MAINE REAL ESTATE TAX PAID

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **PIKE INDUSTRIES, INC.**, a Delaware corporation with a place of business at Belmont, County of Belknap and State of New Hampshire, for consideration paid, grants to **B. R. PROPERTY, LLC,** a Maine limited liability company with a place of business at Falmouth, County of Cumberland and State of Maine, whose mailing address is c/o Chase Excavating, 50 Gray Road, Falmouth, ME 04105, with **WARRANTY COVENANTS**, the land and improvements in the Town of Cumberland, County of Cumberland, State of Maine, described as follows:

Certain lots or parcels of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, being more particularly described as follows:

Parcel I: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning on the southerly side of the old County Road leading by the Methodist Meeting House, at a point distant northeasterly thereon one hundred one (101) feet from the Cemetery fence;

Thence southeasterly, on a line parallel with and distant northeasterly one hundred (100) feet from said Cemetery fence, seven hundred sixty-two (762) feet, more or less, to land formerly owned by Daniel Marston;

Thence northeasterly, by said Marston land, three hundred seventy-one (371) feet, more or less to land formerly owned by Abbie P. Leavitt;

Thence northwesterly, by said Leavitt land, eight hundred fifty-eight (858) feet, more or less, to a stone monument on the southerly side line of said old County Road;

Thence southwesterly, by said road, three hundred thirty-six (336) feet, more or less, to the point of beginning; containing six and three-tenths (6.3) acres, more or less.

Said premises are a part of the same conveyed to Henry M. Wilson and Willis R. Wilson by Ines E. Hicks et al by deed dated March 4, 1935 and recorded in the Cumberland County Registry of Deeds in Book 1464, Page 266, and are conveyed subject to any rights of way which may now exist in an old woods road across the southerly end thereof.

Parcel II: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, lying in lot numbered forty, beginning at the south corner of said lot; being more particularly described as follows:

Thence North forty-four (44) degrees West by the range road, forty (40) rods to a stake;

Thence North sixty-nine (69) degrees East, fifty (50) rods to a stake;

Thence North seventy-three and one half (73 ½) degrees East, twenty-two (22) rods to a stake;
Thence South sixty-four and one half (64½) degrees East, eleven (11) rods to Dennis Doughty's land;

Thence South forty-six (46) degrees West by said Doughty's land, sixty-eight and three-fourths (68 ¾) rods more or less to the first bounds mentioned. Containing ten (10) acres and one hundred and thirteen (113) square rods, more or less.

Excepting that portion of the premises conveyed by deed of Cumberland Sand and Gravel Company, Inc. to Maine Turnpike Authority dated November 29, 1954 recorded in said Registry in Book 2209, Page 319.

Parcel III: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, lying on the easterly side of the Blackstrap Road, and being more particularly described as follows:

Beginning at the southwest corner of land of Durward W. Safford on the line of said road;

Thence running easterly on said Safford line to an iron stake and land of one Leavitt;

Thence running southerly on line of said Leavitt land to an iron stake and said Leavitt land;

Thence running westerly on the line of land of said Leavitt to the road aforesaid;

Thence running northerly on the line of the road to the place of beginning.

Excepting that portion of the premises conveyed by deed of Cumberland Sand and Gravel Company, Inc. to Antonio Mancini and Pauline Mancini dated June 3, 1966 and recorded in said Registry of Deeds in Book 2973, Page 140.

Further excepting that portion of the premises conveyed by deed of Alton R. Russell and Hilda W. Russell to Maine Turnpike Authority dated January 26, 1954 and recorded in Book 2166, Page 439.

Parcel IV: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, located on the southerly side of the Old Portland Road, so-called, which leads from Gray Road Inn, so-called, over Blackstrap to Portland, and more particularly described as follows:

Beginning at a point in the southerly sideline of said road, at the northwest corner of land now or formerly of Abbie P. Leavitt and also the northeast corner of land of one Willis Wilson;

Thence in a general southeasterly direction along the line of said Wilson land to a stake and land of said Leavitt;

Thence northeasterly and parallel with the said road one hundred forty (140) feet to a stake and land of said Leavitt;

Thence northwesterly and parallel to the first mentioned line, to a stake in the southerly side line of said road one hundred forty (140) feet to first bound and place of beginning, said lot containing one acre, more or less.

Parcel V: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine being in Lot Number 40 in said town, bounded and described as follows:

Beginning at an iron stake set in the ground on the dividing line of land now or formerly of Abbie Leavitt in West Cumberland, and the land of Willis Wilson, said stake being three hundred fifty (350) feet more or less southeast of the southeasterly side line of Blackstrap Road;

Thence continuing along the dividing line of said land of Abbie Leavitt and said Wilson property, in a southeasterly direction four hundred seventy-five (475) feet more or less to an iron stake and a woods road and right of way;

Thence northeasterly along said woods road, and approximately parallel with the Blackstrap Road, four hundred seventy-five (475) feet more or less to an iron stake;

Thence northwesterly, maintaining a distance of approximately four hundred seventy-five (475) feet from the said Wilson property, a distance of four hundred seventy-five (475) feet more or less to an iron set in the ground;

Thence southwesterly four hundred seventy-five (475) feet more or less to the point of beginning.

