Engineering & Surveying:

A certain lot or parcel of land located on the easterly side of Water Street and Main Street and the northeasterly side of Ocean Street, and on the westerly and southerly shore of Rockland Harbor, in the City of Rockland, County of Knox, State of Maine, being more particularly described as follows:

BEGINNING at a 3/4 inch rebar found in 2000 on the northeasterly right-of-way line of Ocean Street at the most westerly corner of land of the City of Rockland as described in a deed recorded in Book 877, Page 30 of the Knox County Registry of Deeds and the most southerly corner of the property described herein;

Thence North 68°17'54" West along said northeasterly right-of-way line of Ocean Street a distance of 247.75 feet to an iron pipe found in 2000;

Thence North 85°49'19" West along said northeasterly right-of-way line of Ocean Street a distance of 428.84 feet to a 5/8 inch rebar set in 2000 at the intersection of said northeasterly right-of-way line of Ocean Street and the northeasterly right-of-way line of Water Street;

Thence North 44°45'30" West along said northeasterly right-of-way line of Water Street a distance of 121.71 feet to a 6 inch by 6 inch granite monument found in 2000;

Thence North 20°40'50" West along the easterly right-of-way line of said Water Street a distance of 144.73 feet to a 5/8 inch iron rod found (bent) in 2000;

Thence North 17°11'00" West along said easterly right-of-way line of Water Street a distance of 555.18 feet to the intersection of said easterly right-of-way line of Water Street and the southeasterly right-of-way line of South Main Street;

Thence North 18°28'05" East along said southeasterly right-of-way line of South Main Street a distance of 67.36 feet to a 5/8 inch rebar set in 2000;

Thence North 18°28'05" East along said southeasterly right-of-way line of South Main Street a distance of 7.07 feet to a 5/8 inch rebar set in 2001;

Thence North 14°01'00" East along said southeasterly right-of-way line of South Main Street a distance of 39.35 feet to a 5/8 inch rebar set in 2001 at the most westerly corner of land of Alice Lee Okoth & Denis Lee Oko Onyango



as described in a deed recorded in Book 3688, Page 316 of the Knox County Registry of Deeds;

Thence South 76°35'00" East along the southwesterly property line of said land of Okoth & Onyango a distance of 56.14 feet to a 5/8 inch rebar set in 2001 at the most southerly corner of said land of said Okoth & Onyango on a northwesterly property line of land of the city of Rockland as described in a deed recorded in Book 159, Page 126 of the Knox County Registry of Deeds;

Thence South 14°59'49" West along said northwesterly property line of land of the city of Rockland of a distance of 21.08 feet to a 5/8 inch rebar set in 2001;

Thence southwesterly along said northwesterly property line of land of the city of Rockland and along a curve concave to the southeast, having a radius of 352.03 feet and an arc length of 24.18 feet to a 5/8 inch rebar with cap marked "BEAL" found in 2000. The chord of this last mentioned curve bears South 13°01'45" West a distance of 24.18 feet;

Thence southwesterly along said northwesterly property line of land of the city of Rockland and along a curve concave to the southeast, having a radius of 352.03 feet and an arc length of 45.26 feet to a 5/8 inch rebar set in 2000. The chord of this last mentioned curve bears South 07°22'42" West a distance of 45.23 feet;

Thence North 75°31'00" East along a southerly property line of said land of the city of Rockland as described in a deed recorded in Book 159, Page 126 a distance of 35.01 feet to a 5/8 inch rebar set in 2000;

Thence South 87°23'25" East along said southerly property line of land of the city of Rockland as described in a deed recorded in Book 159, Page 126 a distance of 343.29 feet to a 2 inch brass disk found in 2000;

Thence South 87°23'25" East along said southerly property line of land of the city of Rockland a distance of 2 feet more or less to the high water line of said Rockland Harbor;

Thence southerly, westerly, southerly, easterly and southerly along said high water line of Rockland Harbor 1947 feet more or less to said land of the city of Rockland as described in a deed recorded in Book 877, Page 30 of the Knox County Registry of Deeds;

Thence South 32°35'15" West along a northwesterly property line of said land of the city of Rockland, a distance of 23 feet more or less to a 5/8 inch rebar found in 2000. The tie line from the 2 inch brass disk found to the last mentioned 5/8 inch rebar found bears South 44°51'29" East a distance of 953.72 feet;

Thence South 32°35'15" West along said northwesterly property line of land of the city of Rockland, a distance 154.33 feet to a 5/8 inch rebar set in 2000;

Thence South 48°43'06" West along a northwesterly property line of said land of the city of Rockland a distance of 104.74 feet back to the point of beginning.

Meaning and intending to describe 9.81 acres of land.

Reference is made to a 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.

Reference is also made to a plan entitled "STANDARD BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, BRACEBRIDGE CORPORATION, YOUNG & CORMIER PURCHASES, SOUTH MAIN STREET, ROCKLAND, KNOX COUNTY, MAINE" by Coffin Engineering & Surveying, LLC, dated January 3, 2001.

Reference is also made to a plan entitled "EXHIBIT C, ENVIRONMENTAL COVENANT PLAN, BRACEBRIDGE CORPORATION, ROCKLAND PROPERTIES, WATER AND OCEAN STREETS, ROCKLAND, KNOX COUNTY, MAINE" by Gartley & Dorsky Engineering & Surveying dated March 5, 2007 to be recorded in the Knox County Registry of Deeds.

Being all that land of Bracebridge Corporation as described in deeds recorded in Book 2486, Page 241, Book 2486, Page 238, Book 2554, Page 210, and Book 2554, Page 38, and a portion of the land described in a deed recorded in Book 2486, Page 229, of the Knox County Registry of Deeds.

ALSO, conveying any and all interest and rights the grantor may have in and to the shore and flats of Rockland Harbor, and any piers and wharves attached thereto, that are appurtenant to the above described parcel.

All directions are referenced to true north based surveys by Fredrick E. Beal.

**EXHIBIT "B" TO SHORT FORM QUITCLAIM DEED WITH COVENANT**

PERMITTED EXCEPTIONS

1. The lien of current taxes and assessments not yet due and payable.
2. Special taxes and assessments becoming a lien on or after the date hereof.
3. The state of facts shown on an accurate survey of the property, but only to the extent valid and enforceable.
4. All matters of record, but only to the extent valid and enforceable.
5. The terms and conditions of an Order of the Maine Department of Environmental Protection dated January 24, 2006 entitled "Bracebridge Corporation, Former Fisher Plow Site Area, Water & Ocean Streets, Rockland, Maine, Commissioner's Certification of Remedial Actions Under a Voluntary Response Action Plan", as amended and reissued March 1 2007, to be recorded in the Knox County Registry of Deeds, and further subject to the terms and conditions of an Environmental Covenant declaration granted pursuant to such Certificate to be recorded in the Knox County Registry of Deeds.
6. The terms and conditions of an Order of the Maine Department of Environmental Protection entitled "Site Location of Development, Natural Resource Protection Act, Coastal Wetland Alteration, Water Quality Certification, Findings of Fact and Order" dated December 27, 2000, correcting an Order dated October 24, 2000, recorded in the Knox County Registry of Deeds in Book 2550, Page 245.

KNOX SS: RECEIVED

Mar 30, 2007  
at 12:57:30P  
ATTEST: LISA J SIMMONS  
REGISTER OF DEEDS