

**SECTION 2. TITLE, RIGHT OR INTEREST:**

The applicant for this project (Sugarloaf Mountain Corporation) is also the owner of the project site. A copy of the deed for this project is included as part of this Section. An ALTA survey of the property is included in the plans section.

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Record and return to: COPY

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Goodwin Procter LLP  
100 Northern Avenue NOT  
Boston, MA 02210 AN  
Attention: Erin M. Claywell, Esq. IAL  
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**QUITCLAIM DEED WITH COVENANT**

**THIS QUITCLAIM DEED WITH COVENANT**, made and executed as of the 17<sup>th</sup> day of May, 2018, by CLP Sugarloaf, LLC, a Delaware limited liability company (formerly known as CNL Income Sugarloaf, LLC, a Delaware limited liability company) (“Grantor”) to Sugarloaf Mountain Corporation, a Maine corporation (“Grantee”), whose mailing address is c/o Boyne USA, Inc., 3951 Charlevoix Avenue, Petoskey, MI 49770;

WITNESSETH:

KNOW ALL BY THESE PRESENTS, That the Grantor, for valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to Grantee, with QUITCLAIM COVENANT, (i) those certain lots or parcels of land, together with the buildings and improvements thereon located, together with all appurtenances thereunto belonging or in any way appertaining, situated in Franklin County, Maine, all as more particularly described on Exhibit A attached hereto and made a part hereof by this reference, subject to the permitted exceptions set forth on Exhibit B attached hereto, and (ii) all of the buildings, structures, improvements and fixtures constituting real property conveyed pursuant to that certain Quit- Claim Deed from CLP Sugarloaf TRS Corp., a Delaware corporation to CLP Sugarloaf, LLC, a Delaware limited liability company, dated April 6, 2017 and recorded in the Franklin County Registry of Deeds in Book 3904, Page 244.

Meaning and intending to convey and hereby conveying the property described in that certain deed from Sugarloaf Mountain Corporation, a Maine corporation to CNL Income Sugarloaf, LLC, a Delaware limited liability company, dated July 30, 2007 and recorded in the Franklin County Registry of Deeds in Book 2937, Page 87.

Maine Real Estate  
Transfer Tax Paid

N O T N O T  
IN WITNESS WHEREOF, the said CLP Sugarloaf, LLC has caused this instrument to be signed  
and sealed by Nicholas Hecker, Authorized Person thereof to duly authorized, as of this 2<sup>ND</sup>  
day of May, 2018 O P Y C O P Y

WITNESS: N O T  
A N  
O F F I C I A L  
C O P Y  
[Signature]  
Name: Hadley Palatella

N O T  
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O F F I C I A L  
C O P Y  
CLP Sugarloaf, LLC, a Delaware  
limited liability company, f/k/a CNL Income  
Sugarloaf, LLC  
By: [Signature]  
Name: Nicholas Hecker  
Its: Authorized Person

ACKNOWLEDGMENT

STATE OF New York  
COUNTY OF New York

On this 2<sup>ND</sup> day of May, 2018, personally appeared the above-named  
Nicholas Hecker, the Authorized Person of CLP Sugarloaf, LLC, a Delaware limited liability  
company, and acknowledged the foregoing instrument to be his/her free act and deed in his/her  
said capacity and the free act and deed of said limited liability company.

Before me,  
[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ARLENE GORMAN  
Notary Public, State of New York  
No. 01GO5020996  
Qualified in Nassau County  
Commission Expires December 6, 2021

SEAL



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15. Sugarloaf Mountain Corporation - 1.21 acre gas and service station parcel, with buildings. (Fee Simple)

C O P Y

C O P Y

16. Easement for travel by foot, ski and vehicle, and for the maintenance, grooming and repair of ski trails and ski facilities including the installation maintenance and repair and replacement of snow making machinery, equipment and facilities as set forth in an instrument from Sugarloaf Water Association to Sugarloaf Mountain Corporation dated July 10, 1995 and recorded in Book 1531, Page 148. (Easement)

C O P Y

C O P Y

17. Unit Number C-6B (the "Unit") of Sugarloaf Mountain Center a Condominium situated at Sugarloaf Mountain Hotel in the Town of Carrabassett Valley, County of Franklin and State of Maine, more particularly described in the Declaration of Sugarloaf Mountain Center a Condominium dated December 11, 1986 and recorded in Book 936, Page 43, as amended. (Fee Simple)

18. Unit Quarters in Sugarloaf Mountain Center, a Condominium. (Fee Simple)

19. Excepted Parcels. (Uninsured Less and Except Parcel)

20. Additional Appurtenant Rights. (Easement)

1. Sugarloaf Mountain Corporation  
Mountain Greenery Parcel

A certain lot or parcel of land, together with the buildings thereon, containing two thousand (2000) acres, more or less, and being a part of Township Number Four in the Second Range of townships, west of the Kennebec River in Bingham's Kennebec Purchase, in the County of Franklin and State of Maine, said township being formerly known as Crocker Township and now Carrabassett Valley according to a survey and plan of said township by Eleanor Coburn, Surveyor, said parcel here conveyed being bounded and described as follows:

Beginning on the East line of said township, being the West line of the adjoining township called Jerusalem Township (now part of Carrabassett Valley), at a yellow birch tree situated eight hundred and twelve (812) rods from the Northwest corner of said Jerusalem Township; thence, running West two (2) miles to a birch tree; thence North five hundred (500) rods to a corner; thence East to the Jerusalem Township aforesaid; thence South by said township line to the point of beginning, excepting from said premises, the public lots as originally laid out, also the settlers' or squatters' lot and railroad right of way and station grounds, and any buildings thereon not owned by said Grantor.

Also, a certain lot or parcel of land, commonly known as the Brackett Farm, so-called, situated in a larger tract or parcel of land sometimes known as the Prouty and Miller Tract, located in said Township 4, Range 2, in Crocker Township, formerly known as Crockertown now Carrabassett Valley, County of Franklin, and State of Maine, being the same premises and more particularly described in a certain deed from Frank J.D. Barnjum to Crockertown Lumber Company, dated October 14, 1899, and recorded in said Franklin County Registry of Deeds, Book 135, Page 508.

Also, a certain lot or parcel of land situated in Township 4, Range 2, formerly known as Crockertown now Carrabassett Valley, Franklin County, Maine, viz:

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Beginning at an iron post at the Easterly corner of land now owned by Raymond Parker; thence, running Northwesterly by land of Raymond Parker to a post one hundred seventy (170) feet, more or less, to land of heirs of Mark H. Merrow near a brook; thence Northeasterly along the brook and said Merrow land to a culvert on the old right-of-way of the Sandy River and Rangeley Lake Railroad, crossing the culvert ten (10) feet, more or less, to a post, the most Easterly point of the land herein described; thence from said post in a straight line to an iron post painted red on the bank of Carrabassett Stream, being a branch of the Carrabassett River, next to a spring; thence, southerly along the bank of said stream fifteen (15) feet, more or less, to the land of said Merrow heirs, said land being known as the New Sharon Place; thence, Northwesterly along said Merrow land eighty-five (85) feet, more or less, to a post in the center of the right-of-way, formerly of said railroad; thence, Southwesterly along said Merrow land one hundred two (102) feet, more or less, to a post at the most Northerly corner of land of Harold Card; thence, continuing Southerly along land of said Card to a post where the Card land and land of Robert Lindstrom meet at a post, said post being the East Corner post of Robert Lindstrom's land; thence, along the rear of said Lindstrom's land Northwesterly forty-two (42) feet, more or less, to an iron pipe; thence Northerly to the point of beginning.

Also, a strip of land leading from the main highway, Kingfield to Stratton, said strip being thirty-two (32) feet wide and bordering on the Northwesterly line of said Lindstrom's land from the said Lindstrom's West corner post to his North corner post; said right-of-way being bordered Northwesterly by land of Richard Bell for a distance of two hundred sixteen (216) feet, more or less, crossing a twelve (12) foot right-of-way leading to the camp of one Thomas Slatery; thence, along the land owned by Raymond Parker sixty (60) feet, more or less, to a post. Said Parker has a twelve (12) foot right-of-way on the Northeasterly boundary of his lot. Said thirty-two (32) foot strip extends Northerly to the land herein conveyed, from which point a right-of-way fourteen (14) feet in width extends Easterly to the premises of said Harold Card.

Also, a certain lot or parcel of land situated in said Township 4, Range 2, formerly known as Crocker Township now Carrabassett Valley, County of Franklin, and State of Maine, viz:

Being a strip of land four (4) rods wide extending from Easterly boundary of said Crocker Township, Westerly to center of culvert formerly used by Sandy River and Rangeley Lakes Railroad, said culvert being situated ten hundred and fifty (1050) feet, more or less, Easterly from the Easterly line of the highway leading from Stratton, so-called, to Kingfield, and being what was the right of way of said Sandy River and Rangeley Lakes Railroad, two (2) rods each side of center of track as heretofore construed, excepting therefrom however, to Amos R. Remick, his heirs and assigns, a convenient right-of-way across said premises for lumbering operations.

Also, certain lots or parcels of land situated in said Township 4, Range 2, known as Crocker Township, County of Franklin, and State of Maine, being particularly described as a reservation and exception in the Quitclaim Deed from Carl L. Merrow to Amos R. Remick, dated October 4, 1939, and recorded in Franklin Registry of Deeds, Book 272, Page 115, and any parcel of land, not hereinabove described, as Mary E. White was or became seized arising out of the conveyance to the said Carl L. Merrow by Quitclaim Deed dated October 4, 1939, and recorded in Franklin Registry of Deeds, Book 269, Page 223.

Excepting and Reserving therefrom certain premises particularly described as follows, viz:

- (1) Warranty Deed from Evelyn Brown and Mary E. White to Sugarloaf Mountain Ski Club, dated April 21, 1953, recorded in Franklin Registry of Deeds, Book 327, Page 93.

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- (2) Quitclaim Deed from Carl L. Merrow to Amos R. Rennie, dated October 4, 1939, recorded in Franklin Registry of Deeds Book 272, Page 115. I C I A L
- (3) Warranty Deed from Mary E. White to Charles C. Murray, dated December 12, 1958, recorded in the Franklin Registry of Deeds, Book 352, Page 435. C O P Y
- (4) Warranty Deed from Mary E. White to Lloyd Brown et al. dated December 12, 1958, recorded in the Franklin County Registry of Deed, Book 352, Page 436. N O T
- (5) Warranty Deed from Mary E. White to Robert P. Richards et al., dated December 12, 1958, recorded in the Franklin County Registry of Deed, Book 352, Page 437. C O P Y
- (6) Warranty Deed from Mary E. White to Benjamin Butler, dated December 12, 1958, recorded in the Franklin County Registry of Deeds in Book 352, Page 451.
- (7) Warranty Deed from Mary E. White to Leo Pratt, Jr. et al., dated December 12, 1958, recorded in the Franklin County Registry of Deeds, Book 352, Page 477.
- (8) Quitclaim Deed from Mary E. White to Richard H. Bell dated December 12, 1958, recorded in the Franklin County Registry of Deeds, Book 347, Page 261.
- (9) Quitclaim Deed from Mary E. White to Evelyn B. Brown, dated March 30, 1957, recorded in the Franklin County rod, Book 331, Page 607.
- (10) Warranty Deed from Mary E. White to Somerset Telephone Company dated April 16, 1960, recorded in the Franklin County Registry of Deeds, Book 359, Page 592.
- (11) Warranty Deed from Mary E. White to Earl F. Sizeland, dated April 16, 1960, recorded in the Franklin County rod, Book 359, Page 595.
- (12) Right-of-way and easement from Mary E. White to Scott Paper Co. dated October 7, 1958, recorded in the Franklin County Registry of Deeds, Book 353, Page 302 and 303.
- (13) Right-of-way and easement from Evelyn B. Brown and Mary E. White to State of Maine, dated March 19, 1956, recorded in the Franklin County Registry of Deeds, Book 343, Page 45.
- (14) Warranty Deed from Mary E. White to Alexis A. Bakeef dated May 27, 1960, recorded in Franklin Registry of Deeds, Book 364, Page 40.
- (15) Quitclaim Deed from Mary E. White to State of Maine, dated June 30, 1960, recorded in said Registry of Deeds in Book 366, Page 51.
- (16) A certain lot or parcel of land, viz:

A certain lot or parcel of land situated in said Carrabassett Valley (formerly Crocker Township), County of Franklin and State of Maine, bounded and described as follows:

Beginning at a point at the center line of said Sandy River and Rangeley Lakes Railroad right-of-way four hundred and twenty-two (422) feet Easterly from the Easterly line of road leading from Kingfield to Stratton; thence Easterly along said right-of-way three hundred (300) feet; thence, Southerly at a right angle two hundred (200) feet, more or less, to the Carrabassett Stream; thence, in a Westerly direction up said stream to a point three hundred

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(300) feet, more or less, to a line of land of Evelyn B. Brown, thence, in a Northerly direction along line of said Brown a distance of eighty-five (85) feet to point of beginning; together with convenient right-of-way from said lot or parcel of land to road leading from Kingfield to Stratton along right-of-way of said Sandy River and Rangeley Lakes Railroad.

The above parcels are all and the same as conveyed to Bigelow Corporation by Quitclaim Deed from Mary E. White dated July 18, 1960 and recorded in Franklin County Registry of Deeds in Book 366, Page 563.

C I A L O F F I C I A L

Also, a certain lot or parcel of land situated in Carrabassett Valley, County of Franklin and State of Maine, being a strip three (3) rods wide as described in a deed to Bigelow Corporation from Sugarloaf Mountain Corporation dated January 16, 1972 and recorded in Franklin Registry of Deeds, Book 371, Page 247, but excepting and reserving the strip four (4) rods wide as conveyed by Bigelow Corporation to Sugarloaf Mountain Corporation by deed dated 1/16/72 and recorded in said Registry of Deeds in Book 375, Page 402.

Also, a certain lot or parcel of land situated in Carrabassett Valley, County of Franklin and State of Maine on the West side of State Route 27 being one hundred (100) feet square as described in a deed to Bigelow Corporation from Somerset Telephone Company dated February 3, 1965 and recorded in said Registry of Deeds in Book 390, Page 221 to which reference may be had for a more particular description.

Also, all of the rights to the well, pump and pump house, including the right to maintain and repair, as set forth in the agreement recorded in Franklin Registry of Deeds, Book 385, Page 535 are hereby conveyed.

The above-described premises include, but are not limited to whatever lots or areas Bigelow Corporation has remaining in its "Merrow Tract" or "Sugarloaf Village" Subdivisions (Sections I, II, III and IV).

