

RELEASE DEED

KNOW ALL BY THESE PRESENTS, that the **Inhabitants of the Town of Penobscot**, a municipal corporation organized under the laws of the State of Maine with a mailing address of PO Box 4, Penobscot, ME 04476, RELEASES to **McB Partnership**, a Maine partnership with a mailing address of 8223 Brecksville Road, Suite #100, Brecksville, OH 44141-1361, certain real estate located in the Town of Penobscot, County of Hancock, and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

Executed as an instrument under seal on _____, 2024.

Inhabitants of the Town of Penobscot
By the Town of Penobscot Select Board

Witness

By: Harold Hatch, Chair

Witness

By: Sara Leighton, Member

Witness

By: Philip Rapp, Member

State of _____, 2024

County of _____

Then personally appeared the above-named Harold Hatch, Sara Leighton, and Philip Rapp, in their said capacities as the members of the Town of Penobscot Select Board, and acknowledged the foregoing instrument to be their free acts and deed in their said capacities and the free act and deed of the Inhabitants of the Town of Penobscot.

Before me,

Notary Public / Maine Attorney-at-Law
My Commission Expires: _____

Exhibit A
Legal Description

A certain lot or parcel of land located on the northerly side of Route 177 and on the southerly side of Winslow Stream in the Town of Penobscot, County of Hancock, State of Maine, and being more particularly described as follows:

BEING the same property described in a deed from Conservation Limited Development, LLC to the Town of Penobscot as recorded in Book 7202, Page 753 of the Hancock County Registry of Deeds.

SUBJECT to an Easement for a Right of Way benefiting Downeast Salmon Federation as described in a deed recorded in Book 7193, Page 733 of the Hancock County Registry of Deeds.

SUBJECT to a Conservation Easement benefiting Maine Coast Heritage Trust as described in a deed recorded in Book 7193, Page 736 of the Hancock County Registry of Deeds.

EXCEPTING from the above described parcel the following described lots or parcels of land:

A certain lot or parcel of land located on the northerly side of Route 177 in the Town of Penobscot, County of Hancock, State of Maine, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with surveyor's cap marked "PLS 2449" on the northerly right-of-way line of Route 177 at the southeast corner of land now or formerly of J.P. Berzinis, Inc. as described as Parcel 2 in a deed recorded in Book 7030, Page 6 of the Hancock County Registry of Deeds.

THENCE N 07°24'13" E along said land now or formerly of J.P. Berzinis, Inc. a distance of 160.24 feet to a 5/8 inch iron rod with surveyor's cap marked "PLS 2449".

THENCE N 83°13'47" W along said land now or formerly of J.P. Berzinis, Inc. a distance of 136.17 feet to an iron rod with cap I.D. #2221 at land now or formerly of Southern Bay Marine Services, Inc. et al. as described in a deed recorded in Book 7098, Page 845 of the Hancock County Registry of Deeds.

THENCE N 83°13'47" W along said land now or formerly of Southern Bay Marine Services, Inc. et al. a distance of 256.14 feet to a 5/8 inch iron rod with surveyor's cap marked "PLS 2449" at the southeast corner of land now or formerly of J.P. Berzinis, Inc. as described as Parcel 1 in a deed recorded in Book 7030, Page 6 of the Hancock County Registry of Deeds.

THENCE N 09°46'29" E along said land now or formerly of J.P. Berzinis, Inc. as described as Parcel 1 in a deed recorded in Book 7030, Page 6 of the Hancock County Registry of Deeds a distance of 81.02 feet to a 5/8 inch iron rod with surveyor's cap marked "PLS 2449".

THENCE N 80°13'31" W along said land now or formerly of J.P. Berzinis, Inc. as described as Parcel 1 in a deed recorded in Book 7030, Page 6 of the Hancock County Registry of Deeds a distance of 169.82 feet to a 5/8 inch iron rod with surveyor's cap marked "PLS 2449".

THENCE S 09°46'29" W along said land now or formerly of J.P. Berzinis, Inc. as described as Parcel 1 in a deed recorded in Book 7030, Page 6 of the Hancock County Registry of Deeds a distance of 82.30 feet to a 5/8 inch iron rod with surveyor's cap marked "PLS 2449" at land now or formerly of Emily C. and Adam N. Davis as described in a deed recorded in Book 7001, Page 702 of the Hancock County Registry of Deeds.

THENCE N 78°04'55" W along said land now or formerly of Davis a distance of 94.31 feet to land now or formerly of Christopher Munroe as described in a deed recorded in Book 6963, Page 756 of the Hancock County Registry of Deeds.

THENCE N 09°46'29" E along said land now or formerly of Munroe a distance of 491.29 feet to a 5/8 inch iron rod with surveyor's cap marked "PLS 2449" at the Protected Property described in Exhibit A of a Conservation Easement conveyed to Maine Coast Heritage Trust as recorded in Book 7193, Page 736 of the Hancock County Registry of Deeds.

