

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, That, CALVIN A. LUTHER and MARY E. THOMAS, of 1420 River Road, Bucksport, Hancock County, State of Maine, for consideration paid, grant to, Anthony A. Little, of 12750 59th Way, Clearwater, Florida 33760 with Quitclaim Covenant, a certain lot or parcel of land, together with all buildings and improvements thereon, situated in the Town of Bucksport, County of Hancock, State of Maine, being the same premises described as conveyed in a Quitclaim Deed from FOREST F. PAGE and DOREEN A. PAGE dated April 26, 2004 and recorded April 29, 2004 in Book 3901, Page 268 of the Hancock County Registry of Deeds at which premises are described as follows:

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BEGINNING at a 5/8" iron rebar found marking the northwesterly corner of a parcel of land conveyed to Kenneth R. and Shirley A. Bloomer as described in Book 1721, Page 535 at the Hancock County Registry of Deeds and the northerly corner of a parcel of land now or formerly owned by Bangor Hydro-Electric Company; THENCE South 57 deg. 03 min. 15 sec. West by and along the northwesterly line of said Bangor Hydro-Electric Company a distance of five hundred sixty-five and one-tenths (565.1) feet to a 3/4" iron rebar found marking the easterly corner of a parcel of land now or formerly owned by Champion International Paper Company; THENCE North 32 deg. 14 min. 15 sec. West by and along the northeasterly line of said Champion International Paper Company and generally following a blazed line a distance of nine hundred forty-five and eight-tenths (945.8) feet to a 14" triple-sided blazed white birch tree marking the southerly corner of land now or formerly of Joseph Berry; THENCE North 56 deg. 50 min. 40 sec. East by an along the southeasterly line of said Berry and generally following another blazed line a distance of three hundred twenty-eight (328) feet, more or less, to the high water mark of Thurston Pond; THENCE generally Southeasterly by and along the high water mark of said Thurston Pond a distance of one thousand two hundred thirty-five (1,235) feet, more or less, to the intersection of the high water mark of Thurston Pond and the most northerly corner of said Bloomer; THENCE South 56 deg. 17 min. 10 sec. West by and along the northwesterly line of said Bloomer a distance of twenty-three (23) feet to a 5/8" iron rebar found; THENCE continuing South 56 deg. 17 min. 10 sec. West by and along the northwesterly line of said Bloomer a distance of two hundred fifty-nine and five-tenths (259.5) feet to a 5/8" iron rebar found marking the POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED those premises heretofore conveyed by Forest F. Page and Doreen A. Page to G & D Properties, Inc., dated June 3, 2003, and recorded in Hancock County Registry of Deeds, Book 3634, Page 279, and recited as

approximately four (4) acres.

Being a portion of the premises conveyed to the Grantors herein by deed of Cecile Morrill, dated February 21, 2001, and recorded in Hancock County Registry of Deeds, Book 3027, Page 78.

TOGETHER with the 33' wide right of way more particularly described as having been excepted and reserved in deed of Forest F. Page and Doreen A. Page to G & D Properties, Inc., dated June 3, 2003, and recorded in Hancock County Registry of Deeds, Book 3634, Page 279.

TOGETHER with the rights, privileges, and easements, subject to the terms and conditions contained therein, granted by David A. Woodhead and Gary M. Pomeroy Logging, Inc. to Forest F. Page and Doreen A. Page by deed dated May 22, 2003, and recorded in Hancock County Registry of Deeds, Book 3629, page 9.

Together with all the privileges and appurtenances thereunto belonging.

WITNESS my hand and seal this 22 day of July, 2005

Calvin A. Luther
Calvin A. Luther

Mary E. Thomas
Mary E. Thomas

STATE OF MAINE
Hancock, ss.

July 22, 2005

Personally appeared the above named, CALVIN A. LUTHER and MARY E. THOMAS and acknowledge the foregoing instrument to be their free act and deed.

Before me, Roberta S. Kuriloff
Notary Public attorney-at-law
Bar # 3089
Roberta S. Kuriloff.
Ⓜ
Ret: J. Modette

QUITCLAIM DEED WITH COVENANT

BUCKSPORT HILLS, LLC, a Maine limited liability company with a place of business
Cozal Gables, State of Florida, for consideration paid, grants to PHP 4, LLC, a limited liability
company of Clearwater, Florida with Quitclaim Covenant, the
land together with any buildings or improvements thereon in Bucksport, Hancock County, State
of Maine, described as follows:

Parcel 1:

A certain lot or parcel of land situated in the Town of Bucksport, County of
Hancock and State of Maine, generally lying south of Thurston Pond, north of
Jacob Buck Pond and west of the Jacob Buck Pond Road or Gulley Road,
bounded and described as follows, to wit:

Beginning on the Orrington-Bucksport town line at a granite post marked "O" and
"B" at the northwesterly corner of Lot 59 in the fourth range of lots in said town,
thence following said town line S 76°-31'-01" E a distance of 3,844.58 feet along
the northerly line of said Lot 59 to a granite post marked "O" and "B" at a corner
in said town line; thence following said town line N 18°-28'-40" E a distance of
1,275.62 feet along Lot 165 in the short range of lots in said town to the northerly
corner of said Lot 165; thence following the northeasterly line of said Lot 165 on
a bearing of S 46°-24'-20" E a distance of 1,758.86 feet to a stone post; thence
across Lot 166 on a bearing on N 43°-35'-50" E a distance of 1,573.84 feet to a
rebar driven into the ground on the northerly line of Lot 166; thence following the
northerly line of said Lot 166 on a bearing of S 45°-48'-35" E a distance of
2,346.21 feet to a iron rod at the range line between the short range and Range 5;
thence following said range line S 43°-35'-00" W a distance of 4,813.97 feet and
along a spotted line painted yellow to an iron rod set near Jacob Buck Pond and
the southerly corner of Lot 164; thence N 49°-12'-10" W a distance of 2,520.68
feet along the southwesterly line of said Lot 164 and a spotted line painted yellow
to an iron rod driven into the ground on the range line between the short range and
Range 4; thence following said range line N 18°-28'-40" E a distance of 459.22
feet along a spotted line painted yellow to an iron rod at the southeasterly corner
of parcel of land described as Parcel 3 in a deed from Bentley L. Barbour to St.
Regis Paper Company dated January 4, 1980 and recorded in the Hancock County
Registry of Deeds in Book 1369 at Page 28; thence following the southerly line of
said Parcel 3 on as bearing of N 76°-31'-10" W a distance of 1,822.64 feet along a
spotted line painted yellow to an iron rod driven into the ground; thence along the
westerly line of Parcel 3 on a bearing of N 13°-28'-50" E a distance of 381.55 feet
along a spotted line painted yellow to an iron rod set in the southerly line of Lot

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OR BK 4210 PG 229 INSTR #2005009535

deed dated February 21, 2001, and recorded in Hancock County Registry of Deeds, Book 3027, Page 78. Said birch tree is also the southwesterly corner of those premises conveyed by Mabel M. Albano, Carmen B. Albano, and Mary A. Albano to Joseph N. Berry and Rayleen J. Berry by deed dated September 1, 1992, and recorded in Hancock County Registry of Deeds, Book 2000, Page 305;

Thence on a 2001 magnetic bearing of N 56° 50' 40" E along land of said Berry for 328', more or less, to the high water mark of Thurston Pond, so-called; thence southeasterly by and along said high water mark of Thurston Pond a distance of 550', more or less, to a point that is N 57° 03' 15" E and 15', more or less, distant from a 5/8" rebar with cap labeled "AMES #2260"; thence S 57° 03' 15" W for 15', more or less, to said rebar; thence continuing S 57° 03' 15" W for 440.6' to the center of an existing gravel road and the point of beginning of the hereinafter described 33' wide right of way; thence continuing S 57° 03' 15" W for 209.4' to a 5/8" rebar with cap labeled "AMES #2260" at land formerly of Champion International, now of David Woodhead; thence N 32° 14' 15" W along land of said Woodhead for 292.7' to the center of an existing gravel road and the end point of aid hereinafter described 33' wide right of way; thence continuing N 32° 14' 15" W along land of said Woodhead for 53.1' to the point of beginning.

Together with all of the Grantor's right, title, and interest in that land lying between an extension easterly of the northerly and southerly lines of the above-described parcel and the low water mark of said pond.

Excepting and reserving a 33' wide right of way, for all purposes of a way, including the installation of utilities, from the southerly line of the above-described parcel northwesterly to the westerly line of the above-described parcel; said right of way is 16.5' on each side of the following described line:

Beginning at the above noted point of beginning of said right of way; thence by the following course along the centerline of said right of way; N 53° 24' W for 150.7'; thence N 63° 15' W for 166.6'; thence S 63° 21' W for 69.5' to the westerly line of the above-described parcel.

The above-described parcel is a portion of those premises conveyed by Cecile Morrill to Forest F. Page and Doreen A. Page by deed dated February 21, 2001, and recorded in Hancock County Registry of Deeds, Book 3027, Page 78.

Courses used in this description are based upon survey measurements of existing field evidence performed by the Ames Corporation during January 2001 and August 2002.

Reference may be had to the Quitclaim Deed with Covenant from David A. Woodhead, Gary M. Pomeroy Logging, Inc. and G. & D. Properties, LLC to Bucksport Hills, LLC dated February 13, 2004 and recorded in Book 3853, Page 81 of the Hancock County Registry of Deeds.

OR BK 4210 PG 230 INSTR #2005009535 LAST PAGE OF DOCUMENT

The Grantee's mailing address is 12750 59th Way, Clearwater, Florida 33760

WITNESS my hand and seal this 24th day of May, 2005.

WITNESSES:

Lilly Savara

BUCKSPORT HILLS LLC

[Signature]

By: Kenneth D. Rosen

Its: Managing Member

STATE OF FLORIDA
MIAMI-DADE, ss.

May 24, 2005

Then personally appeared the above-named Kenneth ^{D.}Rosen, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

[Signature]

Name:

Notary Public



Michael Hernandez
MY COMMISSION EXPIRES
May 5, 2006
ROSADE TRUSTEY FIRM REPRESENTATIVE, INC.

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