Excepting and reserving however, the conveyances of parcels as described by the deeds recorded in the Franklin Registry of Deeds as follows:

Book 366, Page 399  
 Book 369, Page 73  
 Book 369, Page 388  
 Book 369, Page 479  
 Book 369, Page 487  
 Book 369, Page 528  
 Book 375, Page 89  
 Book 375, Page 357  
 Book 379, Page 34  
 Book 379, Page 154  
 Book 379, Page 458  
 Book 379, Page 551  
 Book 379, Page 557  
 Book 384, Page 14  
 Book 384, Page 16  
 Book 384, Page 91

Book 384, Page 134  
 Book 384, Page 291  
 Book 384, Page 491



	N O T		N O T
	A N		A N
Book 384, Page 494			
Book 384, Page 496	F F I C I A L		O F F I C I A L
Book 384, Page 591	C O P Y		C O P Y
Book 385, Page 64			
Book 385, Page 204			
Book 385, Page 350	N O T		N O T
Book 385, Page 392	A N		A N
Book 385, Page 460	F F I C I A L		O F F I C I A L
Book 385, Page 462	C O P Y		C O P Y
Book 385, Page 469			
Book 385, Page 531			
Book 385, Page 534			
Book 385, Page 561			
Book 391, Page 27			
Book 391, Page 64			
Book 391, Page 247			
Book 391, Page 258			
Book 391, Page 418			
Book 391, Page 467			
Book 391, Page 521			
Book 391, Page 584			
Book 395, Page 152			
Book 395, Page 154			
Book 395, Page 156			
Book 395, Page 349			
Book 395, Page 522			
Book 395, Page 524			
Book 395, Page 564			
Book 395, Page 566			
Book 395, Page 568			
Book 395, Page 570			
Book 399, Page 18			
Book 399, Page 81			
Book 399, Page 83			
Book 399, Page 125			
Book 399, Page 175			
Book 399, Page 178			
Book 399, Page 180			
Book 399, Page 381			
Book 399, Page 567			
Book 399, Page 601			
Book 399, Page 603			
Book 399, Page 605			
Book 402, Page 44			
Book 402, Page 46			
Book 402, Page 52			
Book 402, Page 61			
Book 402, Page 80			
Book 402, Page 124			
Book 402, Page 217			
Book 402, Page 276			
Book 402, Page 283			
Book 402, Page 296			

	N O T		N O T
Book 402, Page 316	A N		A N
Book 402, Page 323	F F I C I A L		O F F I C I A L
Book 402, Page 363	C O P Y		C O P Y
Book 402, Page 488			
Book 402, Page 537	N O T		N O T
Book 402, Page 551	A N		A N
Book 407, Page 32	F F I C I A L		O F F I C I A L
Book 407, Page 34	C O P Y		C O P Y
Book 407, Page 112			
Book 407, Page 350			
Book 407, Page 599			
Book 409, Page 14			
Book 416, Page 465			
Book 422, Page 215			
Book 422, Page 271			
Book 422, Page 363			
Book 422, Page 371			
Book 422, Page 401			
Book 422, Page 407			
Book 422, Page 414			
Book 422, Page 421			
Book 422, Page 467			
Book 425, Page 296			
Book 426, Page 56			
Book 426, Page 138			
Book 426, Page 164			
Book 426, Page 295			
Book 426, Page 299			
Book 426, Page 479			
Book 426, Page 481			
Book 426, Page 506			
Book 427, Page 181			
Book 430, Page 7			
Book 430, Page 9			
Book 430, Page 46			
Book 430, Page 116			
Book 430, Page 167			
Book 430, Page 169			
Book 430, Page 240			
Book 430, Page 243			
Book 434, Page 56			
Book 434, Page 60			
Book 434, Page 103			
Book 434, Page 124			
Book 434, Page 297			
Book 434, Page 457			
Book 434, Page 461			
Book 436, Page 140			
Book 436, Page 142			
Book 436, Page 185			
Book 436, Page 362			
Book 436, Page 425			

	N O T		N O T
Book 446, Page 30	A N		A N
Book 446, Page 30	F F I C I A L		O F F I C I A L
Book 449, Page 239	C O P Y		C O P Y
Book 449, Page 241			
Book 458, Page 245			
Book 473, Page 256	N O T		N O T
Book 531, Page 32	A N		A N
Book 616, Page 205	F F I C I A L		O F F I C I A L
Book 656, Page 212	C O P Y		C O P Y
Book 663, Page 221			

There is included in this conveyance, however, all of the oil, gas, and precious metals of whatever nature and description in and under the above-described parcels of land which were excepted and reserved by Bigelow Corporation in the above-mentioned deeds, except the oil, gas and metal rights reserved in the deed in Book 449, Page 239.

Further, excepting and reserving, however, the premises conveyed by Warranty Deed from Peter N. Webber to David J. Bridges and Bruce C. Hopkins, recorded in the Franklin County Registry of Deeds in Book 703, Page 149.

Also, further, excepting and reserving, however, a certain lot or parcel of land situated in said Carrabassett Valley and being Holes one (1) through eighteen (18), said Holes being only the areas numbered one (1) through eighteen (18), as constructed and as delineated by irregular lines (said lines marking the boundary between cleared areas (said Holes) and uncleared areas), forming one complete lot or parcel, and being shown on As Built Plan of Carrabassett Valley Golf Course by Robert Trent Jones II entitled "Route Plan" to be recorded in Franklin County Registry of Deeds, together with an easement in common with Peter N. Webber, his heirs and assigns, over the easement areas as constructed connecting said Holes, also being shown on said Plan, for vehicular and pedestrian ingress and egress. Reserving to Peter N. Webber, his heirs and assigns, the right to use said easement areas for roadway and all other lawful purposes, provided no structures shall be built upon the easement areas.

Also an easement in common with Peter N. Webber, his heirs and assigns and others over the roadway from Route 27 serving the Sugarloaf ski area and the roadways as constructed, and also being shown on said Plan, for the purpose only of vehicular and pedestrian ingress and egress between Route 27 and the within conveyed premises.

Being the premises conveyed by Peter N. Webber to the Inhabitants of the Municipality of Carrabassett Valley by Quitclaim Deed dated October 6, 1982 and to be recorded in the Franklin County Registry of Deeds.

Being a portion of the premises acquired by Peter N. Webber, by Warranty Deed from Bigelow Corporation dated August 16, 1982 and recorded in the Franklin County Registry of Deeds in Book 703, Page 124.

Being the same premises conveyed to Mountain Greenery by Deed of Peter N. Webber dated December 20, 1982 and recorded in said Registry of Deeds in Book 717, Page 1, and Peter N. Webber, Peter Webber Enterprises and Sugarloaf Mountain Corporation dated May 18, 1983 and recorded in said Registry of Deeds in Book 746, Page 215.

Excepting and reserving, however, the real estate and interests in real estate described in the following deeds:

1. Deed of 86.624 acres with appurtenant easement from Mountain Greenery to On the Green Associates dated August 31, 1983 and recorded in said Registry of Deeds in Book 746, Page 262.

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2. Easement Deed from Mountain Greenery to Sugartech re area adjacent to Access Road and Route 27 dated July 14, 1983 and recorded in said Registry of Deeds in Book 739, Page 211.

3. Deed from Mountain Greenery to Town of Carrabasset Valley with respect to solid waste transfer premises dated August 28, 1985 and recorded in said Registry of Deeds in Book 856, Page 10.

Also excepting and reserving, however, the real estate and interests in real estate described in the following deeds from Mountain Greenery, recorded in said Registry of Deeds:

Grantee Date Book/Page

- a. Alma E. Dow 6/22/84 786/269
- b. Sandra K. Shaw 11/1/84 803/240
- c. Peter N. Webber 7/26/84 807/77
- d. Peter N. Webber and Greg West 5/23/85 837/235
- e. Joseph Serio and Salvatore Petralia 7/20/85 843/160
- f. Marcel B. Poulin, Doris H. Poulin, Helene L. Poulin 8/2/85 847/88
- g. Steven I. Weisberger and re-recorded 852/289 7/23/85 847/256
- h. Greg West and Kim Cartwright 10/4/85 858/154
- i. David H. Montgomery and Ann S. Montgomery 10/31/85 862/61
- j. Charles E. Bamberg and Catherine Bamberg 11/18/85 866/109
- k. Central Maine Power Co. & Somerset Telephone Co. 11/25/85 872/298 I. Central Maine Power Co. & Somerset Telephone Co. 11/25/85 872/299

Also excepting and reserving, however, the real estate and interests in real estate described in the following deeds from Sugarloaf Mountain Corporation recorded in said Registry of Deeds:

- 1. Deed from Sugarloaf Mountain Corporation to Foley dated July 9, 1987 and recorded in said Registry of Deeds in Book 983, Page 127, conveying Lot 9, Sec. 4 of "Sugarloaf Village Sec. Four for Bigelow Corp."
- 2. Deed from Sugarloaf Mountain Corporation to Bruce Hansen dated February 29, 1988 and recorded in said Registry of Deeds in Book 1018, Page 231, conveying Lot 12, Sec. 4 of "Sugarloaf Village for Bigelow Corp."
- 3. Deed from Sugarloaf Mountain Corporation to Bruce Hansen dated February 29, 1988 and recorded in said Registry of Deeds in Book 1018, Page 233, conveying Lot 13, Sec. 4 of "Sugarloaf Village for Bigelow Corp."
- 4. Easement from Sugarloaf Mountain Corporation to Central Maine Power Co. and Somerset Telephone Co. dated September 4, 1987 and recorded in said Registry of Deeds in Book 1008, Page 254.
- 5. Deed from Sugarloaf Mountain Corporation to Daniel E. Hogan dated December 31, 1988 and recorded in said Registry of Deeds in Book 1078, Page 152, conveying Lot 3 on Plan of Bigelow Corporation Subdivision, said Plan being recorded in said Registry of Deeds in Plan Book 128-1/2, Page 11.
- 6. Deed from Sugarloaf Mountain Corporation to James L. Mallar et al., dated January 12, 1989 and recorded in said Registry of Deeds in Book 1080, Page 118 conveying Lot 10, Sec. 4 of Sugarloaf Village Section 4 for Bigelow Corporation, which Plan is recorded in said Registry of Deeds in Plan Book 143-1/2, Page 29.
- 7. Deed from Sugarloaf Mountain Corporation to Paul B. Schipper dated December 29, 1989 and recorded in said Registry of Deeds in Book 1151, Page 168, conveying a 5.3 acre parcel on the Southerly side of Route 27.

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8. Deed from Sugarloaf Mountain Corporation to Eugene L. Putnam, et al., dated August 17, 1990 and recorded in said Registry of Deeds in Book 1183, Page 184, conveying a parcel of land on the Northerly side of Route 27.

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9. Deed from Sugarloaf Mountain Corporation to Philip E. Folger, Jr. dated April 19, 1990 and recorded in said Registry of Deeds in Book 1187, Page 61, conveying a parcel on the Westerly side of the Public Lot and on the Sugarloaf Village Access Road.

10. Deed from Sugarloaf Mountain Corporation to Sugarloaf Water Association dated June 26, 1992 and recorded in said Registry of Deeds in Book 1295, Page 318.

11. Deed from Sugarloaf Mountain Corporation to Robert H. Turner dated December 31, 1992 and recorded in said Registry of Deeds in Book 1353, Page 280, describing Lot 5 on said Plan recorded in Book 143-1/2, Page 39.

12. Deed from Sugarloaf Mountain Corporation to John Diller dated December 31, 1992 and recorded in said Registry of Deeds in Book 1353, Page 282, describing Lot 4 on said Plan recorded in Book 143-1/2, Page 39.

13. Deed from Sugarloaf Mountain Corporation to Franklin C. Carey, Jr. and Nancy H. Carey dated December 31, 1992 and recorded in said Registry of Deeds in Book 1353, Page 284, describing Lot 9 on said Plan recorded in Book 143-1/2, Page 39.

14. Deed from Sugarloaf Mountain Corporation to John M. Doughty and Paula C. Doughty dated April 27, 1993 and recorded in said Registry of Deeds in Book 1362, Page 96, describing Lot 16 on said Plan recorded in Plan Book 143-1/2, Page 39.

15. Any portion of the Public Lot within the above-described premises, as the Public Lot is defined or may be defined, by deeds hereafter given by Sugarloaf Mountain Corporation to the State of Maine, and referred to in Chapter 12 of Resolves, 1993 approved by the Governor of the State of Maine on May 27, 1993, including but not limited to Quitclaim Deed to State of Maine dated November 20, 1994, recorded in the Franklin County Registry of Deeds in Book 1494, Page 206.

16. Deed from Sugarloaf Mountain Corporation to M. Kevin Ryan and Velma G. Ryan dated June 20, 1993, recorded in said Registry of Deeds in Book 1389, Page 40, describing 2.57 acres of land adjacent to Lot 43 as shown on Plan of Sugarloaf Village Section 3 recorded in said Registry of Deeds in Plan Book 131-1/2, Page 9.

17. Any portion of the within described premises described in or covered by a Condemnation Order of Carrabassett Valley Sanitary District dated August 17, 1993, reference being made to a Certificate and Notice of Condemnation by Carrabassett Valley Sanitary Sewer District against Sugarloaf Mountain Corporation and Sugartech dated August 27, 1993 and recorded in said Registry of Deeds in Book 1390, Page 177; as modified by a Modification to Easements recorded May 5, 2015 in Book 3728, Page 47.

18. Deed from Sugarloaf Mountain Corporation to Katherine J. Mallett dated February 10, 1994 and recorded in said Registry of Deeds in Book 1435, Page 50.

19. Deed from Sugarloaf Mountain Corporation to Sugarloaf Water Association dated March 1, 1994 and recorded in said Registry of Deeds in Book 1436, Page 237.

20. Deed from Sugarloaf Mountain Corporation to S.B.C., Inc. dated March 9, 1994 and recorded in said Registry of Deeds in Book 1438, Page 244.

21. Deed from Sugarloaf Mountain Corporation to Herrick L. Hocking and Lorraine M. Johnson dated April 6, 1994 and recorded in said Registry of Deeds in Book 1463, Page 302.

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22. Deed from Sugarloaf Mountain Corporation to Eva M. Cole and Jeffrey B. Cole dated June 12, 2007 and recorded in the Franklin County Registry of Deeds in Book 2905, Page 130.   
 A N C O P Y C O P Y

23. Deed from Sugarloaf Mountain Corporation to Eva M. Cole and Jeffrey B. Cole dated June 12, 2007 and recorded in the Franklin County Registry of Deeds in Book 2915, Page 114.   
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24. Deed from Sugarloaf Mountain Corporation to Magalloway Builders, Inc. dated June 12, 2007 and recorded in the Franklin County Registry of Deeds in Book 2915, Page 117.

EXCEPTING AND RESERVING, HOWEVER, certain real property in the Town of Carrabassett Valley, Franklin County, Maine, being a portion of the land described in that certain deed dated June 1, 1987 and recorded in the Franklin County Registry of deeds in Book 967, Page 340 (the "Project"), which Project is delineated on a certain plan entitled "Amended Final Subdivision Plan, Spruce Knoll" prepared by Capital Surveying Service, Inc. for Sugarloaf Mountain Corporation as Declarant, dated October 28, 2005, and revised on December 13, 2006 and recorded in the said Registry of Deed as Plan No. 4778 (the "Subdivision Plan").

2. Sugarloaf Mountain Corporation

Rights to Repurchase Residential Units and other Interests in Sugarloaf Mountain Center Condominium

1. Repurchase Rights.

Repurchase rights of Sugarloaf Mountain Corporation with respect to certain residential units in the Sugarloaf Mountain Center Condominium as set forth in a certain Settlement and Asset Purchase Agreement by and among Sugarloaf Mountain Corporation, Four Eighty-One Corp. and other parties dated November 11, 1987, a Memorandum of said repurchase rights having been recorded in said Registry of Deeds in Book 1002, Page 276.

2. Other Interests.

a. Rights and privileges reserved by Sugarloaf Mountain Corporation in an Assignment and Assumption Agreement by and between Sugarloaf Mountain Corporation, Mountainside and Four Eighty-One Corp. dated November 23, 1987 and recorded in said Registry of Deeds in Book 1002, Page 265, regarding a General Declaration of Covenants and Restrictions between Mountainside and Sugarloaf Mountain Corporation dated December 11, 1986 and recorded in said Registry of Deeds in Book 936, Page 18.

b. Rights and easements over portions of the common elements of the Sugarloaf Mountain Center Condominium granted Sugarloaf Mountain Corporation by deed of Sugarloaf Mountain Center Condominium Association dated November 23, 1987 and recorded in said Registry of Deeds in Book 1002, Page 234, rerecorded in Book 1011, Page 146 of said Registry of Deeds.

c. Restrictions, covenants and conditions for the benefit of Sugarloaf Mountain Corporation and the right of first refusal to lease additional commercial units all as more fully set forth in a deed from Sugarloaf Mountain Corporation to Four Eighty-One Corp. dated November 23, 1987 and recorded in said Registry of Deeds in Book 1002, Page 237.

3. Sugarloaf Mountain Corporation

N O T

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Gondola Village Commercial Condominium Units 1 and 2

O F F I C I A L O F F I C I A L

The Unit known and designated as Commercial Unit No. 1 in Gondola Village located in Carrabassett Valley, Franklin County, State of Maine, as shown on survey by James W. Sewall Company entitled Gondola Village, and Floor plans by Douglas Okun & Associates entitled Gondola Village Condominium, and filed in Franklin County Registry of Deeds Plan Book of Sugarloaf Mountain Corporation and its subsidiaries, Volume 1, Page 52, and specific reference is made to the Gondola Village Condominium Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine as amended, Title 33, Section 560, et seq., which Declaration is dated November 17, 1981 and recorded in said Registry of Deeds in Book 674, Page 157, to which reference is hereby made and the same is incorporated by reference herein (hereinafter called the "Declaration").