Parcel VI: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, and more particularly described as follows:

Beginning at a point which is two hundred seventy-five (275) feet, more or less, South forty-four degrees (44°) East from a point on the southeasterly side line of the old County Road leading by the Methodist Meeting House in said town, which point on said road is forty-six (46) rods more or less, northerly from the northerly side line of the Range Road, so called, and now is, or formerly was, marked by a pine tree and which point of beginning is marked by an iron stake near the corner of a boundary fence and is the southwesterly corner of land conveyed by Abbie Leavitt to Linwood C. Morrill hereinafter identified;

Thence from said point of beginning northeasterly in a line by said fence and through iron stakes set in the ground, said stakes marking the southeasterly line of land of the said Abbie Leavitt and lands conveyed by said Abbie Leavitt to Linwood C. Morrill, Ervin L. Morrill and John P. Breiel, forty-six (46) rods more or less to a stake set in the ground on the line of land now or formerly of Levi Clough, which stake is two hundred eleven and three-tenths (211.3) feet more or less southerly from said County Road;

Thence South forty-four degrees (44°) East to a point, which point is sixty-seven (67) rods ten (10) links more or less from said County Road;

Thence southwesterly along the Right of Way road, so called, (leading from the Range Road otherwise known as the Shawtown Road) to wit, by the northerly line of land conveyed by the said Abbie Leavitt to Ruth Wood and continuing by the northerly line of land now or formerly of Cumberland Sand & Gravel Co., Inc., formerly of one Charles L. Shaw, to a point and iron stake where the westerly line of said land of Abbie Leavitt intersects the line of said land of Cumberland Sand & Gravel Co., Inc., which point and stake is in a course South forty-four degrees (44°) East of the point of beginning and fifty-two (52) rods from said County Road;

Thence North forty-four degrees (44°) West along said Abbie Leavitt's westerly line to the point of beginning;

Meaning and intending to convey all the land acquired by the said Abbie Leavitt from Shirley H. Mann by deed dated July 10, 1934 and recorded in Cumberland County Registry of Deeds in Book 1443, Page 466 with the exception of the parcels conveyed by Abbie P. Leavitt as follows: to John P. Breiel by deed dated

May 29, 1940 and recorded in said Registry in Book 1603, Page 486; to Ervin L. Morrill by deed dated March 18, 1946 and recorded in said Registry in Book 1812, Page 160; to Linwood C. Morrill by deed dated May 26, 1951 and recorded in said Registry in Book 2054, Page 315; to Ruth Wood by deed dated October 5, 1950 and recorded in said Registry in Book 2021, Page 3, and with the further exception of the land southerly of said County Road lying between said land sold to Ervin L. Morrill and said land sold to said Linwood C. Morrill, retained by the said Abbie Leavitt;

And further conveying a right of way from the land hereby conveyed to the said County Road, said right of way being fifty (50) feet in width and running along the northerly side line of land now or formerly of Abbie Leavitt and southwesterly of said land conveyed to Ervin L. Morrill for use by the grantee, its successors and assigns, in common with others, for ingress and egress to the above granted premises to and from said County Road; the land hereby conveyed including the land heretofore conveyed by deed dated December 11, 1947 and recorded in said Registry in Book 1897, Page 246.

Excepting from the above described premises the property conveyed by Cumberland Sand & Gravel Co., Inc. to Maine Turnpike Authority by deed dated November 29, 1954 and recorded in said Registry of Deeds in Book 2209, Page 319.

Further excepting that portion of the premises described in the Maine Turnpike Authority Notice of Taking dated March 15, 1954 and recorded in Book 2172, Page 101.

Excepting that portion of the premises conveyed by deed of Cumberland Sand and Gravel Company, Inc. to Antonio Mancini and Pauline Mancini dated June 3, 1966 and recorded in said Registry of Deeds in Book 2973, Page 140.

Parcel VII: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, and more particularly described as follows:

Beginning at a point approximately nine hundred (900) feet northeasterly of the Range Road, which point is the northerly corner of land sold by Abbie P. Leavitt to Linwood Morrill by deed dated May 26, 1951, and recorded in Cumberland County Registry of Deeds in Book 2054, Page 315;

Thence southeasterly by said Linwood Morrill land two hundred seventy-five (275) feet more or less to a stake on the land conveyed by said Abbie P. Leavitt to the Cumberland Sand & Gravel Co., Inc., by deed dated November 24, 1952, and recorded in said Registry in Book 2115, Page 168;

Thence northeasterly by said Cumberland Sand & Gravel Co., Inc., land two hundred eighteen (218) feet more or less to the southerly corner of land conveyed by said Abbie P. Leavitt to Ervin L. Morrill by deed dated March 18, 1946, and recorded in said Registry in Book 1812, Page 160;

Thence northwesterly by said Ervin L. Morrill land to said Old County Road;

Thence southwesterly two hundred eighteen (218) feet more or less by said southerly side line of said Old County Road to the point of beginning.

