

DLN:-3349960 **RELEASE DEED**

KNOW ALL BY THESE PRESENTS that **TOWN OF FALMOUTH**, a Maine municipal corporation with a mailing address of 271 Falmouth Road, Falmouth, Maine 04105 ("**Grantor**"), for consideration paid, releases to **SCITTERY WOODS PARTNERS, LLC**, a Maine limited liability company with a mailing address of 65 Newbury Street, Portland, Maine 04101 ("**Grantee**"), all of Grantor's right, title and interest in and to certain lots or parcels of land and all improvements thereon situated in Falmouth, Cumberland County, Maine, being more particularly bounded and described as follows:

See **EXHIBIT A** attached hereto and made a part hereof (the "**Property**").

For Grantor's source of title, reference is made to the following instruments: (i) Deed from Dorrine M. Steele to the Town of Falmouth, Maine, dated December 31, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3646, Page 103, which was subsequently re-recorded in said Registry of Deeds in Book 3653, Page 284; (ii) Deed from Richard W. Harmon and Myrle M. Harmon to the Inhabitants of the Town of Falmouth, dated December 31, 1974 and recorded in said Registry of Deeds in Book 3646, Page 106; (iii) Quitclaim Release Deed from Teresa D. Holden and Donald A. Holden to the Town of Falmouth, Maine, dated May 22, 1995 and recorded in said Registry of Deeds in Book 11928, Page 213; and (iv) Warranty Deed from Richard Hinds, dated March 23, 1995 and recorded in said Registry of Deeds in Book 11928, Page 225.

[Signature Page Follows]

IN WITNESS WHEREOF, the Town of Falmouth has caused this instrument to be executed by Nathan Poore, its Town Manager, duly authorized, as of November 7, 2025.

TOWN OF FALMOUTH

By: Nathan Poore
 Name: Nathan Poore
 Its: Town Manager

STATE OF MAINE
 COUNTY OF CUMBERLAND, ss.

November 7, 2025

Then personally appeared before me the above-named Nathan Poore, Town Manager of the Town of Falmouth, and acknowledged the foregoing to be ~~her~~/his free act and deed in ~~her~~/his said capacity, and the free act and deed of the Town of Falmouth.

Nathan Poore
 Notary Public | Maine Attorney at Law (Bar No.: 8760)
 Name: Nicholas T. Merrill
 Commission Expiration:

EXHIBIT A

Certain lots or parcels of land located on the westerly side of Woods Road in the Town of Falmouth, County of Cumberland and State of Maine, being further described as follows:

Lot 2 and "Marshall Drive (private)," each as depicted on a subdivision plan entitled "Subdivision Plan, Proposed Workforce Housing Development, 2 Marshall Drive, Falmouth, Maine," dated February 4, 2025 and as revised through October 1, 2025, by Land Design Solutions, and recorded in the Cumberland County Registry of Deeds in Plan Book 225, Pages 400 and 401 (the "Subdivision Plan"); said parcel being more particularly described as follows:

Beginning at a capped iron rod found (PLS #2009) on the southwesterly sideline of said Woods Road at the southeasterly corner of land now or formerly of John and Kathleen Simmonds as shown on aforesaid plan;

thence S 45°-15'-57" E along the southwesterly sideline of said Woods Road a distance of 216.77 feet to a granite monument to be set and Remaining Land of Town of Falmouth;

thence in a general westerly direction along the Remaining Land of the Town of Falmouth and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 10.00 feet, an arc length of 16.07 feet to a granite monument to be set; said granite monument to be set being S 88°-42'-37" W a tie distance of 14.39 feet from said previous granite monument to be set;

thence S 42°-41'-11" W along the Remaining Land of the Town of Falmouth a distance of 20.24 feet to a granite monument to be set;

thence in a general southwesterly direction along the Remaining Land of the Town Falmouth and along a circular curve to the right, circumscribed by a radius of 218.00 feet, an arc length of 95.16 feet to a granite monument to be set; said granite monument to be set being S 58°-34'-57" W a tie distance of 94.41 feet from said previous granite monument to be set;

thence S 18°-54'-44" E along the Remaining Land of the Town of Falmouth a distance of 10.00 feet to a capped iron rod to be set (PLS #2190);

thence S 42°-12'-04" W along the Remaining Land of the Town of Falmouth a distance of 180.17 feet to a capped iron rod to be set (PLS #2190);

thence S 01°-09'-43" E along the Remaining Land of the Town of Falmouth a distance of 297.34 feet to a capped iron rod to be set (PLS #2190) and the northerly sideline of the Falmouth Spur Maine Turnpike Authority;