Said unit is conveyed together with:

1. An undivided 22.7 percent interest in the common areas and facilities of the condominium described in the Declaration attributable to the unit as stated in Appendix 2 of the Declaration.
2. An exclusive right to use the limited common areas, if any, appurtenant to the unit as specified in the Declaration and shown on said survey and said floor plans.
3. An easement for the continuance of all encroachments by the unit on any adjoining units or common areas and facilities existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of the Gondola Village Owners Association.
4. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the unit.
5. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Appendix 1 to the Declaration.

Also, the unit known and designated as Commercial Unit No. 2 in Gondola Village located in Carrabassett Valley, Franklin County, State of Maine, as shown on survey by James W. Sewall Company entitled Gondola Village, and floor plans by Douglas Okun & Associates entitled Gondola Village Condominium and filed in Franklin County Registry of Deeds, Plan Book of Sugarloaf Mountain Corporation and its subsidiaries, Volume 1, Page 52, and specific reference is made to the Gondola Village Condominium Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine as amended, Title 33, Section 560, et seq., which Declaration is dated November 17, 1981, and recorded in said Registry of Deeds in Book 674, Page 157, to which reference is hereby made and the same is incorporated by reference herein (hereinafter called the "Declaration").

Said unit is conveyed together with:

1. An undivided 4.6 percent interest in the common areas and facilities of the condominium described in the Declaration attributable to the unit as stated in Appendix 2 of the Declaration.

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2. An exclusive right to use the limited common areas, if any, appurtenant to the unit as specified in the Declaration and shown on said survey and said floor plans.

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3. An easement for the continuance of all encroachments by the unit on any adjoining units or common areas and facilities existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of the Gondola Village Owners Association.

4. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the unit.

5. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Appendix 1 to the Declaration.

4. Sugarloaf Mountain Corporation  
Village South Condominium Units 1C - 4C

A certain lot or parcel of land situated in Carrabassett Valley, County of Franklin, and State of Maine, more particularly bounded and described as follows, to wit:

Condominium Unit 1 Commercial, Unit 2 Commercial, Unit 3 Commercial and Unit 4 Commercial (sometimes designated Unit 1C, Unit 2C, Unit 3C, and Unit 4C) in Village South Condominium located in Carrabassett Valley, Franklin County, State of Maine, as shown on survey entitled "Village South" by James W. Sewall Company dated June 20, 1979 and recorded in Sugarloaf Mountain Plan Book 1, Page 43 and floor plans by Developmental Resources, duly filed in Sugarloaf Mountain Plan Book 1, Page 44, and specific reference is made to the Village South Condominium Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine as amended, Title 33, Section 560, et seq., which Declaration is dated November 20, 1979 and recorded in Book 608, Page 7 to which reference is hereby made and the same is incorporated by reference herein.

Said units are conveyed together with:

1. The applicable undivided percentage interest for said Units in the common areas and facilities of the condominium described in the Declaration attributable to the units as stated in Appendix 2 of the Declaration.

2. An easement for the continuance of all encroachments by the units on any adjoining units or common areas and facilities which may come into existence hereafter as a result of settling or shifting of building, or as a result of repair or restoration of the building or of the units, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.

3. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the units.



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4. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Appendix 1 to the Declaration.

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5. Sugarloaf Mountain Corporation  
Premises in Carrabassett Valley and Mount Abram Township acquired from S.D. Warren Company

N O T

N O T

Certain real estate situated in Carrabassett Valley and Mount Abram Township conveyed to Sugarloaf Mountain Corporation (Grantee) by deed of S.D. Warren Company dated December 20, 1990 and recorded in Franklin County Registry of Deeds, Book 1198, Page 336 (the "S.D. Warren Deed") and having been described in the S.D. Warren Deed, said deed as follows:

Certain lots or parcels of land and rights-of-way located in Carrabassett Valley, T4, R2, B.K.R.P. W.K.R. and Mt. Abram Township, T4, R1, BK.P. W.K.R., Franklin County, State of Maine described as follows.

1. The following real property situated in the County of Franklin, State of Maine:

A. A largely triangular parcel of land in Carrabassett Valley, T4, R2, B.K.P. W.K.R., bounded on the North and Northeast by land of S.D. Warren Company Sugarloaf Mountain Corporation and on the Southwest by the Northeasterly line of land Grantor conveyed to the United States of America for the Appalachian Trail Corridor, said Appalachian Trail Corridor being described in Exhibit A attached to the S.D. Warren Deed. No right-of-way is conveyed in connection with this parcel. Excepting and reserving all rights of Great Northern Paper Company, its successors and assigns, to all minerals on or below the surface of the ground, together with the right to remove same and a perpetual easement or easements for access to such minerals and for ingress and egress from the place or places where they may be located, as set forth in deed from Great Northern Paper Company to Scott Paper Company, dated July 11, 1955; recorded in the Franklin County Registry of Deeds in Book 339, Page 65.

B. A somewhat triangular parcel of land in Mt. Abram Township, T4, R1, B.K.P. W.K.R., bounded on the North by the Town Line of Carrabassett Valley, on the Southwest by land of Oxford Paper Company, sometimes referred to as Boise Cascade, and on the Southeast by the Northwesterly line of land S.D. Warren Company conveyed to the United States of America for the Appalachian Trail Corridor, said Appalachian Trail Corridor being described in Exhibit A attached to the S.D. Warren Deed. Excepting right-of-ways and easements in common with others, over all roads or woods roads now existing in and over said parcel and shown in Mt. Abram on Exhibit B attached to the S.D. Warren Deed, upon the terms and conditions more fully set forth in the S.D. Warren Deed

2. A right-of-way in Carrabassett Valley over the Caribou Valley Road, so-called, shown on Exhibit B to the S.D. Warren Deed, from Route #27 to the Mt. Abram Town Line at the Northerly line of the parcel described in paragraph 1B above, and a second right-of-way in Carrabassett Valley over the road looping from one point on the Northerly line of the parcel described in paragraph 1B above to another point on the Northerly line of said parcel, also as shown on Exhibit B to the S.D. Warren Deed; both rights of way are granted upon the terms and conditions more fully set forth in the S.D. Warren Deed.

6. Sugarloaf Mountain Corporation  
Main Parcel of Land - Originally 1600 acres, more or less

(Parcel 1)

N O T

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Property in Carrabassett Valley, in the County of Franklin, and State of Maine, as described in a lease from Sugarloaf Development Corporation to Sugarloaf Mountain Corporation dated December 13, 1973 and recorded in Franklin County Registry of Deeds, Book 463, Page 470 (hereinafter all references to Book and Page refer to instruments recorded in said Registry of Deeds in the enumerated Book and Page), which property is described or referred to therein as follows:

- (1) Quitclaim Deed from Scott Paper Company and The Economy Corporation, dated December 31, 1958, recorded in Book 358, Page 162 and Quitclaim Deed from Scott Paper Company and Kennebec River Pulp & Paper Company, Inc. to Sugarloaf Mountain Corporation dated June 12, 1961, recorded in Book 369, Page 187.
- (2) Quitclaim Deed from Scott Paper Company and Kennebec River Pulp & Paper Company, Inc., dated December 27, 1965, recorded in Book 395, Page 578.
- (3) Quitclaim Deed from Bigelow Corporation, dated January 16, 1962, recorded July 10, 1972 in Book 375, Page 402.
- (4) Rights with respect to timber, minerals, coal, oil, and natural gas conveyed by deed of Great Northern Nekoosa Corporation dated July 15, 1975 and recorded in Book 492, Page 53.

Excepting and reserving from the same, the following:

All minerals, coals, oils and natural gas, on or beneath the subject premises described in the aforesaid Deeds, #1 and #2.

Also, excepting and reserving - the premises described in deeds from Sugarloaf Mountain Corporation to Mountainside recorded as follows:

1. Book 430, Page 317, dated October 15, 1970, also recorded in said Registry of Deeds in Plan Book 133-1/ 2, Page 29, constituting the First Condominium Development (hereinafter all references to Plan Book and Page refer to plans recorded in said Registry of Deeds in the enumerated Plan Book and Page).
2. Book 436, Page 92, dated August 16, 1971, also recorded in Plan Book 134-1/2, Page 16, constituting the Wangan Development, and Second Condominium Development, also recorded in Plan Book 134-1/2, Page 7.
3. Book 432, Page 522, dated August 25, 1971, and Book 448, Page 64, dated July 27, 1972, also recorded in Sugarloaf Mountain Plan Book #1, Page 18, constituting the Blue Ox-Webber Development.
4. Book 448, Page 18, dated July 17, 1972, also recorded in Sugarloaf Mountain Plan Book #1, Page 17 constituting the Third Condominium Development.
5. Book 448, Page 20, dated July 17, 1972, also recorded in Sugarloaf Mountain Plan Book #1, Page 16 constituting the Village Complex & Condominiums.
6. Book 463, Page 62, dated July 2, 1973, also recorded in Sugarloaf Mountain Plan Book #1, Pages 22, 23 and 24 constituting the Condominium and Hamlet Development.

Also excepting and reserving conveyances by Sugarloaf Mountain Corporation to Sugarloaf Inn Corporation, by deeds recorded as follows:

Book 458, Page 386 dated May 23, 1973, and Book 461, Page 212, dated July 2, 1973, also recorded in Sugarloaf Mountain Plan Book #1, Page 25, constituting the Sugarloaf Inn Complex with Pool.

Also excepting and reserving properties conveyed to Sugarloaf Mountain Corporation from Mountainside by deed recorded in Book 461, Page 145 dated May 23, 1973 as recorded in Sugarloaf Mountain Plan Book #1, Page 21 for its interest in Retail Level #1 and Retail Level #2, subject to a mortgage to Maine National Bank by Mountainside and

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endorsed by Sugarloaf Mountain Corporation dated August 8, 1972 and recorded in said Registry of Deeds in Book 449, Page 171.

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Also excepting and reserving property conveyed to Sugarloaf Mountain Corporation from Sugarloaf Inn Corporation in Book 437, Page 167 dated December 16, 1971, subject to a mortgage to Sun Federal Savings & Loan Association by Sugarloaf Inn Corporation and endorsed by Sugarloaf Mountain Corporation dated January 28, 1972 as recorded in said Registry of Deeds in Book 441, Page 195-197. Property is set forth on Plan dated November 29, 1971, recorded in Plan Book 134-172, Page 20.

C O P Y

C O P Y

Also excepting and reserving a conveyance by Sugarloaf Development Corporation and Sugarloaf Mountain Corporation to Mountainside dated October 13, 1974, recorded in Book 477, Page 462.

Also excepting and reserving a conveyance from Sugarloaf Inn Corporation and Sugarloaf Development Corporation to Sugarloaf Mountain Corporation of 3.123 acres and an assignment of six leases described in a deed dated October 22, 1974, recorded in Book 480, Page 126.

Also excepting and reserving an agreement by and between Sugarloaf Development Corporation, Sugarloaf Mountain Corporation, Mr. and/or Ms. Pape, Manter, Melendy, Detmer, Sowles and Payson, dated October 22, 1974, recorded in Book 480, Page 144.

Also excepting and reserving a conveyance by Sugarloaf Development Corporation to Sugarloaf Mountain Corporation of two parcels, one in the amount of .55 acres and one in the amount of 23,989 square feet described in a deed dated September 10, 1976, recorded in Book 475, Page 229.

Also excepting and reserving a conveyance by the Sugarloaf Inn Corporation and Sugarloaf Development Corporation to Sugarloaf Mountain Corporation of .88 acres as set forth in Plan Book 1, Page 25, described in deed dated June 25, 1975, recorded in Book 475, Page 10.

Also excepting and reserving conveyances by Sugarloaf Development Corporation and Sugarloaf Mountain Corporation to Mountainside, to wit:

1. Deed dated June 25, 1975, recorded in Book 475, Page 123, constituting conveyance of Lot 1 as set forth in Plan Book 1, Page 31.
2. Deed dated August 31, 1976, recorded in Book 475, Page 228, constituting a conveyance of .053 acres as set forth in Plan Book 1, Page 14.
3. Deed dated June 5, 1975, recorded in Book 492, Page 147, constituting a conveyance of Lot 8 as set forth in Plan Book 1, Page 31.
4. Deed dated December 23, 1975, recorded in Book 492, Page 492, constituting a conveyance of Lots 12 and 24 in Book 1, Page 32 and of .17 acres as set forth in Plan Book 1, Page 30.
5. Deed dated April 8, 1976, recorded in Book 502, Page 3, constituting a conveyance of a .054 acre lot and a .23 acre lot, as set forth in Plan Book 1, Page 35.

Also excepting and reserving conveyances by Sugarloaf Development Corporation to Sugarloaf Mountain Corporation, to wit:  
Deed dated September 6, 1977, recorded in Book 524, Page 173, constituting a conveyance of a 2 acre lot as set forth in Plan Book 1, Page 16.

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Also excepting and reserving conveyances by Sugarloaf Development Corporation and Sugarloaf Mountain Corporation to Mountainside, to wit: F I C I A L

1. Deed dated September 13, 1977, recorded in Book 525, Page 186, constituting a conveyance of a .0918 acre lot; a .096 acre lot and a .0826 acre lot.
2. Deed dated October 27, 1977, recorded in Book 531, Page 198, constituting a conveyance of a .0826 acre lot and a .90 acre lot.
3. Deed dated December 6, 1977, recorded in Book A538, Page 196, constituting a conveyance of Lot 7 as set forth in Plan Book 1, Page 31.
4. Deed dated June 29, 1978, recorded in Book 555, Page 255, constituting a conveyance of a 3 acre lot.
5. Deed dated June 25, 1978, recorded in Book 555, Page 262, constituting a conveyance of Lot 16 as set forth in Plan Book 1, Page 32.
6. Deed dated June 28, 1978, recorded in Book 556, Page 105, constituting a conveyance of Lot 14 as set forth in Plan Book 1, Page 32.
7. Deed dated June 28, 1978, recorded in Book 556, Page 294, constituting a conveyance of Lot 25 as set forth in Plan Book 1, Page 32.
8. Deed dated June 28, 1978, recorded in Book 557, Page 87, constituting a conveyance of Lot 10 as set forth in Plan Book 1, Page 32.

Also excepting and reserving a conveyance by Sugarloaf Development Corporation and Sugarloaf Mountain Corporation to Village West Associates, by deed dated June 29, 1978, recorded in Book 560, Page 22.

Also excepting and reserving conveyances by Sugarloaf Development Corporation and Sugarloaf Mountain Corporation to Mountainside, to wit:

1. Deed dated June 30, 1978, recorded in Book 563, Page 183, constituting a conveyance of a .987 acre lot.
2. Deed dated September 22, 1978, recorded in Book 567, Page 101, constituting a conveyance of condominiums known as Walden Units 5, 6, 7, 8, 9, 10, 11, and 12 together with a .41 acre lot known as the Russell Unit Addition.
3. Deed dated October 11, 1978, recorded in Book 573, Page 38, constituting a conveyance of Lot 26 as set forth in Plan Book 1, Page 32.
4. Deed dated February 2, 1979, recorded in Book 579, Page 105, constituting a conveyance of Lot 9 as set forth in Plan Book 1, Page 32.
5. Deed dated March 1, 1979, recorded in Book 581, Page 250, constituting a conveyance of Lot 20 as set forth in Plan Book 1, Page 32.
6. Deed dated March 1, 1979, recorded in Book 581, Page 257, constituting a conveyance of Lot 17 as set forth in Plan Book 1, Page 32.
7. Deed dated March 1, 1979, recorded in Book 581, Page 261, constituting a conveyance of Lot 19 as set forth in Plan Book 1, Page 32.
8. Deed dated March 1, 1979, recorded in Book 582, Page 253, constituting a conveyance of Lot 15 as set forth in Plan Book 1, Page 32.
9. Deed dated March 1, 1979, recorded in Book 583, Page 306, constituting a conveyance of Lots 4 and 5 as set forth in Plan Book 1, Page 31.
10. Deed dated July 19, 1979, recorded in Book 596, Page 206, constituting a conveyance of Lots 18 and 30 as set forth in Plan Book 1, Page 32.
11. Deed dated July 19, 1979, recorded in Book 596, Page 209, constituting a conveyance of Lot 21 as set forth in Plan Book 1, Page 32.
12. Deed dated August 31, 1979, recorded in Book 598, Page 29, constituting a conveyance of Waldon Units 13, 14, 15 and 16.
13. Deed dated August 31, 1979, recorded in Book 598, Page 32, constituting a conveyance of a .054 acre lot.
14. Deed dated August 28, 1979, recorded in Book 599, Page 52, constituting a conveyance of an easement for Buck Board Ski Trail.

