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QUIT CLAIM DEED

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MT. JEFFERSON SKI AREA, LLC, f/k/a MT. JEFFERSON SKI AREA, INC., a Maine Limited Liability Company with a principal place of business in Lee, County of Penobscot and State of Maine for consideration paid, GRANTS to, MT. JEFFERSON SKI RESORT, LLC, a Maine Limited Liability Company with a principal place of business in Tewksbury, Massachusetts with a mailing address 97 Florida Road, Tewksbury, MA 01876, the land in Lee, County of Penobscot and State of Maine, bounded and described as follows, to wit:

PARCEL ONE: A certain lot or parcel of land situate in the Town of Lee, County of Penobscot and State of Maine bounded and described as follows:

Commencing at a stake thirty six (36) rods from the northeast corner of the intersection of the main road running east and west through Lee Village and the Thompson Road, one hundred twenty seven and one half (127.5) rods to the northeast corner of the land now owned by Carl Thompson; thence in a westerly direction along the Thompson line one hundred twenty seven and one-half (127.5) rods to the Thompson-Cushman corner; thence running north along the Cushman line one hundred fifty-seven (157) rods to the Burlington road; thence running in a northeasterly direction along the Burlington Road ten (10) rods to the Mill Pond thence along the shore of the Mill Pond fifty (50) rods to a certain stake; thence from the stake in an easterly direction to land owned by Fred Delano; thence southerly along the line of the Delano Lot (20) rods; thence easterly along the south line of the Delano Lot; thence easterly along the south line of the Delano Lot to the point of beginning. This being part of the land owned by the late Jefferson I. Mallett.

Also excepting and reserving water rights deeded to Kenneth McGaw and Dorothy McGaw in Book 1171, Page 352 and Roland B. Andrews and Irma S. Andrews in Book 1171, Page 226 to water springs up near Thompson's land on Mt Jefferson and the pipe line bringing the water from said Springs to the Mulherin house and the Mill house with the understanding that Lee Academy is not to be called upon to bear any part of the expense of Keeping said springs or pipe line in repair unless said lee Academy shall be using water from that source.

Also excepting and reserving from the above mentioned premises a one hundred twenty (120) foot by one hundred twenty (120) foot parcel of land situate at the northeasterly corner of the above described premises heretofore conveyed to one Ernest Beach.

Also excepting and reserving the following described parcel of land with the buildings thereon:

Commencing at a point on the easterly line of the Silver Lake Road at the southerly shore line of the mill Pond, so-called; thence running easterly along the southerly shore line of said Mill Pond a distance of six hundred (600) feet to a stake; thence in a generally southerly direction a distance of four hundred seventy (470) feet to a stake said stake being three hundred (300) feet easterly of the easterly line of one Lawrence Crocker; thence westerly three hundred (300) feet to the easterly line of said Lawrence Crocker; thence northerly three hundred twenty-eight (328) feet along the easterly line of said Lawrence Crocker to a post; thence westerly along the

northerly line of public spring two hundred (200) feet to the easterly line of said Silver Lake Road; thence northerly along the easterly line of said Silver Lake Road to the southerly shore line of said Mill Pond and point of beginning.

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This deed is also intended to convey to the Grantee all ski rights to said property that it currently possess as conveyed to Mt. Jefferson Ski and Recreation Association, Inc. by Lee Academy on May 21, 1965 and recorded in the Penobscot Registry of Deeds in Volume 2036, Page 179 and by Lee Academy to Mt. Jefferson Ski Area, Inc. dated September 7, 1978 and recorded in said Registry in Book 2909, Page 183

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However, it being hereby expressly understood and agreed that the Lee Academy students shall have the use of the ski facilities on said above described premises under favorable conditions as other persons.

EXCEPTING THE FOLLOWING OUT PARCELS:

1. Property described in a deed from Mt. Jefferson Ski Area, Inc. to Gary Cobb as recorded in Book 2360, Page 270.
2. Property described in a deed from Mt. Jefferson Ski Area, Inc. to Gary Cobb as recorded in Book 2907, Page 57.
3. Property described in a deed from Mt. Jefferson Ski Area, Inc. to McCafferty Construction Limited Liability Company as recorded in Book 6113, Page 330
4. Property described in a deed from Mt. Jefferson Ski Area, Inc. to John R. Palmer and Rita B. Palmer as recorded in Book 6206, Page 174.
5. Property described in a deed Mt. Jefferson Ski Area, Inc. to Paul R. Blake and Patricia M. Blake as recorded in Book 8381, Page 53.