thence in a general westerly direction along the northerly sideline of the Falmouth Spur Maine Turnpike Authority and along a circular curve to the left, circumscribed by a radius of 5879.58 feet, an arc length of 693.82 feet to a capped iron rod to be set (PLS #2190); said capped iron rod

to be set being N 82°-09'-41" W a tie distance of 693.42 feet from said previous capped iron rod to be set;

thence S 78°-47'-52" W along the northerly sideline of the Falmouth Spur Maine Turnpike Authority a distance of 713.28 feet to a point;

thence N 54°-47'-16" W along the land of the Falmouth Spur Maine Turnpike Authority a distance of 195.46 feet to a 2" iron pipe found and land now or formerly of Mark & Katherine Hawison;

thence N 45°-16'-36" E along the land of said Hawison a distance of 918.95 feet to a capped iron rod found (Owen Haskell) and land of said Simmonds;

thence N 78°-21'-42" E along the land of said Simmonds a distance of 84.23 feet to a capped iron rod found (Owen Haskell);

thence in a general easterly direction along the land of said Simmonds and along a circular curve to the right, circumscribed by a radius of 6529.58 feet, an arc length of 106.23 feet to a capped iron rod to be set (PLS #2190); said capped iron rod to be set being N 79°-13'-30" E a tie distance of 106.23 feet from said previous capped iron rod found;

thence in a general easterly direction along the land of said Simmonds and along a circular curve to the right, circumscribed by a radius of 6529.58 feet, an arc length of 779.15 feet to the point of beginning. Said point of beginning being N 83°-03'-26" E a tie distance of 778.69 feet from said previous capped iron rod to be set.

The above described parcel contains 879,090 s.f. (20.18 acres). All bearings refer to grid north.

The above-described premises are conveyed SUBJECT TO and TOGETHER WITH the benefit of the matters, easements, conditions of approval, and general notes set forth or referred to on the Subdivision Plan.

The above-described premises are conveyed SUBJECT TO the terms and conditions of an Acknowledgment of Continuing Obligations between Grantor and Grantee, dated of even date herewith, copies of which are on file at the offices of counsel to the Grantor (Nicholas J. Morrill, Jensen Baird, Ten Free Street, 4th Floor, Portland, Maine 04101), and Grantee (Jacob F. Bowie, Perkins Thompson, 200 Middle Street, Suite 901, Portland, Maine 04101).

RESERVING for the benefit of the Grantor, its successor and assigns, a perpetual right of way and easement over the private way known as Marshall Drive, including the hammerhead turn-around, all as depicted on the Subdivision Plan (the "Private Way"), and being further described as follows:

Beginning at a point on the southwesterly sideline of said Woods Road and on the northeasterly sideline of land now or formerly of Scittery Woods Partners (Lot 2) as shown on the Subdivision

Plan, said point of beginning being S 45°-15'-57" E a distance of 160.51 feet from a capped iron rod found (PLS #2009) on the southwesterly sideline of said Woods Road at the northeasterly corner of land now or formerly of John & Kathleen Simmonds and the northwesterly corner of land of Scittery Woods Partners (Lot 2) as shown on the Subdivision Plan;

thence from said point of beginning S 45°-15'-57" E along the southwesterly sideline of said Woods Road a distance of 56.04 feet to a point and Lot 1 (retained by Town of Falmouth);

thence S 42°-41'-11" W across said Lot 1 a distance of 30.54 feet to a point;

thence in a general southwesterly direction across said Lot 1 and along a circular curve to the right, circumscribed by a radius of 228.00 feet, an arc length of 99.83 feet to a capped iron rod to be set (PLS #2190) and Lot 2 as shown on aforesaid plan; said capped iron rod to be set being S 58°-32'-41" W a tie distance of 99.03 feet from said previous granite monument to be set;

thence S 71°-05'-16" W across said Lot 2 a distance of 143.57 feet to a point;

thence in a general southwesterly direction across said Lot 2 and along a circular curve to the left, circumscribed by a radius of 122.00 feet, an arc length of 61.67 feet to a point; said point being S 56°-36'-23" W a tie distance of 61.02 feet from said previous point;

thence S 42°-07'-30" W across said Lot 2 a distance of 104.49 feet to a point;

thence in a general southwesterly direction across said Lot 2 and along a circular curve to the right, circumscribed by a radius of 178.00 feet, an arc length of 95.60 feet to a point; said granite monument to be set being S 57°-35'-48" W a tie distance of 94.46 feet from said previous point;

thence S 72°-59'-00" W across said Lot 2 a distance of 132.41 feet to a point;