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- 15 Deed dated September 24, 1979, recorded in Book 601, Page 75, constituting a conveyance of parking rights for Walden Units D3, E4, F15, and I6. A L
16. Deed dated December 3, 1979, recorded in Book 613, Page 99, constituting a conveyance of a .543 acre lot abutting the Schildebach parcel.
17. Deed dated February 28, 1980, recorded in Book 619, Page 187, constituting a conveyance of Lot 6 as set forth in Plan Book 1, Page 3 N O T
18. Deed dated September 9, 1980, recorded in Book 623, Page 39, constituting a conveyance parking easements. A L O F F I C I A L
19. Deed dated June 30, 1980, recorded in Book 626, Page 53, constituting a conveyance of Lot E as shown on survey for Peter Webber, Commercial Lot E.

Also excepting and reserving a conveyance by Sugarloaf Development Corporation to Mountainside of Lot 22 as set forth in Plan Book 1, Page 32, by deed dated June 16, 1980, recorded in Book 626, Page 77.

Also excepting and reserving conveyances to Mountainside recorded as follows:

1. Deed dated July 14, 1980, recorded in Book 627, Page 117 (Walden Units 17, 18, 19 and 20);
2. Deed dated June 30, 1980, recorded in Book 627, Page 278 (Lot 11, set forth in Plan Book 1, Page 32);
3. Deed dated July 25, 1980, recorded in Book 628, Page 159 (Lot 29, set forth in Plan Book 1, Page 32);
4. Deed dated September 12, 1980, recorded in Book 634, Page 144 (Walden Units 21 and 22);
5. Deed dated September 23, 1980, recorded in Book 634, Page 169 (Commercial Lot E).

Also excepting and reserving conveyances by Sugarloaf Development Corporation and Sugarloaf Mountain Corporation to Mountainside to wit:

1. Deed dated December 31, 1980, recorded in Book 645, Page 24 (Commercial Lot B);
2. Deed dated April 27, 1981, recorded in Book 653, Page 215 (Lots 23 and 28 in the Brackett Brook Subdivision);
3. Deed dated April 27, 1981, recorded in Book 660, Page 178 (Lots 2 and 3 in the Glade Trail Subdivision);
4. Deed dated July 23, 1981, recorded in Book 665, Page 269 (Gondola Village);
5. Deed dated October 21, 1981, recorded in Book 672, Page 110 (Winterside Units 1, 2, 3 and 4);
6. Deed dated March 19, 1982, recorded in Book 695, Page 254 (Commercial Lot I);
7. Deed dated July 28, 1982, recorded in Book 700, Page 135 (Winterside Units 5, 6, 7, 8, 9, 10, 11 and 12);
8. Deed dated September 29, 1982, recorded in Book 705, Page 157 (Winterside Units 17, 18, 19, 20, 21, 23, 27 and 28);
9. Deed dated September 29, 1982, recorded in Book 705, Page 172 (Commercial Lot G);
10. Deed dated June 14, 1983, recorded in Book 734, Page 255 ("The Commons").

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Also excepting and reserving a certain lot or parcel of land and buildings located in the Town of Carrabassett Valley formerly TWP 4 Range 3 B.K.P. W.K.R., County of Franklin, State of Maine, bounded and described as follows:

C O P Y

Beginning at a point N 37° 33' W 14.0 feet from the Northwest corner of the foundation of Bigelow Unit No. 44; thence N 52° 27' E 66.0 feet through land of the Sugarloaf Development Corporation to a point; thence S 37° 33' E 88.0 feet through land of the Sugarloaf Development Corporation to a point; thence S 52° 27' W 76.0 feet through land of the Sugarloaf Development Corporation to a point; thence N 37° 33' W 88.0 feet through land of the Sugarloaf Development Corporation to a point; thence N 52° 27' E 10.0 feet to the point of Beginning.

Meaning and intending to except and reserve a parcel of land and buildings known as Bigelow Units 44, 45, 46.

Bearings are based on the Maine Grid (West Zone) and distances to be the same, more or less. Said parcel contains 6688 square feet or 0.1535 acres, and is shown on a plan entitled Bigelow, by James W. Sewall Company, dated August 3, 1983 by Earl W. Raymond, Registration No. 202.

Also excepting and reserving a certain lot or parcel of land and buildings located in the Town of Carrabassett Valley, formerly TWP 4 Range 2 B.K.P. W.K.R., County of Franklin, State of Maine, bounded and described as follows:

Beginning at a point N 25° 00' W 10.0 feet from the Northwest corner of the foundation of Bigelow Unit No. 55; thence N 65° 00' E 74.0 feet through land of the Sugarloaf Development Corporation to a point; thence S 25° 00' W 68.0 feet through land of the Sugarloaf Development Corporation to a point; thence S 65° 00' W 88.0 feet through land of the Sugarloaf Development Corporation to a point; thence N 25° 00' W 68.0 feet through land of the Sugarloaf Development Corporation to a point; thence N 65° 00' E 14.0 feet to point of Beginning.

Meaning and intending to except and reserve a parcel of land and buildings known as Bigelow Units 53, 54, 55.

Bearings are based on the Maine Grid (West Zone) and distances to be the same more or less.

Said parcel contains 5984 square feet or 0.137 acres, and is shown on a plan entitled Bigelow by James W. Sewall Company, dated August 3, 1983 by Earl W. Raymond, Registration No. 202.

Also excepting and reserving a right of way in common with others from the public way to all of the above described premises including the right to pass and repass on foot or by vehicle over existing rights of way or over any rights of way which may be hereinafter created.

Also hereby excepting and reserving for the benefit of the above parcels in common with Sugarloaf Development Corporation and others, perpetual easements to connect with and utilize sewage disposal facilities of Sugarloaf Development Corporation and to connect with and use all electric, water, telephone, gas and other utilities necessary or convenient to the use of the premises. Also hereby excepting and reserving the right to make such repairs, maintenance and replacements as are necessary to utilize and maintain said easements.

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Also excepting and reserving a certain lot or parcel of land and buildings thereon located in the Town of Carrabassett Valley, formerly TWP 4R, 2 B.K.P.F.W.K.R., County of Franklin, State of Maine, bounded and described as follows:

C O P Y

Beginning at an iron bolt marking the Northwesterly corner of Lot B shown on a plan entitled Commercial Lot "C" by James W. Sewall Company, recorded in Franklin County Registry of Deeds, Plans of Sugarloaf Mountain Corporation, and its Subsidiaries Book 1, Page 49; thence, South  $64^{\circ}47'00''$  West, 254.73 feet to a point; thence, North  $24^{\circ}45'01''$  West, 456.16 feet to an iron bolt; thence, North  $14^{\circ}24'41''$  West, 171.71 feet to a point; thence, South  $50^{\circ}33'13''$  East, 169.94 feet to a point; thence, along a Curve to the left having a radius of 672.75 feet a distance of 376.89 feet to a point; thence, South  $02^{\circ}07'33''$  West, 217.01 feet to the point of Beginning.

All distances are more or less and bearings are based on the Maine Grid (West Zone).

Said parcel contains 2.85 acres and is shown on a plan entitled Commercial Lot "C," James W. Sewall Company, dated January 1983 by Todd F. Duley, Registered Land Surveyor #901.

Also excepting and reserving a right-of-way in common with others from the public way to all of the above described premises including the right to pass and repass on foot or by vehicle over existing rights-of-way or over any rights-of-way which may be hereinafter created.

Also hereby excepting and reserving for the benefit of the above-described parcel in common with Sugarloaf Development Corporation and others perpetual easements to connect with and utilize sewage disposal facilities of Sugarloaf Development Corporation and to connect with and use all electric, water, telephone, gas and other utilities necessary or convenient to the use of the premises. Also hereby excepting and reserving the right to make such repairs, maintenance and replacements as are necessary to utilize and maintain said easements.

Also excepting and reserving rights of the public and others, if any, in all roads, ways, streams and easements, whether shown of record or by virtue of recorded instruments or use and custom.

Also excepting and reserving an unrecorded lease dated September 6, 1967 to Sugarloaf Interfaith Chapel for a period of twenty (20) years with an option to renew for an additional twenty (20) years.

Also excepting and reserving an easement by Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated November 27, 1981 and recorded in Book 885, Page 273.

Also excepting and reserving an easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated November 17, 1982 and recorded in Book 719, Page 266.

Also excepting and reserving an easement from Sugarloaf Mountain Corporation and Sugarloaf Development Corporation to William L. Alfond and Joan L. Alfond by deed dated April 7, 1984 and recorded in Book 782, Page 213.

Also excepting and reserving a conveyance by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation to the Passamaquoddy Tribe by deed dated May 17, 1984 and recorded in Book 779, Page 134.

N O T

N O T

Also excepting and reserving a conveyance by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation to Mountainside by deed dated March 5, 1984 and recorded in Book 773, Page 288, constituting .407 acres, being the "Tennis Court Lot" shown on Plan of James W. Sewall Company, recorded in said Registry of Deeds as Plan No. 432.

Also excepting and reserving an easement for underground wires from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company by deed dated September 26, 1985 and recorded in Book 850, Page 284. C I A L

Also excepting and reserving a conveyance by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation to Mountainside with respect to the Thomas Center by deed dated May 17, 1985 and recorded in Book 835, Page 38.

Also excepting and reserving a conveyance by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation to Mountainside with respect to the Snowbrook Village Development by deed dated June 14, 1985 and recorded in Book 836, Page 1.

Also excepting and reserving a conveyance by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation to Liftside, Inc. with respect to a 2.12 acre parcel relative to the Liftside Development by deed dated June 28, 1985 and recorded in Book 837, Page 273.

Also excepting and reserving a conveyance by Sugarloaf Mountain Corporation to Mountainside with respect to the Mountainside Bigelow Phase IX development by deed dated July 22, 1985 and recorded in Book 843, Page 81.

Also excepting and reserving a conveyance by Sugarloaf Development Corporation to Sugarloaf Mountain Corporation with respect to the Sugarloaf Office Building by deed dated January 7, 1985 and recorded in Book 824, Page 242.

Also excepting and reserving a conveyance by Sugarloaf Development Corporation and Sugarloaf Mountain Corporation to Mountainside with respect Bigelow Units No. 47 and 48 by deed dated January 6, 1983 and recorded in Book 766, Page 184.

Also excepting and reserving an easement from Mountainside to Sugarloaf Mountain Corporation with respect to West Mountain Road by deed dated August 19, 1983 and recorded in Book 744, Page 212, and from Sugarloaf Mountain Corporation to On The Green Associates by

deed dated August 19, 1983 and recorded in Book 746, Page 265.

Also excepting and reserving an easement from Sugarloaf Development Corporation and Sugarloaf Mountain Corporation to Sugartech by deed dated August 18, 1983 and recorded in Book 744, Page 203.

Also excepting and reserving an easement from Sugarloaf Mountain Corporation and Sugarloaf Development Corporation to Sugartech by deed dated August 18, 1983 and recorded in Book 744, Page 209.

Also excepting and reserving a conveyance by Sugarloaf Mountain Corporation to Dennis J. Bruschi, et al., with respect to Lot 13, Brackett Brook Subdivision, dated June 25, 1984 and recorded in Book 785, Page 39.

Also excepting and reserving a conveyance by Sugarloaf Development Corporation and Sugarloaf Mountain Corporation with respect to Units, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39,



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40, 41, 42, 49, 50 and 51 of Mountainside Phase VIII dated August 1, 1984 and recorded in Book 796, Page 73. F F I C I A L O F F I C I A L

Also excepting and reserving a residential electrical services contract for Twin Brooks Road Development dated August 13, 1985 and recorded in Book 672, Page 290 and dated December 20, 1985 and recorded in Book 675, Page 298. C O P Y C O P Y N O T

Also excepting and reserving: A N A N C I A L O F F I C I A L

A certain lot or parcel of land, with the buildings and improvements thereon, located in the Town of Carrabassett Valley, County of Franklin and State of Maine, bounded and described as follows: C O P Y C O P Y

Beginning at a point located North 14°29'12" West, two hundred eighty-one and forty-eight hundredths (281.48) feet from an iron pin set at the Northwest corner of Woody Creek Lot 5; thence North 16°51'54" West, seven hundred and twenty hundredths (177.37) feet to a point; thence North 16°50'34" East, one hundred twenty-five and ninety hundredths (125.90) feet to a point; thence, North 29°08'23" West, one hundred twenty-five (125) feet to a point; thence, North 00°00' East, two hundred thirty-five and thirty-six hundredths (235.36) feet to a point on a curve; thence, Southeasterly along said curve having a radius of five hundred (500) feet and an arc length of one hundred twenty-seven and eighty-one hundredths (127.81) feet to the point of tangency to a reverse curve; thence, Southeasterly along said curve having a radius of four hundred (400) feet, and an arc length of two hundred forty four and thirty-five hundredths (244.35) feet to the point of tangency to a reverse curve; thence, Easterly having a radius of three hundred eighty (380) feet, and an arc length of four hundred seventeen and eighty-three hundredths (417.83) feet to the point of tangency to a reverse curve; thence, Southeasterly along a curve having a radius of three hundred twenty-five (325) feet, and an arc length of three hundred forty and seventy-five hundredths (340.75) feet to a point on said curve; thence, turning and running South 13°18'57" East, seventy one and twenty-six hundredths (71.26) feet to a point; thence, South 26°33'54" East, one hundred and sixty two hundredths (100.62) feet to a point; thence, South 32°44'07" West, one hundred sixty-six and forty-three hundredths (166.43) feet to a point; thence, South 17°11'55" West, two hundred nineteen and eighty-three hundredths (219.83) feet to a point; thence, South 10°26'15" West, one hundred ninety-three and twenty hundredths (193.20) feet to a point; thence, South 35°54'35" West, one hundred seventy-nine and three hundredths (179.03) feet to a point; thence, South 05°39'38" East, one hundred forty-nine and fifteen hundredths (149.15) feet to a point; thence, South 77°23' West, six hundred forty-seven and fifty-nine hundredths (647.59) feet to the point and place of Beginning; containing 24.79 acres, more or less, and being shown on Plan of Snowbrook Village Condominium Plat dated May 10, 1985 and recorded in Franklin County Registry of Deeds Plan #710.

Also excepting and reserving:

A certain lot or parcel of land, with the buildings and improvements thereon, located in Carrabassett Valley, County of Franklin and State of Maine, bounded and described as follows:

Beginning at a point located on the East side of Mountainside Road, so-called; thence, North 83°29'26" East, two hundred fifty-one and seventy-nine hundredths (251.79) feet to a point; thence, South 72°12'51" East, two hundred seventy-four and sixty-one hundredths (274.61) feet; thence, turning and running North 11°25'08" East, one hundred ninety-four and ninety-two hundredths (194.92) feet to a point; thence, North 48°47'45" West, one hundred ninety-six and twenty-seven hundredths (196.27) feet; thence, North 53°27'10" West, two hundred

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fifty-six and twenty-two hundredths (256.22) feet to a point; thence, North 36°57'42" West, one hundred ninety-six and forty-two hundredths (196.42) feet to a point; thence, North 03°21'01" East, two hundred five and ninety-three hundredths (205.93) feet to a point; thence, North 51°38'31" West, one hundred twenty-six and seventy-four hundredths (126.74) feet to a point; thence, North 43°16'50" West, two hundred sixty-nine and forty-eight hundredths (269.48) feet to a point; thence, North 83°33'53" West, one hundred thirty-one and sixty-nine hundredths (131.69) feet to an iron pin located at the Southeast corner of land now or formerly owned by Shildbach; thence, North 82°06'00" West, two hundred (200) feet along the Southerly boundary of land of said Shildbach two hundred (200) feet to an iron pin; thence, turning and running one hundred forty-two and thirty hundredths (142.30) feet along an arc with the radius of one hundred forty-two and fifty-two hundredths (142.52) feet; thence, South 49°18'32" East, two hundred thirty-nine and forty-one hundredths (239.41) feet to a point; thence, South 07°03'06" East two hundred eighty-five and thirty-one hundredths (285.31) feet to a point; thence, two hundred seventy and forty-four hundredths (270.44) feet along an arc with a radius of five hundred sixty-six and ninety-five hundredths (566.95) feet to a point; thence, South 41°26'11" East, forty-seven and fifty-five hundredths (47.55) feet to the pint of and place of Beginning, containing 9.81 acres, more or less, and being shown on Plan entitled "Mountainside Phase IX" dated December 5, 1985 and recorded in Franklin County Registry of Deeds, Plan #737.