THENCE N 80°02'21" E along said Protected property a distance of 1631.42 feet to a 5/8 inch iron rod with surveyor's cap marked "PLS 2449".

THENCE S 32°43'51" E along said Protected Property a distance of 843.61 feet to a 5/8 inch iron rod with surveyor's cap marked "PLS 2449" on said northerly right-of-way line Route 177. Said 5/8 inch rod with surveyor's cap marked "PLS 2449" being S 79°21'41" W a distance of 1066.21 feet from the southwest corner of the second excepted parcel described herein.

THENCE southwesterly along said northerly right-of-way line a distance of 1550 feet more or less to the point of beginning. Said point of beginning being S 78°29'42" W a distance of 1548.72 feet from the last mentioned 5/8 inch iron rod.

MEANING and intending to describe 31 acres of land more or less.

A certain lot or parcel of land located on the northerly side of Route 177 in the Town of Penobscot, County of Hancock, State of Maine, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with surveyor's cap marked "PLS 2449" on the northerly right-of-way line of Route 177 at the Protected Property described in Exhibit A of a Conservation Easement conveyed to Maine Coast Heritage Trust as recorded in Book 7193, Page 736 of the Hancock County Registry of Deeds. Said point of beginning being N 79°21'41" E a distance of 1066.21 feet from the southeast corner of the first excepted parcel described herein.

THENCE N 21°33'16" W along said Protected Property a distance of 470.00 feet.

THENCE N 82°48'23" E a distance of 653.87 feet to said Protected Property.

THENCE S 22°58'52" E along said Protected Property a distance of 516.00 feet to a 5/8 inch iron rod with surveyor's cap marked "PLS 2449" on said northerly right-of-way line of Route 177.

THENCE westerly along said northerly right-of-way line a distance of 687 feet more less to the point of beginning. Said point of beginning being S 86°17'14" W a distance of 678.94 feet from the last mentioned 5/8 inch iron rod.

MEANING and intending to describe 7 acres of land more or less.

Bearings and distances described herein are based in part on a plan titled "STANDARD BOUNDARY SURVEY, CONSERVATION LIMITED DEVELOPMENT, LLC, ROUTE 177 - WESTERN COUNTY ROAD, PENOBSCOT, MAINE" by Due North LLC dated December 6, 2021. Bearings are referenced to the Maine Coordinate System of 2000, Central Zone (NAD 83, NSRS 2011). Reference is also made to a sketch titled "CONCEPTUAL LOT DIVISION SKETCH, PERKINS THOMPSON, McB PARTNERSHIP, ROUTE 177 (A.K.A. WESTERN COUNTY ROAD), PENOBSCOT, HANCOCK COUNTY, MAINE" by Gartley & Dorsky Engineering & Surveying dated March 7, 2024 and last revised on May 24, 2024 (the "Conceptual Sketch").

The grantor covenants with the grantee that the excepted parcels described above and depicted on the Conceptual Sketch as (i) Proposed Parcel to be Retained by the Town of Penobscot; Portion of Book 7202, Page 753; Portion of Tax Map 7, Lot 13; +/- 31 Acres and (ii) Proposed Parcel to be Retained by the Town of Penobscot; Portion of Book 7202, Page 753; Portion of Tax Map 7, Lot 13; +/- 7 Acres will be used exclusively for municipal purposes.

Together with a perpetual, assignable, non-exclusive easement over and across a 32-foot-wide portion of the second excepted parcel described herein. Said 32-foot-wide easement is to be centered on the existing road which crosses said second excepted parcel and which is depicted as the "woods road" on said plan by Due North LLC.

This easement shall be appurtenant to the real estate conveyed hereby and other adjacent real estate owned by the grantee. The grantee may enter onto the easement area at any time for vehicular and pedestrian access to the real estate conveyed hereby and other adjacent real estate owned by the grantee (but may not temporarily or permanently store vehicles or other personal property thereon). All other rights in and to such easement area that may be used and enjoyed without interfering with the rights reserved hereby are reserved to the grantor, who may use the easement area in any manner and for any purpose that does not interfere with the grantee's easement rights hereunder.

Reserving, however, a ten-foot-wide access easement in gross, from State Route 177 to the centerline of the thread of Winslow Stream, the location of which easement area is the same as that of an easement from Conservation Limited Development, LLC to Downeast Salmon Federation dated March 3, 2022 and recorded in the Hancock County Registry of Deeds at Book 7193, Page 733 (the "Downeast Salmon Easement"). The rights reserved hereby shall be on the same terms and conditions as those granted by the Downeast Salmon Easement, and, for the avoidance of doubt, shall be for the benefit of the Inhabitants of the Town of Penobscot, its agents and employees only, and not for the general public or for any purposes not specified in the Downeast Salmon Easement.