thence in a general westerly direction across said Lot 2 and along a circular curve to the right, circumscribed by a radius of 228.01 feet, an arc length of 130.99 feet to a point; said point being S 89°-26'-33" W a tie distance of 129.20 feet from said previous point;

thence N 74°-05'-18" W across said Lot 2 a distance of 31.22 feet to a point;

thence N 15°-54'-42" E across and along said Lot 2 a distance of 56.00 feet to a point;

thence S 74°-05'-18" E across said Lot 2 a distance of 31.18 feet to a point;

thence in a general easterly direction across said Lot 2 and along a circular curve to the left, circumscribed by a radius of 172.00 feet, an arc length of 98.85 feet to a point; said point being N 89°-26'-51" E a tie distance of 97.49 feet from said previous point;

thence N 72°-59'-00" E across said Lot 2 a distance of 132.41 feet to a point;

thence in a general northeasterly direction across said Lot 2 and along a circular curve to the left, circumscribed by a radius of 122.00 feet, an arc length of 65.49 feet to a point; said point being N 57°-36'-20" E a tie distance of 64.70 feet from said previous point;

thence N 42°-07'-30" E across said Lot 2 a distance of 104.44 feet to a point;

thence in a general northeasterly direction across said Lot 2 and along a circular curve to the right, circumscribed by a radius of 178.00 feet, an arc length of 89.98 feet to a point; said point being N 56°-36'-23" E a tie distance of 89.02 feet from said previous point;

thence N 71°-05'-16" E across said Lot 2 a distance of 143.57 feet to a point;

thence in a general northeasterly direction across said Lot 2 and along a circular curve to the left, circumscribed by a radius of 172.00 feet, an arc length of 73.80 feet to a point; said point being N 58°-47'-45" E a tie distance of 73.24 feet from said previous point;

thence N 42°-41'-11" E across said Lot 2 a distance of 30.80 feet to the point of beginning.

The above-described easement encompasses 44,824 s.f.. All bearings refer to grid North.

The foregoing easement shall be for all purposes of a public way, including vehicular and pedestrian ingress and egress, and the transmission and use of all types of utilities, including, but not limited to, electricity, fiber, water, and storm water; together with the right, but not the obligation, to maintain, repair, reconstruct, and replace the Private Way or any facilities or materials used in connection therewith.

FURTHER RESERVING for the benefit of the Grantor, its successor and assigns, a perpetual sewer easement described as follows:

Beginning at a granite monument to be set on the southwesterly sideline of said Woods Road at the northwesterly corner of Lot 1 (retained by Town of Falmouth) as shown on the Subdivision Plan;

thence in a general westerly direction along said Lot 1 and along a circular curve to the left, circumscribed by a radius of 10.00 feet, an arc length of 16.07 feet to a granite monument to be set; said granite monument to be set being S 88°-42'-37" W a tie distance of 14.39 feet from said previous granite monument to be set;

thence S 42°-41'-11" W along said Lot 1 a distance of 20.24 feet to a granite monument to be set;

thence in a general southwesterly direction along said Lot 1 and along a circular curve to the right, circumscribed by a radius of 218.00 feet, an arc length of 95.16 feet to a granite monument to be set and Lot 2 as shown on aforesaid plan; said granite monument to be set being S 58°-34'-57" W a tie distance of 94.41 feet from said previous granite monument to be set;

thence S 71°-05'-16" W along said Lot 2 a distance of 143.57 feet to a granite monument to be set;

thence in a general southwesterly direction along said Lot 2 and along a circular curve to the left, circumscribed by a radius of 132.00 feet, an arc length of 66.73 feet to a granite monument to be set; said granite monument to be set being S 56°-36'-23" W a tie distance of 66.02 feet from said previous granite monument to be set;

thence S 42°-07'-30" W along said Lot 2 a distance of 104.48 feet to a granite monument to be set;

thence in a general southwesterly direction along said Lot 2 and along a circular curve to the right, circumscribed by a radius of 168.00 feet, an arc length of 90.22 feet to a granite monument to be set; said granite monument to be set being S 57°-35'-53" W a tie distance of 89.14 feet from said previous granite monument to be set;

thence S 72°-59'-00" W along said Lot 2 a distance of 132.41 feet to a granite monument to be set;

thence in a general westerly direction along said Lot 2 and along a circular curve to the right, circumscribed by a radius of 218.00 feet, an arc length of 53.63 feet to a granite monument to be set; said granite monument to be set being S 80°-01'-51" W a tie distance of 53.49 feet from said previous granite monument to be set;