Also, hereby conveying the rights reserved to Sugarloaf Mountain Corporation in the deeds of Sugarloaf Mountain Corporation, et al. to The Dartmouth Company dated July 17, 1986 and recorded respectively in said Registry of Deeds in Book 911, Pages 1, 21 and 47.

Also hereby conveying all rights reserved to Sugarloaf Development Corporation and Sugarloaf Mountain Corporation in all General Declarations of Covenants and Restrictions and Supplements thereto by Sugarloaf Mountain Corporation, Sugarloaf Development Corporation and Mountainside, as recorded in Franklin County Registry of Deeds.

Also conveying all rights and easements conveyed to Sugarloaf Mountain Corporation by Mountainside, with respect to the Snowbrook and Mountainside Phase IX land areas, by deed dated July 17, 1986 and recorded in said Registry of Deeds in Book 90, Page 193, but excepting rights conveyed to Sugartech in said deed.

Also conveying all rights of Sugarloaf Development Corporation and Sugarloaf Mountain Corporation under an Agreement dated August 19, 1983 and recorded in said Registry of Deeds in Book 744, Page 256.

Also conveying the benefit of all easements, rights and reservations for the benefit of Sugarloaf Development Corporation and Sugarloaf Mountain Corporation contained or referred to in the Exceptions and Reservations set forth herein.

Also excepting and reserving the premises, and the rights and easements appurtenant to the premises, conveyed to The Dartmouth Company as set forth in said deeds of Sugarloaf Mountain Corporation, et al., to The Dartmouth Company recorded respectively in said Registry of Deeds in Book 911, Pages 1, 21, and 47.

Also hereby conveying all premises and rights set forth in deed of Sugarloaf Development Corporation to Sugarloaf Mountain Corporation dated July 17, 1986 and recorded in said Registry of Deeds in Book 910, Page 289.

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Also excepting and reserving the easement conveyed from Sugarloaf Mountain Corporation and Sugarloaf Development Corporation to Sugartech dated July 17, 1986 and recorded in said Registry of Deeds in Book 910, Page 190.

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Also excepting and reserving a deed from Sugarloaf Mountain Corporation to Mountainside dated December 11, 1986 and recorded in said Registry of Deeds in Book 936, Page 5, conveying additional land for Sugarloaf Mountain Center.

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Together with the benefit of and subject to the provisions of a General Declaration of Covenants and Restrictions as to Sugarloaf Mountain Center between Mountainside and Sugarloaf Mountain Corporation dated December 1, 1986 and recorded in said Registry of Deeds in Book 936, Page 18.

Also hereby including the easements and rights conveyed to Sugarloaf Mountain Corporation by the following deeds:

(a) Sugarloaf Mountain Center Condominium Association dated December 18, 1986 and recorded in said Registry of Deeds in Book 937, Page 146.

(b) Mountainside dated December 16, 1986 and recorded in said Registry of Deeds in Book 936, Page 13.

(c) Mountainside dated July 17, 1986 and recorded in said Registry of Deeds in Book 910, Page 193.

Also excepting and reserving the premises conveyed by Sugarloaf Mountain Corporation to Liftside, Inc. by deed dated December 29, 1986 and recorded in said Registry of Deeds in Book 940, Page 36.

Also excepting and reserving, an easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Co. dated September 4, 1987 and recorded in said Registry of Deeds in Book 1008, Page 254.

Also excepting and reserving a deed from Sugartech and Sugarloaf Mountain Corporation to Four Eighty Corp. dated November 23, 1987 and recorded in said Registry of Deeds in Book 1002, Page 273, with respect to sewage disposal facilities.

Also excepting and reserving the portions of the within described premises conveyed and transferred by the following deeds and instruments of Sugarloaf Mountain Corporation:

a. To Liftside dated September 25, 1988 and recorded in said Registry of Deeds in Book 1058, Page 201.

b. To the Peter Webber Company dated September 19, 1988 and recorded in said Registry of Deeds in Book 1058, Page 204.

c. To Peter N. Webber dated August 3, 1989 and recorded in said Registry of Deeds in Book 1114, Page 219.

d. To Central Maine Power Company and Somerset Telephone Company dated September 1, 1989 and recorded in said Registry of Deeds in Book 1127, Page 209.

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e. Lease to W. Jones Enterprises dated April 13, 1991 and recorded in said Registry of Deeds in Book 1297, Page 82.

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f. Easement to William S. Dodge dated February 17, 1992 and recorded in said Registry of Deeds in Book 1265, Page 330.

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g. To Richard H. Bell Interfaith Chapel, Inc. dated July 30, 1991 and recorded in said Registry of Deeds in Book 1266, Page 140.

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h. To Sugarloaf Water Association dated June 26, 1992 and recorded in said Registry of Deeds in Book 1295, Page 318.

i. To Kenneth Sassi, et al., dated June 15, 1992 and recorded in said Registry of Deeds in Book 1319, Page 128.

j. Easements to Central Maine Power Company and Somerset Telephone Company dated October 21, 1992 and recorded in said Registry of Deeds in Book 1323, Page 352 and Book 1323, Page 353.

k. To Jordan Lumber Company, Inc. dated August 23, 1993, and recorded in said Registry of Deeds in Book 1389, Page 35, excepting and reserving, however, the easement for Mountainside Road excepted and reserved in said conveyance.

l. Any portion of the Public Lot within the above-described premises, as the Public Lot is defined or may be defined, by deeds hereafter given by Sugarloaf Mountain Corporation to the State of Maine, and referred to in Chapter 12 of Resolves, 1993 approved by the Governor of the State of Maine on May 27, 1993.

m. Any portion of the within described premises described in or covered by a Condemnation Order of Carrabassett Valley Sanitary District dated August 17, 1993, reference being made to a Certificate and Notice of Condemnation by Carrabassett Valley Sanitary Sewer District against Sugarloaf Mountain Corporation and Sugartech dated August 27, 1993 and recorded in said Registry of Deeds in Book 1390, Page 177.

n. Deed from Sugarloaf Mountain Corporation to Sugarloaf Water Association dated March 1, 1994 and recorded in said Registry of Deeds in Book 1436, Page 237.

o. Deed from Sugarloaf Mountain Corporation S.B.C., Inc. dated March 9, 1994 and recorded in said Registry of Deeds in Book 1438, Page 244.

Also hereby conveying the premises described in a deed from RI Broadway Properties, Inc. to Sugarloaf Mountain Corporation dated June 26, 1992 and recorded in said Registry of Deeds in Book 1299, Page 14 including the following units:

6a. (Part I) - Health Club

The Unit known and designated as The Sugartree Club in The Sugartree Club Condominium located in Carrabassett Valley, Franklin County, State of Maine, as shown on the

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Condominium Plat by Earl W. Raymond, Registered Land Surveyor, entitled "Plan of The Sugartree Club Condominium," dated October 29, 1984 and filed in the records for Plans of the Franklin County Registry of Deeds, on Page P-524. Specific reference is made to The Sugartree Club Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated November 21, 1984 and is recorded in said Registry of Deeds in Book 806, Page 29, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) as Exhibit D to the Declaration, are recorded in the records for Plans of said Registry at Pages P-525 and P-526.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed.

*6a. (Part II) - Sugarloaf Inn - Commercial Unit #1*

A certain property situated in the Town of Carrabassett Valley, Franklin County, State of Maine, and being more particularly described as follows, to wit:

The unit known and designated as Commercial Unit #1 in "The Sugarloaf Inn Condominium" located in Carrabassett Valley, Franklin County, State of Maine, as shown on the Condominium Plat by Earl W. Raymond, Registered Land Surveyor, entitled "The Sugarloaf Inn Condominium," dated August 29, 1985 and filed in the records for Plans of the Franklin County Registry of Deeds, on Page P-690. Specific reference is made to The Sugarloaf Inn Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated August 30, 1985 and is recorded in said Registry of Deeds in

Book 864, Page 5, and amended by Amendment dated March 4, 1986, recorded in said Registry of Deeds in Book 891, Page 112, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Units, as Exhibit D to the Declaration, are recorded in the records for Plans of said Registry of Deeds at Pages P-691 and P-692.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed.

*6b. Reserved Easement*

Also hereby conveying the easement reserved to Sugarloaf Mountain Corporation in the deed from Sugarloaf Mountain Corporation to Sugarloaf Land Partners I dated April 23, 1993 and recorded in said Registry of Deeds in Book 1360, Page 230 as follows:

Subject to the rights reserved in a deed from Liftside, Inc. dated August 8, 1991 and recorded in said Registry of Deeds in Book 1236, Page 82, including, without limitation, the right, in common with others, to use all roads, utility lines and easements now existing or hereafter constructed on the land hereby conveyed.

The next above-described and conveyed premises were previously excepted from the originally described premises herein (1,600 acre parcel), portions of the previously excepted

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premises either then having <sup>A N</sup> been reacquired by the present <sup>A N</sup> owner of the originally described premises, Sugarloaf Mountain Corporation. O F F I C I A L

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Also excepting from the originally described premises herein (1,600 acre parcel) the portion conveyed by deed from Sugarloaf Mountain Corporation to Peggy Ann Cianchette dated August 8, 1997 and recorded in the Franklin County Registry of Deeds in Book 1693, Page 241. O F F I C I A L

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7. Sugarloaf Mountain Corporation (514 Acre Parcel of land) C O P Y O P Y

A certain lot or parcel of land situated in the Town of Carrabassett Valley (formerly known as Sugarloaf), County of Franklin, State of Maine, bounded and described as follows:

Beginning at a post marked "S. Mt. Corp. §1956" on the Southerly line of the land of Bigelow Corp. and East of the access road to the Sugarloaf Ski Area, said post being located at the Northwesterly corner of this parcel of land; thence in a Southwesterly direction following a red painted line in common with Sugarloaf Mountain Corporation to a post marked "S. Mt. Corp. §1956," which post is also located East of the access road to the Sugarloaf Ski Area; thence, running in an Easterly direction following a red painted line in common with Sugarloaf Mountain Corporation to a post marked "S. Mt. Corp. §1956," located on the West bank of Brackett Brook; thence, Southerly following up said Brackett Brook about 7,400 feet to a point; thence, North 81°30' East across said Brackett Brook to the Southwesterly corner of the Public Lot; thence, in a Northerly direction following a line in common with the said Public Lot to a red post at the Southeast corner of the land of the said Bigelow Corporation; thence, in a Westerly direction following a line in common with the said Bigelow Corporation to the post at the point of beginning. The above parcel of land contains approximately 314 acres, and is shown on a plan of land, Town of Sugarloaf, dated December 1972, Scale 1" = 1,000', by Earl W. Raymond Reg. #202.

Also, a certain lot or parcel of land situated in the Town of Carrabassett Valley, County of Franklin, State of Maine, bounded and described as follows:

Beginning at the Southwesterly corner of the Public Lot said point being further described as South 81°30' East, 3820 feet, more or less, from a stake and stones marked "PL 1926 #3" on the East Town Line of Carrabassett Valley (formerly Sugarloaf) at the Southeasterly corner of the Public Lot; thence, South 12°35' West, 7008 feet, more or less, through the land formerly of Scott Paper Company to the land formerly of Kennebec Pulp & Paper Company; thence, North 80° West, 340 feet to a point; thence, South 77° West, 159 feet to a point; thence, North 44° West, 431 feet to a point; thence, North 86° West, 703 feet to a post marked "S. Mt. Corp. §1956," at the Southeast corner of the land of Sugarloaf Mountain Corporation. The last four courses and distances follow a line in common with land formerly of Kennebec Pulp & Paper Company; thence, North 17° East, 6050 feet, more or less, following a line in common with said Sugarloaf Mountain Corporation to a point on the West bank of Brackett Brook; thence, Northerly following Brackett Brook about 476 feet to a point; thence, North 81°31" East, 1,400 feet, more or less, across said Brackett Brook to the point of beginning.

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The above-described parcel contains 200 acres and is shown on a plan of land, Town of Sugarloaf dated December 1, 1972, revised July, 1979, Scale 1"=100' by Earl W. Raymond Reg. #202. All distances are more or less and bearings are based on Maine Grid (West Zone).

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Subject to the rights, easements, terms, conditions and reservations set forth or referred to in a deed from Scott Paper Company to Sugarloaf Mountain Corporation dated December 18, 1975 and recorded in the Franklin County Registry of Deeds in Book 495, Page 76.

**8. Sugarloaf Mountain Corporation**

**760 Acre Burnt Mountain Parcel of Land (Reference Deed Book 739, Page 204)**

A certain lot or parcel of real estate, with any buildings thereon, situated in said Carrabassett Valley, County of Franklin and State of Maine, described as follows:

Beginning at a post and stones marked PL 1926 No. 3 on what was formerly the West Town Line of Jerusalem Township at the Southeast corner of the Public Lot in what was formerly Crockertown; thence, in a Southerly direction following what was formerly the West Town Line of Jerusalem about 5649 feet to a post and stones on the East Town line of what was formerly Crockertown and the land formerly of Kennebec Pulp and Paper Company, Inc. and now of Maine Guarantee Authority; thence on the following courses and distances following a line in common with the land formerly of Kennebec Pulp and Paper Company, Inc.; thence, South 82° West, 1326 feet to a point; thence, South 67° West, 580 feet to a rock cairn on the summit of Burnt Hill; thence, South 28° West, 284 feet to a point; thence, South 72° West, 395 feet to a point; thence, South 79° West, 381 feet to a point; thence, South 43° West, 959 feet to a point; thence, South 08° West, 338 feet to a point; thence, South 23° West, 298 feet to a point; thence, South 58° West, 1353 feet to a point; thence, North 39° West, 213 feet to a point; thence, North 52° West, 1396 feet to a point; thence, North 80° West, 254 feet to a point in the Southeasterly corner of a 200 acre parcel of land conveyed by Scott Paper Company to Sugarloaf Mountain Corporation by deed dated December 16, 1975 and recorded in Book 495, Page 76; thence, North 12°35' East, 7,008 feet, more or less, to the Northeasterly corner of said 200 acre parcel; thence, North 61°30' East, 3820 feet, more or less, also following a line in common with the Public Lot to a post at the point of beginning.

**9. Sugarloaf Mountain Corporation**

**West Mountain Parcel of Land - Originally 1170 Acres, more or less**

**(Reference Deed Book 596, Page 8)**

Also a certain lot or parcel of land situated in the Town of Carrabassett Valley, formerly known as Sugarloaf Township, T4 R2 B.K.P. W.K.R., County of Franklin, State of Maine, generally bounded and described as follows:

Bordered on the East by lands now or formerly owned by Sugarloaf, on the North by lands now or formerly owned by the Bigelow Corporation, on the West by the South Branch of the Carrabassett River, and on the South by other lands owned by Scott Paper Company.