EXCEPTING THE FOLLOWING EASEMENTS:

1. Easement to Bangor Hydro Electric C. recorded in Book 3624, Page 34.
2. Easement to Bangor Hydro Electric C. recorded in Book4730, Page 63
3. Easement to Bangor Hydro Electric C. recorded in Book 6746, Page 174.

The above premises being the remainder, subject to all reservations and exceptions, of the premises described in the deed of Lee Academy to Vinal Houghton dated November 27, 1941 and recorded in the Penobscot County Registry of Deeds, Book 1195, Page 487.

For Grantor's source of Title to Parcel One see deed of Byron Delano and Susan Delano to Mt. Jefferson Ski Area, Inc. dated May 13, 1978 and recorded in said Registry in Book 2860, Page 114.

Also see Release deed from Lee Academy for the spring rights dated December 31, 2015 and to be recorded prior hereto.

PARCEL TWO: A certain lot or parcel of land together with the buildings thereon situated in the Town of Lee, County of Penobscot and State of Maine, and being on the southerly side of the Half Township Road, so-called, bounded and described as follows, to wit:

On the north by the Half Township Road so-called; on the south by land of Bernard Staples; on the East by land

of Mt. Jefferson Ski and Recreation Association and on the west by land now or formerly owned by the Lasky heirs, consisting of approximately twenty (20) acres.

EXCEPTING AND RESERVING, therefrom, a spring and watering trough and right of way from said spring to the water trough, and maintenance of the aqueduct, also a right of way for aqueduct belonging to H.L. Haskell, now running across said lot, together with said Haskell's right of way from said spring, all as set out in the deed from Bertran G. Crocker to Evan C. Cobb, which deed is dated October 27, 1952, recorded in the Penobscot County Maine Registry of Deeds in Book 1376, Page 169.

Also another certain lot or parcel of land situated in said Town of Lee and as described in a deed of Carroll County Trust Company to Lawrence N. Crocker and Gladys L. Crocker, dated April 23, 1965, and being recorded in the Penobscot County Registry of Deeds in Book 2005, Page 379, as follows:

"Also, all and the same property in the Town of Lee, County of Penobscot and State of Maine, deeded by Dexter Merrill to Lucinda F. Cushman April 20, 1871, recorded in Vol. 418, Page 458, by Lucinda F. Cushman conveyed to F. Estelle Lasky and Celia Cushman July 28, 1903, recorded in Vol. 732, Page 450---F. Estelle Lasky having conveyed to Celia Cushman Bishop by Deed dated July 15, 1921, Vol. 942, Page 389, and Celia Cushman Bishop having conveyed to F. Estelle Lasky June 15, 1921 by deed recorded Vo. 946, Page 316. I Gemma Lasky Harmon having acquired one-half interest as heir of my late mother, Fannie Estelle Lasky and having acquired the other half one-half by deed of Herbert C. Lasky, by deed dated June 30, 1925 recorded in Penobscot County Registry of Deeds, Vol. 990, Page 160."

EXCEPTING AND RESERVING from the above described parcel of land described as follows:

Commencing at a stake at the northeast corner of the parcel of land described in Book 1973, Page 223 and the northwest corner of land of Mount Jefferson Ski Area, Inc. in the southerly side of the Arab Road, so-called thence westerly along the Arab Road three hundred five (305) feet, more or less, to the northwesterly corner of land of the Estate of Lawrence N. Crocker; thence southerly four hundred fifty (450) feet, more or less, along the westerly line of the Estate of Lawrence N. Crocker to a point; thence easterly parallel with the first mentioned line to the easterly line of the Lawrence N. Crocker Estate, said point being four hundred fifty (450) feet southerly of the Arab road, so-called; thence northerly along the easterly line of Lawrence N. Crocker four hundred fifty (450) feet to the point of beginning.

Meaning and intending to reserve a parcel of land three hundred five (305) feet on the road by four hundred fifty (450) feet in depth, and being all the frontage of the Lawrence N Crocker Estate on the Arab Road.