Excepting therefrom a certain right of way conveyed to said Cumberland Sand & Gravel Co., Inc., by said deed of November 24, 1952.

Parcel VIII: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, and more particularly described as follows:

Beginning at a point in the northeasterly sideline of the Range Road, so-called (now marked "Dead End"), distant southeasterly fifteen (15) feet from the West Cumberland Methodist Cemetery fence;

Thence parallel with and fifteen (15) feet southeasterly from the southeasterly side of said Cemetery fence, extending northeasterly in a straight line, to land conveyed by Henry M. Wilson and Willis E. Wilson to W.H. Hinman Co.;

Thence southeasterly, by said Hinman Co. land, to land now or formerly of Cumberland Sand & Gravel Co., formerly of one Shaw;

Thence southwesterly, by said land of Cumberland Sand & Gravel Co., to the northeasterly side line of said Range Road;

Thence southeasterly, by said Hinman Co. land, to land now or formerly of Cumberland Sand & Gravel Co., formerly of one Shaw;

Thence northwesterly, by said road, to the point of beginning.

Parcel IX: A certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, and more particularly described as follows:

Lying on the generally easterly side of the right-of-way road, in said Cumberland, which road leads northerly from the Shawtown Road, in said Cumberland, a road running from the Blackstrap Road, so called, to the Portland Gray Road, said lot being bounded westerly by the right-of-way Road, northerly by land now or formerly of one Wilson, easterly by Wilson's land, and southerly by land now or formerly of one Shaw.

Excepting from the above described land so much thereof as was taken over by and conveyed to the Maine Turnpike Authority by deed dated January 26, 1954 and recorded in said Registry of Deeds in Book 2161, Page 395.

Covenant Running with the Land: Grantee, its successors and assigns, covenant and agree, by acceptance of this deed, that the premises conveyed herein shall not be used for the production of concrete or hot-mix asphalt. Any excavation of earthen materials from this site shall remain on this site. Grantor agrees to allow the Grantee, its successors and assigns, the ability to utilize the Property for onsite storage and crushing of "off-site originated" rock and other materials, including off-site originated concrete or hot-mix waste products for recycling, and shall allow for the sale (retail or wholesale) and distribution of such recycled products or aggregate. These restrictions shall run with the land, shall inure to the benefit of Grantor, its successors and assigns, and shall be binding upon the Grantee, its successors and assigns.

Easements: The premises are conveyed subject to: (a) the Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company as set forth in an instrument from Cumberland Sand & Gravel Co., Inc. dated February 27, 1963 and recorded in said Registry of Deeds in Book 3016, Page 626; (b) Rights and easements granted to Cumberland County Power and Light Company as set forth in an instrument by Charles L. Shaw dated October 27, 1916 and recorded in Book 979, Page 241. (Parcel II); (c) Rights and easements granted to New England Telephone and Telegraph Company and Central Maine Power Company as set forth in an instrument dated February 23, 1951 and

recorded in Book 2037, Page 256. (Parcel V); (d) Rights and easements granted to Central Maine Power Company as set forth in an instrument from Cumberland Sand & Gravel Co., Inc. dated September 22, 1952 and recorded in Book 2106, Page 323; (e) Agreement by and among the Town of Cumberland, the State of Maine Department of Transportation, Shaw Brothers Construction, Inc., and Blue Rock Industries dated June 28, 1995 and recorded in Book 12013, Page 43; (f) Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company as set forth in an instrument by Alton R. and Hilda W. Russell dated February 3, 1955 and recorded in Book 2238, Page 8; (g) Rights and easements granted to New England Telephone and Telegraph Company and Central Maine Power Company as set forth in an instrument by Abbie P. Leavitt dated February 23, 1951 and recorded in Book 2037, Page 254. (Parcels IV, VI, VIII, and IX); (h) Rights and easements granted to Cumberland County Power and Light Company as set forth in an instrument by Lorinda Mountfort dated October 26, 1916 and recorded in Book 980, Page 151; and (i) rights and easements, as may exist, as set forth in an instrument from Henry M. Wilson to W.H. Hinman, Inc. dated September 8, 1958 and recorded in Book 2435, Page 149 (Parcel I).

WITNESS its hand and seal this 14th day of October, 2009.

WITNESS:

PIKE INDUSTRIES, INC.

By: _____
Typed name: Jonathan Olson
Its: Regional Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. October 14, 2009

Then personally appeared the above named Jonathan Olson, its Regional Manager of **PIKE INDUSTRIES, INC.** who acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said **PIKE INDUSTRIES, INC.**

Before me,

_____
Attorney at Law/~~Notary Public~~
Print Name: Ronald Usher
My Commission Expires: _____

Received
Recorded Register of Deeds
Oct 15,2009 01:49:44P
Cumberland County
Pamela E. Lovley