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And more particularly bounded and described as follows:

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Beginning at a post on the South line of land now or formerly of Bigelow Corporation marked "S. Mt. Corp. §1956" about 70 feet Westerly of the access road to Sugarloaf Ski Area; thence, on the following courses and distances following a line in common with the land of Sugarloaf Mountain Corporation; thence, South 25°22' West 676 feet to a post and stones marked S. Mt. Corp. §1956; thence, South 64°54' East 287 feet to a post and stones marked S. Mt. Corp. §1956; thence, South 23°58' West 8063 feet to a pile of stones on the formerly Appalachian Trail; thence, South 89°00' West, 251 feet to a point; thence, South 78°00' West, 132 feet to a post and stones; thence, South 28°00' East, 145 feet to a point; thence, South 26°00' East, 132 feet to a point; thence, South 27°00' East, 66 feet to a point; thence, South 32°00' East, 132 feet to a point; thence, South 10°00' East, 66 feet to a point; thence, South 34°00' East, 132 feet to a point; thence, South 29°00' East, 264 feet to a point; thence, South 27°00' East, 132 feet to a point; thence, South 12°00' East, 132 feet to a point; thence, South 36°00' East, 109 feet to a point; thence, South 37°00' East, 264 feet to a point; thence, 27°00' East, 132 feet to a point; thence South 38°00' East 132 Feet to a point; thence, South 32°00' East, 179 feet to an iron rod in a pile of stones; thence, South 82°06'26" West, 2640 feet to a 6" white birch marked "SMC"; thence, continuing in the same direction South 82°06'28" West approximately 1830 feet, more or less, to the center line of the South branch of the Carrabassett River; thence, turning and running downstream along the thread of the stream in a generally Northerly, then Northeasterly direction for approximately 14,900 feet, more or less, to the point where the said Carrabassett River meets with the Westerly most line of land now or formerly owned by the Bigelow Corporation; thence, turning and running South 13°15' East, 2900 feet following a line in common with land now or formerly of Bigelow Corporation, to an old yellow birch; thence, North 77°57' East 2964 feet following a line in common with land now or formerly of Bigelow Corporation to the post at the point of beginning.

Also the mineral and other rights with respect to the above-described parcel conveyed to Sugarloaf Mountain Corporation by deed of Great Northern Nekoosa Corporation recorded in Book 736, Page 70 and the easement rights conveyed to Sugarloaf Mountain Corporation by Mountainside by easement deed dated August 19, 1983 and recorded in Book 744, Page 212.

The above-described parcel of land contains 1,170 acres and is shown on a plan of land, Town of Sugarloaf, dated December 1972. Scale 1"=1,000', Earl W. Raymond Reg. #202. All distances are more or less and bearings are based on Maine Grid; (West Zone).

Excepting and reserving, however, the following described lot or parcel, with any buildings and improvements thereon situated in said Carrabassett Valley:

Beginning at the Southwest corner of land conveyed to Mountain Greenery dated December 20, 1982 and recorded in Book 717, Page 1; thence, North 77°35'43" East along the South line of said land now or formerly of Mountain Greenery five hundred ninety-two and ninety-four hundredths (592.94) feet to a point; thence, South 05°30'19" West along land now or formerly of Sugarloaf Mountain Corporation two hundred thirty-eight and sixty-six hundredths (238.66) feet to an iron bolt; thence, South 30°57'49" East, seven hundred



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twenty-eight and seventy-seven hundredths (728.77) feet to an iron bolt; thence, North 78°21'34" West four hundred seventy-six and sixty-three hundredths (476.63) feet to an iron bolt; thence, North 26°48'15" West, one hundred seventeen and fifty-five hundredths (117.55) feet to an iron bolt; thence, North 79°25'19" West, three hundred thirty-seven and seventy-four hundredths (337.74) feet to an iron bolt; thence, North 55°47'06" West, two hundred forty-six and twenty-seven hundredths (246.27) feet to an iron bolt; thence, South 76°40'31" West, one hundred forty-five and twenty-six hundredths (145.26) feet to an iron bolt; thence, South 68°11'54" West, two hundred sixty-nine and twenty-six hundredths (269.26) feet to an iron bolt; thence, North 81°44'07" West, twelve hundred thirty-nine and thirty-nine hundredths (1,239.39) feet to a granite monument; thence, North 25°03'38" West, three hundred thirty-eight and seventy-three hundredths (338.73) feet to a granite monument; thence, North 25°21'45" East, two hundred eighty-four and fifty three hundredths (284.53) feet to an iron bolt; thence, North 70°09'19" East, nine hundred six and ninety-eight hundredths (906.98) feet to an iron bolt; thence, North 13°19'28" East seven hundred eighty-five and seventy-seven hundredths (785.77) feet to an iron bolt; thence, North 66°13'19" East, four hundred three and thirty-four hundredths (403.34) feet to a point; thence, South 13°20'31" East along the West line of land now or formerly of Mountain Greenery fifteen hundred fifty-three and ninety-nine hundredths (1,553.99) feet to the point of beginning. Containing 56.774 Acres.

Also Excepting and reserving, however, the easements and rights granted by Sugarloaf Mountain Corporation to On The Green Associates by easement deed dated August 19, 1983 and recorded in Book 746, Page 265 and the easements and rights granted by Sugarloaf Mountain Corporation to Sugartech by easement deeds, both dated August 18, 1983 and recorded in

Book 744, Page 203 and Book 744, Page 209, respectively, and the premises conveyed by Sugarloaf Mountain Corporation to On The Green Associates by deed dated November 18, 1983 and recorded in Book 758, Page 58.

Being a part of the premises described in a deed from Scott Paper Company to Sugarloaf Mountain Corporation dated August 9, 1979, recorded in Volume 596, Page 8.

Also Excepting and reserving the following matters:

- (1) Rights of others in and to the uninterrupted natural flow of the Carrabassett River.
- (2) A pole line easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Co. by deed recorded in Book 778, Page 25.
- (3) An easement for underground wires from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company by deed dated September 26, 1985 and recorded in Book 860, Page 284.
- (4) Conveyance by Sugarloaf Mountain Corporation to On The Green Associates with respect to two (2) additional parcels by deed dated April 12, 1985 and recorded in Book 828, Page 106.
- (5) Conveyance by Sugarloaf Mountain Corporation to Mountainside with respect to a 2.91 acre parcel on Penobscot Circle in the Riverside Development by deed dated June 10, 1985, recorded in Book 834, Page 67.

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- (6) Conveyance by Sugarloaf Mountain Corporation to Mountainside with respect to Riverside Lots 4 through 9, 12 through 17 and 19, by deed dated July 15, 1985 and recorded in Book 857, Page 122. C O P Y
- (7) Conveyance by Sugarloaf Mountain Corporation to Riverside at Sugarloaf Associates with respect to Riverside real estate, by deed dated December 23, 1985, recorded in Book 874, Page 195.
- (8) An easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company by deed dated November 25, 1985 and recorded in Book 872, Page 304. A N C O P Y
- (9) An easement for drainage conveyed by Sugarloaf Mountain Corporation to The Dartmouth Company dated June 2, 1987 and recorded in said Registry of Deeds in Book 967, Page 135.
- (10) Right of First Refusal Agreement between Sugarloaf Mountain Corporation and The Dartmouth Company dated June 2, 1987 and recorded in said Registry of Deeds in Book 968, Page 1.
- (11) General Declaration of Covenants and Restrictions of Sugarloaf Mountain Corporation dated June 2, 1987 and recorded in said Registry of Deeds in Book 967, Page 168.
- (12) Easement from Sugarloaf Mountain Corporation to Sugartech dated June 2, 1987 and recorded in said Registry of Deeds in Book 967, Page 108.
- (13) Easement from Riverside at Sugarloaf Associates to Sugarloaf Mountain Corporation and Sugartech dated June 2, 1987, and recorded in said Registry of Deeds in Book 967, Page 102.
- (14) Easement from Riverside at Sugarloaf Associates to Sugarloaf Mountain Corporation dated June 2, 1987 and recorded in said Registry of Deeds in Book 967, Page 105, but including herein the rights and easements conveyed to Sugarloaf Mountain Corporation therein.
- (15) Deed from Sugarloaf Mountain Corporation to The Dartmouth Company dated June 2, 1987 and recorded in said Registry of Deeds in Book 967, Page 120.

Also hereby conveying, and including herein, the rights reserved to Sugarloaf Mountain Corporation in certain Assignments and Assumption Agreements from Sugarloaf Mountain Corporation to The Dartmouth Company, all dated June 2, 1987 and all recorded in said Registry of Deeds in Book 967, Page 142; Book 967, Page 148; and Book 967, Page 154; and the rights reserved to Sugarloaf Mountain Corporation in said deeds to The Dartmouth Company.

Also Excepting and reserving the following matters:

- (1) Conveyance by Sugarloaf Mountain Corporation to the Inhabitants of the Town of Carrabassett Valley with respect to the "Golf Course Clubhouse Lot," so-called, dated June 1, 1987 and recorded in said Registry of Deeds in Book 967, Page 335.
- (2) Conveyance by Riverside at Sugarloaf Associates to the Inhabitants of the Town of Carrabassett Valley dated June 1, 1987 and recorded in said Registry of Deeds in Book 967, Page 338.
- (3) Conveyance by Sugarloaf Mountain Corporation to Inhabitants of the Municipality of Carrabassett Valley dated September 21, 1982 and recorded in said Registry of Deeds in Book 967, Page 320.

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(4) Conveyance by Sugarloaf Mountain Corporation to the Town of Carrabassett Valley, dated November 16, 2000 and recorded in the Franklin County Registry of Deeds in Book 1973, Page 84. COPY

Also hereby conveying all rights of Grantor under an Agreement between Sugarloaf Mountain Corporation and the Inhabitants of the Town of Carrabassett Valley dated June 3, 1987, a Memorandum of which, also dated June 3, 1987, is recorded in said Registry of Deeds in Book 967, Page 324. COPY

Also hereby Excepting and reserving from the within conveyed premises the portions thereof covered by:

- a. Deed from Sugarloaf Mountain Corporation to Sugarloaf Water Association dated June 26, 1992 and recorded in said Registry of Deeds in Book 1295, Page 318.
- b. Deed from Sugarloaf Mountain Corporation to Sugarloaf Water Association dated March 1, 1994 and recorded in said Registry of Deeds in Book 1436, Page 237.
- c. Deed from Sugarloaf Mountain Corporation to S.B.C., Inc. dated March 9, 1994 and recorded in said Registry of Deeds in Book 1438, Page 244.
- d. Deed from Sugarloaf Mountain Corporation to Sugarloaf Water Association, dated July 10, 1995 and recorded in said Registry of Deeds in Book 1531, Page 153.
- e. Deed from Sugarloaf Mountain Corporation to Augusta French dated May 31, 2007 and recorded in said Registry of Deeds in Book 2909, Page 247.

10. Sugarloaf Mountain Corporation  
Sugarloaf Mountain Village Condominium Commercial Units

Commercial Units A2 and A3, also known as Retail Level #1 and Retail Level #2, as shown on Plan of Sugarloaf Mountain Village recorded in Franklin County Registry of Deeds, Sugarloaf Mountain Plan No. 1, Page 21 of Sugarloaf Mountain Village Condominium Phase 1, as amended, situated in the Town of Carrabassett Valley, County of Franklin and State of Maine, as shown on survey and floor plans by James W. Sewall Company and Ecodesign entitled Sugarloaf Village and recorded respectively in Sugarloaf Mountain Plan Book No. 1, Page 16, Plan Book No. 1, Page 21 and Plan Book No. 2, being condominium units subject to and with the benefit of the Declaration of Condominium establishing Sugarloaf Mountain Village Condominium Phase 1 dated August 18, 1972, recorded in said Registry of Deeds in Book 449, Page 149 as amended by the Redeclaration and Amendment of Condominium dated March 3, 1979 and recorded in said Registry of Deeds in Book 623, Page 41, which Declaration and Redeclaration and Amendment have been made pursuant to the Unit Ownership Act of the State of Maine, now Chapter 10 of Title 33 of the Maine Revised Statutes of 1964, as amended, including within this conveyance the percentage interests of both said units in common condominium areas and facilities relating or appurtenant to the units herein conveyed as more fully described in said Declaration and Redeclaration and Amendment, their respective schedules, surveys and floor plans, including without limitation access parking rights and utility rights. This conveyance is made subject to but with the benefit of the terms, provisions and easements set forth or referred to in said Unit Ownership Act, Declaration of Condominium, Redeclaration and Amendment surveys, floor plans and the By-Laws of Sugarloaf Mountain Village Unit Owners Association Number 1, the

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incorporated association formed to manage the condominium property of which the premises described herein are a part. The percentage of undivided interest appertaining to Commercial Unit A2 in the common areas and facilities is 20.5% and the percentage of undivided interest appertaining to Commercial Unit A3 in the common areas and facilities is 28.1%.

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Meaning and intending to convey and hereby conveying a portion of the premises conveyed to Sugarloaf Mountain Corporation by Mountainside by deed dated May 23, 1973, recorded in said Registry of Deeds in Book 461, Page 145.

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11. Sugarloaf Mountain Corporation  
Village West Land and Condominium Units

A certain lot or parcel of real estate, with any building thereon, situated in said Carrabassett Valley, being a 1.749 acre parcel, more or less, and being more particularly described in deed of Village West Associates dated April 30, 1981, recorded in Book 657, Page 192.

Also, conveying the following units in Village West Condominium, located in Carrabassett Valley, in the County of Franklin and State of Maine, as shown on survey by James W. Sewall and floor plans by Rodney S. Boynton, duly filed in Franklin County Registry of Deeds in

Book 141-1/2, Pages 1-5, and specific reference is made to the Village West Condominium Declaration, under the Unit Ownership Act of the Revised Statues of the State of Maine as amended, Title 33, Section 560 et seq., which Declaration is dated December 22, 1977 and recorded in said Registry of Deeds, Book 537, Page 40, which Declaration has been amended by Amendment to Declaration of Condominium dated February 8, 1983, and recorded in said Registry of Deeds, Book 729, Page 9, and survey and floor plans, with respect to the Village West Condominium, as referred to in said Amendment to Declaration of Condominium, which survey and floor plans are recorded in the Records of Plans of the Franklin County Registry of Deeds on pages P-296, P-297, P-298, P-299 and P-300, to all of the foregoing of which reference is hereby made and the same is hereby incorporated by reference herein, together with the undivided percentage interest in the common areas and facilities of the condominium described in the Declaration, as amended, attributable to the units as stated in Appendix II to said Amendment to Declaration of Condominium, as follows:

Unit Undivided Percentage Interest

- C 1.9%
- D 1.3%
- E 2.9%
- F 8.3%
- F1 2.3%
- 2 2.0%
- G 5.4%
- I 2.1%
- K 2.9%
- L 8.1%

	N O T		N O T
M 3.8%	A N		A N
N 8.6%	O F F I C I A L		O F F I C I A L
O .4%	C O P Y		C O P Y
Z 2.3%			

	N O T		N O T
Being part of the same real estate conveyed to Village West Associates by Sugarloaf Mountain Corporation by deed dated September 6, 1977 and recorded in said Registry of Deeds, Book 524, Page 176.	P Y		P Y
	C O P Y		C O P Y

Said units are conveyed together with:

1. An easement for the continuance of all encroachments by the unit on any adjoining units or common areas and facilities existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.
2. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the unit.
3. All rights and easements in common with other unit owners as described in the Declaration, as amended, including the description of property attached as Appendix I to the Declaration, as amended.

Also hereby conveying all leases and tenancies with respect to the above described premises.

Also hereby conveying all rights, easements and interests reserved in the Declaration, as amended, for the benefit of the owner or owners making the Declaration, as amended, and owned by Village West Associates.

12. Intentionally Omitted

13. Sugarloaf Mountain Corporation  
Sugartree Condominium - The Communication Unit

The Unit known and designated as The Communication Unit in The Sugartree Club Condominium located in Carrabassett Valley, Franklin County, State of Maine, as shown on the Condominium Plat by Earl Raymond, Registered Land Surveyor, entitled "Plan of The Sugartree Club Condominium", dated October 29, 1984 and filed in the records for Plans of the Franklin County Registry of Deeds, on Page P-254. Specific reference is made to The Sugartree Club Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated November 21, 1984 and is recorded in Book 806, Page 29 of said Registry of Deeds, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration, are recorded in the records for Plans of said Registry at Pages P-525 and P-526.