thence in a general southwesterly direction along said Lot 2 and along a circular curve to the left, circumscribed by a radius of 10.00 feet, an arc length of 14.17 feet to a granite monument to be set; said granite monument to be set being S 46°-29'-37" W a tie distance of 13.01 feet from said previous granite monument to be set;

thence S 05°-54'-31" W along said Lot 2 a distance of 36.70 feet to a point;

thence N 84°-05'-29" W along said Lot 2 a distance of 50.00 feet to a point;

thence N 05°-54'-31" E along said Lot 2 a distance of 36.70 feet to a granite monument to be set;

thence in a general northwesterly direction along said Lot 2 and along a circular curve to the left, circumscribed by a radius of 9.92 feet, an arc length of 13.94 feet to a granite monument to be set; said granite monument to be set being N 34°-13'-46" W a tie distance of 12.82 feet from said previous granite monument to be set;

thence N 74°-05'-18" W along said Lot 2 a distance of 35.86 feet to a granite monument to be set;

thence N 15°-54'-42" E along said Lot 2 a distance of 36.00 feet to a granite monument to be set;

thence S 74°-05'-18" E along said Lot 2 a distance of 31.18 feet to a granite monument to be set;

thence in a general easterly direction along said Lot 2 and along a circular curve to the left, circumscribed by a radius of 182.00 feet, an arc length of 104.60 feet to a granite monument to be set; said granite monument to be set being N 89°-26'-51" E a tie distance of 103.16 feet from said previous granite monument to be set;

thence N 72°-59'-00" E along said Lot 2 a distance of 132.41 feet to a granite monument to be set;

thence in a general northeasterly direction along said Lot 2 and along a circular curve to the left, circumscribed by a radius of 132.00 feet, an arc length of 70.86 feet to a granite monument to be set; said granite monument to be set being N 57°-36'-13" E a tie distance of 70.02 feet from said previous granite monument to be set;

thence N 42°-07'-30" E along said Lot 2 a distance of 104.45 feet to a granite monument to be set;

thence in a general northeasterly direction along said Lot 2 and along a circular curve to the right, circumscribed by a radius of 168.00 feet, an arc length of 84.92 feet to a granite monument to be set; said granite monument to be set being N 56°-36'-23" E a tie distance of 84.02 feet from said previous granite monument to be set;

thence N 71°-05'-16" E along said Lot 2 a distance of 143.57 feet to a granite monument to be set;

thence in a general northeasterly direction along said Lot 2 and along a circular curve to the left, circumscribed by a radius of 182.00 feet, an arc length of 78.43 feet to a granite monument to be set; said granite monument to be set being N 58°-44'-33" E a tie distance of 77.82 feet from said previous granite monument to be set;

thence N 42°-41'-11" E along said Lot 2 a distance of 21.13 feet to a granite monument to be set;

thence in a general northerly direction along said Lot 2 and along a circular curve to the left, circumscribed by a radius of 10.00 feet, an arc length of 15.35 feet to a granite monument to be set and the southwesterly sideline of said Woods Road; said granite monument to be set being N 01°-17'-23" W a tie distance of 13.89 feet from said previous granite monument to be set;

thence S 45°-15'-57" E along the southwesterly sideline of said Woods Road a distance of 56.04 feet to the point of beginning.

The above-described easement encompasses 31,113 s.f.. All bearings refer to grid North.

The foregoing easement shall be for the installation, operation, maintenance, removal, replacement, repair, and reconstruction of a sewer line with appurtenances, together with the

right to (a) tie-into such sewer line and to transmit sanitary waste through such sewer line, (b) the right to excavate the earth and remove improvements to such to such extent as in the judgment of Grantor is necessary for any of the above purposes, and (c) the right, at all times, to enter upon the foregoing easement for any of the foregoing purposes. Notwithstanding the foregoing, Grantor shall have no obligation to install, operate, maintain, remove, replace, repair, reconstruct, or replace the sewer line or its appurtenances.

FURTHER RESERVING perpetual easements for two to-be-constructed surface parking spaces for public trail access, the installation of trail parking signage, and a 10' wide sidewalk easement, all being located on "Open Space A" between the 4' Wide Reclaim Trail and Marshall Drive hammerhead turn-a-round, which is more particularly depicted on the Site Plan entitled "Proposed Workforce Housing Development, 2 Marshall Drive, Falmouth, Maine," prepared by Land Design Solutions, dated January 2024, Project No. 24-101, Drawing Number C-200.

REFERENCE is hereby made to a Recreation/Trail Easement from Grantee to Grantor dated of even or recent date herewith and recorded subsequent hereto in the Cumberland County Registry of Deeds.