ALSO EXCEPTING AND RESERVING, the following

1. Property described in a deed from Lawrence N. Crocker and Gladys L. Crocker to Alfred Crocker and Shirley Crocker as recorded in Book 2005, Page 381.
2. Property described in a deed from Lawrence N. Crocker and Gladys L. Crocker to Alfred Crocker and Shirley Crocker as recorded in Book 2779, Page 301.
3. Water rights described in Conveyance of Water Rights and Easement from Lawrence Cocker and Gladys Crocker to Alfred Crocker III Shirley Crocker as recorded in Book 3686, Page 78.
4. Property described in deed from Lawrence Crocker to the Town of lee in which water rights were reserved to Blake Stevens and Lawrence Crocker recorded in Book 4447, Page 342.

For Grantor's source of Title to Parcel Two see deed of Sale by Personal Representative of the Estate of Lawrence Crocker to Mt. Jefferson Ski Area, Inc. dated August 8, 1991 and recorded in Book 4890, Page 341

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PARCEL THREE: A certain Lot or Parcel of land situate in the Town of Lee, County of Penobscot and State of Maine described as follows:

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Beginning at an iron pin located on the southwesterly sideline of Route 6; thence southeasterly along the southwesterly sideline of Route 6, eighty-seven (87) feet to an iron pin; thence South thirty-six degrees three minutes thirty-four seconds West (S 36° 03' 34' W) ninety-seven (97) feet to an iron pin; thence South forty-nine degrees fifty-three minutes forty-six seconds East (S 49° 53' 46 E) fifty-seven (57) feet to an iron pin; thence South thirty-four degrees thirteen minutes twenty seconds West (S 34° 13' 20" W) one hundred (100) feet to an iron pin; thence continuing South thirty-four degrees thirteen minutes twenty seconds W (S 34° 13' 20" W) seventeen (17) feet, more or less, to the centerline of a brook; thence North seventy-one degrees fifty minutes twenty-three seconds West (N 71° 50' 23" W) one hundred forty (140) feet to an iron pin; thence North thirty-three degrees one minute twenty seconds East (N 33° 01' 20" E) two hundred sixty-seven and five tenths (267.5) feet to the point of beginning, being sixty-four hundredths (0.6) acres, more or less, reference may be had to a survey of Roger J. Coolong, dated May 24, 1989 and recorded in said Registry in Map File C165-89. Also, all our right title and interest in and to a certain spring of water about twenty-eight (28) rods from the line of the late H. R. Cushman, with a right of way to lay pipe to said Spring or to repair said pipe, being the same spring and right described in deed H.A.E and P.C. Jachne to George C. Cushman dated September 23, 1920 and recorded in said Registry in Book 1196, Page 275.

Also includes the right to lay pipe to the well located on garage property of George D. Cushman for the purpose of taking water from well for the use of the premises herein conveyed. This right shall include the right to make repairs to any pipe which may be laid across the land formerly of George D. Cushman for the purpose above mentioned

Being the same premises as described in a deed of Leroy C. Porter and Axie M. Porter to Frederick C. Stevens and Betty J. Stevens dated October 19, 1967 and recorded in said registry in Book 2117, Page 483.

See also Property Line Agreement between Frederick C. Stevens and Betty J. Stevens and Calvin Ogden and Gloria Ogden dated June 8, 1989 and recorded in said Registry in Book 4460, Page 156.

For Grantor' source of title to Parcel Three see deed of Byron Delano, Jr. and Julia L. Delano to the Grantor dated July 2, 1992 and recorded in said registry in Book 5191, Page 193.

Be it known that Mt. Jefferson Ski Area, Inc. was converted to Mt. Jefferson Ski Area, LLC on January 12, 2012.

N O T
A N
O F F I C I A L
C O P Y

IN WITNESS WHEREOF, MT. JEFFERSON SKI AREA, LLC. has caused this instrument to be signed by Byron Delano, Jr. and Constance I. McLeod, Members, duly authorized, this 12th day of January, 2016.

Signed, Sealed and Delivered
in presence of

Witness

MT. JEFFERSON SKI AREA, LLC.

BY: Byron Delano Jr. Member
BYRON DELANO, JR., Member
Thereunto Duly Authorized

Constance I. McLeod
CONSTANCE I. MCLEOD. Member
Thereunto Duly authorized

STATE OF MAINE
County of Penobscot.

January 12, 2016

Personally appeared the above named, BYRON DELANO, JR. AND CONSTANCE I. MCLEOD, in their said capacity and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of Mt. Jefferson Ski Area, LLC.

Before me,
NOTARY PUBLIC

Thomas P. Mascetta
(Print name, please)
My Commission Expires: 3/21/22

Maine Real Estate
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE
Susan F. Bulay
Register of Deeds