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Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed.

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Being the same premises described in a deed from Peter Webber Sports to Liftside, Inc. and Sugarloaf Mountain Corporation dated June 28, 1985, recorded in Book 837, Page 250 of said Registry of Deeds.

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14. Sugarloaf Mountain Corporation  
The Left Bank Condominium Units

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(a) Unit C-2 of The Left Bank, a condominium located at Carrabassett Valley, Franklin County, Maine, according to the Declaration thereof dated November 15, 1972, and recorded in the Franklin County Registry of Deeds, Book 453, Page 194, together with an undivided .04741 percent interest in the common elements of The Left Bank described in said Declaration with the benefits of and subject to the provisions of the declaration, bylaws, and floor plans of the condominium recorded simultaneously in said Registry (which floor plans are recorded in Plan Book 135-1/2, Page 3-10) and as part of the declaration as the same may be amended from time to time by instruments recorded in the office of the Register of Deeds, Franklin County, Maine.

The land area of the condominium property is described in Exhibit .A. attached to said Declaration and a survey dated October 30, 1972, entitled .The Left Bank Condominium. recorded in said Registry of Deeds, Plan Book 135-1/2, Page 2. Any and all rights, easements, privileges, and appurtenances belonging to the granted estate are hereby conveyed.

(b) Unit C-4 of The Left Bank, a condominium located at Carrabassett Valley, Franklin County, Maine, according to Declaration thereof dated November 15, 1972, and recorded in the Franklin County Registry of Deeds, Book 453, Page 194, together with an undivided .04741 percent interest in the common elements of The Left Bank described in said Declaration with the benefits of and subject to the provisions of the declaration, bylaws, and floor plans of the condominium recorded simultaneously in said Registry (which floor plans are recorded in Plan Book 135-1/2, Pages 3-10) and as part of the declaration as the same may be amended from time to time by instruments recorded in the office of the Register of Deeds, Franklin County, Maine.

The land area of the condominium property is described in Exhibit .A. attached to said Declaration and a survey dated October 30, 1972, entitled .The Left Bank Condominium. recorded in said Registry of Deeds, Plan Book 135-1/2, Page 2.

Any and all rights, easements, privileges, and appurtenances belonging to the granted estate are hereby conveyed.

(c) Unit C-7 of The Left Bank, a condominium located at Carrabassett Valley, Franklin County, Maine, according to Declaration thereof dated November 15, 1972, and recorded in the Franklin County Registry of Deeds, Book 453, Page 194, together with an undivided .04741 percent interest in the common elements of The Left Bank described in said Declaration with the benefits of and subject to the provisions of the declaration, bylaws, and floor plans of the condominium recorded simultaneously in said Registry (which floor plans are recorded in

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Plan Book 135-1/2, Pages 3-10) and as part of the declaration as the same may be amended from time to time by instruments recorded in the office of the Registry of Deeds, Franklin County, Maine. C O P Y C O P Y

The land area of the condominium property is described in Exhibit A attached to said Declaration and a survey dated October 30, 1972, entitled "The Left Bank Condominium" recorded in said Registry of Deeds, Plan Book 135-1/2, Page 2. N

Any and all rights, easements, privileges, and appurtenances belonging to the granted estate are hereby conveyed. O F F I C I A L O F F I C I A L C O P Y C O P Y

(d) Unit C-9 of The Left Bank, a condominium located at Carrabassett Valley, Franklin County, Maine, according to Declaration thereof dated November 15, 1972, and recorded in the Franklin County Registry of Deeds, Book 453, Page 194, together with an undivided .04741 percent interest in the common elements of The Left Bank described in said Declaration with the benefits of and subject to the provisions of the declaration, bylaws, and floor plans of the condominium recorded simultaneously in said Registry (which floor plans are recorded in Plan Book 135-1/2, Pages 3-10) and as part of the declaration as the same may be amended from time to time by instruments recorded in the office of the Registry of Deeds, Franklin County, Maine.

The land area of the condominium property is described in Exhibit A attached to said Declaration and a survey dated October 30, 1972, entitled "The Left Bank Condominium", recorded in said Registry of Deeds, Plan Book 135-1/2, Page 2.

Any and all rights, easements, privileges, and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey and hereby conveying the same premises conveyed to Sugarloaf Mountain Corporation by Dead River Properties, Inc. by deeds dated August 24, 1979 and recorded respectively in said Registry of Deeds in Book 604, Pages 240, 241, 242 and 243.

(e) Unit B-9 of The Left Bank, according to Declaration thereof, dated November 15, 1972, and recorded in the Franklin County Registry of Deeds, Book 453, Page 194 together with an undivided .02502 percent interest in the common elements of The Left Bank described in said declaration with the benefits of and subject to the provisions of the declaration, by-laws and floor plans of the condominium recorded in said Registry in Plan Book 153-1/2, Pages 3-10 and as the same may be amended from time to time by instruments recorded in the office of the Register of Deeds, Franklin County, Maine.

The land area of the condominium property is described in Exhibit A attached to said Declaration and a survey dated October 30, 1972, entitled "The Left Bank Condominium" recorded in said Registry of Deeds, Plan Book 135-1/2, Page 2.

Any and all rights, easements, privileges, and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey and hereby conveying the same premises conveyed to Sugarloaf Mountain Corporation by Preston L. Jordan by deed recorded in said Registry in Book 634, Page 74.

Excepting, however, from parcels (a) through (e) inclusive above to the extent it affects the premises and interests conveyed herein, a release deed from Village West Associates to John

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C. Cochrane dated December 12, 1983 and recorded in said Registry of Deeds, Book 765, Page 173.

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15. Sugarloaf Mountain Corporation  
1.21 Acre Gas and Service Station Parcel, with Buildings

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A certain lot or parcel of real estate, with the buildings thereon situated in said Carrabassett Valley, being a 1.21-acre parcel, more or less, and being more particularly described in deed from Burnham W. Ragon, Jr. to Sugarloaf Mountain Corporation dated September 4, 1981 and recorded in Book 667, Page 141 and the rights with respect to said parcel of land conveyed from Bigelow Corporation to Sugarloaf Mountain Corporation by deed recorded in Book 669, Page 42.

16. Easement

Together with an easement for travel by foot, ski and vehicle, and for the maintenance, grooming and repair of ski trails and ski facilities including the installation maintenance and repair and replacement of snow making machinery, equipment and facilities as set forth in an instrument from Sugarloaf Water Association to Sugarloaf Mountain Corporation dated July 10, 1995 and recorded in Book 1531, Page 148.

17. Sugarloaf Mountain Center  
Condominium Unit Unit C-6B

Unit Number C-6B (the "Unit") of Sugarloaf Mountain Center, A Condominium (hereinafter referred to as the "Condominium") situated at the address known as Sugarloaf Mountain Hotel in the Town of Carrabassett Valley, County of Franklin and State of Maine, as more particularly described in the Declaration of Sugarloaf Mountain Center, a Condominium, dated December 11, 1986, and recorded in the Franklin County Registry of Deeds in Book 936, Page 43, as amended by Amendment Dated November 23, 1987, and recorded in said Registry in Book 1002, Page 216; by Second Amendment dated August 5, 1988, and recorded in said Registry in Book 1077, Page 94; by Third Amendment dated April 12, 1989, and recorded in said Registry in Book 1093, Page 140; by Fourth Amendment dated January 29, 1991 and recorded in said registry in Book 1204, Page 136; and as further amended from time to time (the "Declaration"), and in the Plats and Plans incorporated into the Declaration and recorded in the Franklin County Registry of Deeds as Plan Sheets 946 through 956, as amended and recorded in said Registry as Plan Sheets 2193 through 2202; as further amended as Plan Sheets 2531 and 2532; and as further amended from time to time; (herein collectively referred to as the "Plats and Plans").

18. Unit Quarters in the Sugarloaf Mountain Center, a Condominium

Certain Unit Quarters in the Sugarloaf Mountain Center, a Condominium, ("Condominium") in the Town of Carrabassett Valley, Franklin County, Maine, more particularly described as the Units with the following numbers: 112-I, 113-I, 113-II, 113-III, 113-IV, 213-III, 213-IV, 215-I, 306-I, 306-III, 306-IV, 308-I, 308-II, 308-IV, 323-III, 310-I, 310-III, 314-I, 316-I, 320-IV, 322-IV, 402-I, 402-III, 404-I, 404-III, 409-III, 407-I, 408-I, 408-III, 408-IV, 410-I, 410-II, 410-III, 410-IV, 412-I, 412-IV, 413-III, 414-1, 414-IV, 415-III, 415-IV, 416-I, 416-II, 416-III, 416-IV, 418-I, 418-II, 418-III, 418-IV, 520-I, 520-III, 522-1, 522-III, 604-I, 604-II, 604-III, 604-IV, 606-I, 606-II, 606-III, 606-IV, 608-I, 608-II, 608-III, 608-IV, 609-I, 609-II, 609-III, 610-I, 610-II, 610-III, 610-IV, 611-I, 611-II.



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Unit Quarters and Unit C-A, Unit C-2, Unit C-2A, Unit C-2B, Unit C-2C, Unit C-3 and Unit C-5 Sugarloaf Mountain Center, A Condominium as more particularly described in: the Declaration of Sugarloaf Mountain Center, A Condominium, dated December 11, 1986, and recorded in the Franklin County Registry of Deeds in Book 936, Page 43, as amended by Amendment dated November 23, 1987, and recorded in said Registry in Book 1002, Page 216; by Second Amendment dated August 5, 1988, and recorded in said Registry in Book 1077, Page 94; by Third Amendment dated April 12, 1989, and recorded in said Registry in Book 1093, Page 140; by Fourth Amendment dated January 29, 1991, and recorded in said Registry in Book 1204, Page 136; by Fifth Amendment dated June 6, 1991, and recorded in said Registry in Book 1248, Page 313; by Sixth Amendment dated August 26, 1992 and recorded in said Registry in Book 1321, Page 339; by Seventh Amendment dated July 23, 1997 and recorded in said Registry of Deeds in Book 1692, Page 178 and as affected by Corrective Clarification of Declaration of Condominium dated December 31, 1997, recorded in said Registry in Book 1725, Page 153; and as further amended from time to time ("The Declaration"), and in the Plats and Plans incorporated into the Declaration and recorded in the Franklin County Registry of Deeds as Plan Sheets 946 through 956; as amended and recorded in said Registry as Plan Sheets 2193 through 2202; as amended and recorded in said Registry as Plan Sheets P-2531 and P2532; as amended and recorded in said Registry as Plan Sheets P-2629, P-2629A, P-2630, P-2630A, P-2631, P-2631A, P-2632, P-2632A, P-2633 and P-2633A; and as further amended from time to time (herein collectively referred to as the "Plats and Plans"), in fee simply absolute as a tenant-in-common with the other owners of said Unit according to the Declaration of said condominium, and in accordance with the Supplemental Quartershare Declaration of Sugarloaf Mountain Center, a Condominium, recorded in the Franklin County Registry of Deeds in Book 1077, Page 125, as amended by First Amendment dated April 12, 1989, and recorded in said Registry in Book 1093, Page 157, and recorded in Book 1109, Page 81, by Second Amendment dated January 30, 1990, and recorded in said Registry in Book 1146, Page 126; by Third Amendment dated January 29, 1991, and recorded in said Registry in Book 1204, Page 148; by Fourth Amendment acknowledged on March 11 and 12, 1991; and recorded in said Registry in Book 1210, Page 240; by Fifth Amendment dated June 6, 1991, and recorded in said Registry in Book 1248, Page 328; by Sixth Amendment dated August 26, 1992 and recorded in said Registry in Book 1321, Page 342; by Seventh Amendment dated August 19, 1993 and recorded in said Registry of Deeds in Book 1394, Page 279; and as further amended from time to time (the "Supplemental Declaration").

Together with all Development Rights and Special Declarant Rights in the Condominium, the Declaration and the Supplemental Quarter Share Declaration.

#### 19. Excepted Parcels

Excepting from the foregoing description of Parcels 1 through 18, inclusive the land and any appurtenant easement rights described in the following outsale deeds:

1. Deed from Sugarloaf Mountain Corporation to Rosamond B. Jones and William A. Jones, dated December 5, 1997 and recorded in the Franklin County Registry of Deeds in Book 1720, Page 129, describing condominium Units B-3 and B-4, being portions of Units A-2, A3 and the common area of Sugarloaf Mountain Village Condominium.
2. Deed from Sugarloaf Mountain Corporation to James G. Costello and Deborah R. Costello, dated April 24, 1998 and recorded in the Franklin County Registry of Deeds in Book 1750, Page 203, describing Lot 15, Sugarloaf Village Section IV, recorded in said Registry of Deeds in Plan Book 143-1/2, Page 39.

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3. Deed from Sugarloaf Mountain Corporation to John W. Diller, dated September 23, 1998 and recorded in the Franklin County Registry of Deeds in Book 1787, Page 81, relating to a 1.69 acre parcel adjacent to Lot 10 in Sugarloaf Village recorded in said Registry of Deeds in Plan Book 143-1/2, Page 39.
4. Deed from Sugarloaf Mountain Corporation to Philip E. Folger, Jr., dated December 19, 1998 and recorded in the Franklin County Registry of Deeds in Book 1816, Page 307, relating to a triangular parcel of land adjacent to Route 27 and other land of the Grantee.
5. Deed from Sugarloaf Mountain Corporation to Dawn E. Smith and Peter M. Smith, dated December 7, 1998 and recorded in the Franklin County Registry of Deeds in Book 1820, Page 190, relating to a parcel of land adjacent to Lot 11, as shown on a plan recorded in the Franklin County Registry of Deeds in Plan Book 143 1/2, Page 39.
6. Deed from Sugarloaf Mountain Corporation to Carrabassett Valley Academy, dated June 14, 2000 and recorded in the Franklin County Registry of Deeds in Book 1934, Page 298, describing a parcel of land on Route 27 and Brackett Brook.
7. Deed from Sugarloaf Mountain Corporation to the Town of Carrabassett Valley, dated November 16, 2000 and recorded in the Franklin County Registry of Deeds in Book 1973, Page 84, describing various lots and easements used in connection with Sugarloaf Golf Course.
8. Deed to Carrabassett Valley Academy, dated December 19, 2001 and recorded in the Franklin County Registry of Deeds in Book 2097, Page 234, describing a lot easterly of the Access Road.
9. Deed to Crocker Cirque, LLC, dated July 31, 2002 and recorded in the Franklin County Registry of Deeds in Book 2167, Page 93, describing a 5.21 acre lot on the Access Road.
10. Deed to the Village Condominium Unit Owners. Association, dated November 1, 1999 and recorded in the Franklin County Registry of Deeds in Book 2182, Page 269, describing 6 parcels of land.
11. Deed to Bucksaw Development Company, LLC, dated April 24, 2003 and recorded in the Franklin County Registry of Deeds in Book 2277, Page 24.
12. Deed to John W. Diller dated August 13, 2004 and recorded in the Franklin County Registry of Deeds in Book 2496, Page 332, conveying Lot 1-C Sugarloaf Village, Section Three.
13. Deed from Sugarloaf Mountain Corporation to Bigelow Partners, LLC, dated October 15, 2004 and recorded in the Franklin County Registry of Deeds in Book 2519, Page 251.
14. Deed from Sugarloaf Mountain Corporation to Crocker Cirque, LLC, dated October 27, 2004 and recorded in the Franklin County Registry of Deeds in Book 2523, Page 311.
15. Deed from Sugarloaf Mountain Corporation to Bigelow Partners, LLC dated June 2, 2005 and recorded in the Franklin County Registry of Deeds in Book 2610, Page 62.
16. Deed from Sugarloaf Mountain Corporation to Castle Creek, LLC dated August 18, 2005 and recorded in the Franklin County Registry of Deeds in Book 2645, Page 177.
17. Deed from Sugarloaf Mountain Corporation to David Pearl, et al dated August 18, 2005 and recorded in the Franklin County Registry of Deeds in Book 2652, Page 144.

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18. Deed from Sugarloaf Mountain Corporation to Western Mountains Foundations dated July 25, 2007 and recorded in the Franklin County Registry of Deeds in Book 2931, Page 202.

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19. Deed from CNL Income Sugarloaf, LLC to the Town of Carrabasset Valley dated April 29, 2009 and recorded in the Franklin County Registry of Deeds in Book 3142, Page 31.

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20. Additional Appurtenant Rights

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Together with the appurtenant easements and rights granted or reserved in favor of Sugarloaf Mountain Corporation or its predecessors in title in the following instruments:

A. Easement from Mountainside to Sugarloaf Mountain Corporation and Sugartech dated December 16, 1986 and recorded in the Franklin County Registry of Deeds in Book 936, Page 13.

B. General Declaration of Covenants and Restrictions between Mountainside and Sugarloaf Mountain Corporation dated December 11, 1986 and recorded in the Franklin County Registry of Deeds in Book 936, Page 18.

C. Declaration of Condominium of Sugarloaf Mountain Center dated December 11, 1986 and recorded in the Franklin County Registry of Deeds in Book 936, Page 43, as amended.

D. Easement Agreement between Sugarloaf Mountain Center Condominium Association, Mountainside, Sugarloaf Mountain Corporation and Sugartech dated December 18, 1986 and recorded in the Franklin County Registry of Deeds in Book 937, Page 136.

E. Easement from Sugarloaf Mountain Center Condominium Association to Sugarloaf Mountain Corporation and Sugartech dated December 18, 1986 and recorded the Franklin County Registry of Deeds in Book 937, Page 146.

F. Assignment and Assumption Agreement by and between Sugarloaf Mountain Corporation, Mountainside and Four Eighty-One Corp. dated November 23, 1987 and recorded in the Franklin County Registry of Deeds in Book 1002, Page 265, as to a General Declaration of Covenants and Restrictions between Mountainside and Sugarloaf Mountain Corporation dated December 11, 1986 and recorded in said registry in Book 936, Page 18.

G. Declaration of Gondola Village Condominium dated November 17, 1981 and recorded in the Franklin County Registry of Deeds in Book 674, Page 157.

H. Declaration of Village South Condominium dated November 20, 1979 and recorded in the Franklin County Registry of Deeds in Book 608, Page 7.

I. Sugartree Club Condominium Declaration dated November 21, 1984 and recorded in the Franklin County Registry of Deeds in Book 806, Page 29.

J. Sugarloaf Inn Condominium Declaration dated August 30, 1985 and recorded in the Franklin County Registry of Deeds in Book 864, Page 5, as amended by Amendment dated March 4, 1986 and recorded in said registry in Book 891, Page 12.

L. General Declaration of Covenants and Restrictions by Mountain Greenery dated August 31, 1983 and recorded in the Franklin County Registry of Deeds in Book 746, Page 237.

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M. General Declaration of Covenants and Restrictions by Mountain Greenery dated April 23, 1985 recorded in said registry of deeds, Book 829, Page 253, with respect to Lots 1 and 4-19 on Plan entitled Sugarloaf Village, Section 4 dated August 1979 and recorded in the Franklin County Registry of Deeds in Plan Book 143 1/2, Page 39.

N. General Declaration of Covenants and Restrictions by Mountain Side dated December 5, 1985 and recorded in the Franklin County Registry of Deeds in Book 868, Page 11, with respect to the Snowbrook and Phase IX Condominium Developments.

O. Deed from RI Broadway Properties, Inc. to Sugarloaf Mountain Corporation dated June 26, 1992 and recorded in the Franklin County Registry of Deeds in Book 1299, Page 14.

P. Agreement dated October 22, 1974 and recorded in the Franklin County Registry of Deeds in Book 480, Page 144 regarding the Commons Area/Bidwell.

Q. Deed from Peter Webber Sports to Peter Webber, Inc. dated August 30, 1985 and recorded in the Franklin County Registry of Deeds in Book 864, Page 2.

R. Deed to the Passamaquoddy Tribe dated May 17, 1984 and recorded in the Franklin County Registry of Deeds in Book 779, Page 134 and deed from Passamaquoddy Tribe to Peter Webber Sports, dated May 23, 1984 and recorded in said registry in Book 779, Page 156.

S. General Declaration of Covenants and Restrictions by Mountain Greenery dated August 31, 1983 and recorded in the Franklin County Registry of Deeds in Book 746, Page 237, as amended.

T. General Declaration of Covenants And Restrictions by Sugarloaf Mountain Corporation dated June 25, 1985 and recorded in the Franklin County Registry of Deeds in Book 841, Page 45 with respect to Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 in the Riverside Development.

U. General Declaration of Covenants and Restrictions dated June 1, 1985 by Sugarloaf Mountain Corporation and recorded in the Franklin County Registry of Deeds in Book 872, Page 163, with respect to the Riverside Development.

V. General Declaration of Covenants and Restrictions by Sugarloaf Mountain Corporation dated June 1, 1985 and recorded in the Franklin County Registry of Deeds in Book 882, Page 136, with respect to the 2.91 acre Riverside Condominium parcel conveyed to Thomas Needham, Trustee.

W. Deed of Lot V-1, so-called, from The Dartmouth Company to Sugarloaf Mountain Corporation dated August 30, 1991 and recorded in the Franklin County Registry of Deeds in Book 1353, Page 274.

X. Condominium Declaration recorded in the Franklin County Registry of Deeds in Book 449, Page 149, as amended and redeclared by a Redeclaration and Amendment of Condominium as to Sugarloaf Mountain Village Condominium dated March 3, 1979, and recorded in said registry in Book 623, Page 41.

Y. Deed from Village West Associates to Sugarloaf Mountain Corporation dated April 30, 1981 and recorded in the Franklin County Registry of Deeds in Book 657, Page 192.

N O T

Z. General declaration of Covenants and restrictions by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation dated May 17, 1984 and recorded in the Franklin County Registry of Deeds in Book 779, Page 87.

N O T

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AA. Declaration of the Sugartree Club Condominium dated November 21, 1984 and recorded in the Franklin County Registry of Deeds in Book 806, Page 29.

N O T

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BB. Declaration establishing a plan for condominium ownership of a condominium known as the Left Bank dated November 15, 1972, recorded in Franklin County Registry of Deeds in Book 453, Page 194.

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CC. Easement Agreement by and between Sugarloaf Mountain Corporation and Inhabitants of the Town of Carrabassett Valley, dated October 25, 2004 and recorded in the Franklin County Registry of Deeds in Book 2528, Page 77.

DD. Deed from Sugarloaf Mountain Corporation to Village West Associates dated September 6, 1977 and recorded in the Franklin County Registry of Deeds in Book 524, Page 176.

EE. Declaration of Village West Condominium dated December 22, 1977 and recorded in the Franklin County Registry of Deeds in Book 537, Page 40, as amended.

FF. Deed from Sugarloaf Mountain Corporation to Carrabassett Valley Academy, dated December 19, 2001 and recorded in the Franklin County Registry of Deeds in Book 2097, Page 234, describing a lot easterly of the access road.

GG. Conservation Easement from Sugarloaf Mountain Corporation to the Town of Carrabassett Valley, dated July 2, 2002 and recorded in the Franklin County Registry of Deeds in Book 2159, Page 332, affecting the former location of the narrow gauge railroad bed, as affected by an Amendment to Conservation Easement dated June 9, 2004 and recorded in said registry in Book 2932, Page 2.

HH. Deed from Sugarloaf Mountain Corporation to Crocker Cirque, LLC, dated July 31, 2002 and recorded in the Franklin County Registry of Deeds in Book 2167, Page 93, describing a 5.21 acre lot on the Access Road.

II. Deed from Sugarloaf Mountain Corporation to Bigelow Partners, LLC dated October 15, 2004 and recorded in the Franklin County Registry of Deeds in Book 2519, Page 251.

JJ. Deed from Sugarloaf Mountain Corporation to Bigelow Partners, LLC dated June 2, 2005 and recorded in the Franklin County Registry of Deeds in Book 2610, Page 62.

KK. Deed from Sugarloaf Mountain Corporation to Castle Creek, LLC dated August 18, 2005 and recorded in the Franklin County Registry of Deeds in Book 2645, Page 177.

LL. Deed from Sugarloaf Mountain to David Pearl, et al dated August 15, 2005 and recorded in the Franklin County Registry of Deeds in Book 2652, Page 144.

MM. Deed from Sugarloaf Mountain Corporation to Augusta French dated May 31, 2007 and recorded in the Franklin County Registry of Deeds in Book 2909, Page 247.

NN. Declaration of Protective Covenants for Brackett Brook Subdivision dated as of June 5, 1975 and recorded in the Franklin County Registry of Deeds in Book 492, Page 151.

N O T

N O T

00. General Declaration of Covenants and Restrictions by Sugarloaf Mountain Corporation, Sugarloaf Development Corporation and Mountainside dated March 24, 1984 and recorded in the Franklin County Registry of Deeds in Book 773, Page 291, with respect to the 0.407 acre parcel known as the "Tennis Court Lot."

PP. Rights to use library reserved in a deed from CNL Income Sugarloaf, LLC to the Town of Carrabasset Valley dated April 29, 2009 and recorded in the Franklin County Registry of Deeds in Book 3142, Page 31.

F I C I A L  
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O F F I C I A L  
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O F F I C I A L Exhibit B O F F I C I A L  
C O P Y **Permitted Exceptions** C O P Y

- N O T N O T  
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1. Taxes and assessments which constitute a lien, but which are not yet due and payable.
  2. Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads and ways.
  3. -9. Intentionally Omitted.

10. Terms and conditions of the following State of Maine Department of Environmental Protection Orders:

- Book 529, Page 155, dated September 14, 1977 re: Village West Condominium
- Book 529, Page 158, dated August 24, 1977 re: Village West Condominium
- Book 734, Page 163 re: West Mountain Development
- Book 766, Page 128 re: West Mountain Development
- Book 770, Page 230 re: Lots K, L and Tennis Court Lot
- Book 781, Page 42 re: Gondola Village
- Book 819, Page 205, dated June 13, 1979 re: Condominium expansion
- Book 820, Page 273, dated March 13, 1985 re: Snowbrook Condominium
- Book 831, Page 95, dated May 28, 1985 re: Thomas Center
- Book 831, Page 97, dated May 28, 1985 re: Thomas Center
- Book 841, Page 271, dated June 7, 1985 re: Riverside
- Book 841, Page 275, dated June 7, 1985 re: West Mountain Development
- Book 864, Page 235, dated October 25, 1985 re: Health Club
- Book 878, Page 72, dated January 27, 1982 re: Sugarloaf Associates, Phase I
- Book 980, Page 37 re: West Mountain Development
- Book 980, Page 39 re: West Mountain Development
- Book 1203, Page 305, dated January 17, 1991 re: Sugarloaf Mountain Center
- Book 1203, Page 308, dated January 17, 1991 re: Sugarloaf Mountain Center
- Book 1207, Page 215, dated March 13, 1985 re: Thomas Center
- Book 1207, Page 217, dated March 13, 1985 re: Thomas Center
- Book 1249, Page 88, dated October 10, 1991
- Book 1295, Page 28, dated June 10, 1992 re: transfer of licenses and permits
- Book 1300, Page 215, dated June 29, 1992, re: Woody Creek Subdivision
- Book 1379, Page 287, dated July 13 1993 re: West Mountain Chairlift and golf course
- Book 1418, Page 55, dated November 19, 1993 re: addition to Bullwinkle Ski Facility
- Book 1474, Page 331, dated July 28, 1994
- Book 1485, Page 6, dated September 30, 1994
- Book 1485, Page 14, dated September 30, 1994
- Book 1490, Page 166, dated November 7, 1994 re: Bridge across stream and renovation to gondola building
- Book 1572, Page 250, dated January 16, 1996 re: snowmaking pump hose
- Book 1598, Page 321, dated June 15, 1994 re: development of 35 acre parcel westerly of base lodge
- Book 1625, Page 324, dated September 24, 1994
- Book 1625, Page 328, dated September 25, 1994
- Book 1629, Page 147, dated October 10, 1996 re: Golf course
- Book 1640, Page 69, dated November 6, 1996
- Book 1686, Page 160, dated July 7, 1997
- Book 1686, Page 164, dated July 11, 1997

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Book 1692, Page 12, dated July 28, 1997  
 Book 1734, Page 219, dated February 18, 1998  
 Book 1777, Page 322, dated August 17, 1998  
 Book 1817, Page 331, dated December 22, 1998  
 Book 1823, Page 151, dated January 20, 1999  
 Book 1846, Page 34, dated April 27, 1999  
 Book 1867, Page 335, dated July 22, 1999  
 Book 1897, Page 150, dated November 23, 1999  
 Book 1897, Page 164, dated November 23, 1999  
 Book 1947, Book 147, dated July 24, 2000  
 Book 1981, Page 137, dated January 2, 2001 re: Golf course  
 Book 2076, Page 323, dated October 29, 2001 re: Cruiser Trail, Cross Cut Trail  
 Book 2118, Page 166, dated February 8, 2002 re: conveyance to CVA, development of Snubber Lot  
 Book 2137, Page 201, dated April 11, 2001 re: Golf course  
 Book 2264, Page 295, dated February 28, 2003 re: sale to Crocker Cirque, LLC  
 Book 2482, Page 180, dated July 12, 2004 re: Sugarloaf Snow Park  
 Book 2529, Page 199, dated October 26, 2004 re: Sugarloaf Snow Park  
 Book 2605, Page 206, dated May 10, 2005 re: Pearl Lot  
 Book 2677, Page 264, dated October 13, 2005 re: sand/salt storage facility  
 Book 2738, Page 17, dated March 10, 2006 re: Spruce Knoll Subdivision  
 Book 2968, Page 19, dated October 17, 2007 re: License transfer  
 Book 2971, Page 31, dated November 1, 2007 re: License transfer (corrected)  
 Book 3151, Page 47, dated May 26, 2009 re: outsale to Town  
 Book 3278, Page 21, Department of Environmental Order  
 Book 3281, Page 325

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11. Rights of upper and lower riparian owners in and to the use and uninterrupted flow of the waters of any brooks, streams, rivers and other waterways crossing or abutting the insured premises as shown on ALTA-Land Title Survey titled Sugarloaf/USA Route 27 by Vanasse Hangen Brustlin, Inc. and Owen Haskell, Inc. dated December 19, 2008; last revised August 19, 2010 as Project Number 10211.04

12. Easement Deed to Central Maine Power Company dated October 31, 1994, recorded in the Franklin County Registry of Deeds in Book 1494, Page 260, relating to poles and wires off the Sugarloaf Road, so-called.

13. Easement Deed to Central Maine Power Company dated September 18, 1995, recorded in the Franklin County Registry of Deeds in Book 1554, Page 186, relating to a line from an existing pole to pad 16.3 on Condominium Road.

14. Poly Phase Contract with Central Maine Power Company acknowledged October 4, 1995, recorded in the Franklin County Registry of Deeds in Book 1562, Page 289, relating to equipment attached to a pump house building as a part of the snowmaking system.

15. Easements for the installation, maintenance and replacement of water distribution services as set forth in that certain Certificate and Notice of Condemnation by Carrabassett Valley Sanitary District against Sugarloaf Mountain Corporation and Sugartech dated August 27, 1993 and recorded in the Franklin County Registry of Deeds in Book 1390, Page 177.

16. Agreement with Longfellow Cable Company dated April 22, 1988 and recorded in the Franklin County Registry of Deeds in Book 1080, Page 191.

17. Rights of others to use existing roadways and utilities over land of Sugarloaf Development Corporation in common with owners of premises insured including any rights as to roadways shown on plans filed September 5, 1972 in the Franklin County Registry of Deeds in Sugarloaf Mountain Plan Book 1, Page 19.



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18. All minerals, coal, oil and natural gas on or beneath the premises as reserved in deed from Great Northern Paper Company to Scott Paper Company dated July 11, 1955 and recorded in the Franklin

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County Registry of Deeds in Book 339, Page 65 and as set forth in a deed of Scott Paper Company, et al., dated December 31, 1958 and recorded in said registry in Book 358, Page 162.

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Note: Said rights in minerals, coal, oil, natural gas and timber set forth in said deeds recorded in Book 339, Page 65 and Book 358, Page 162 of said registry were released by deed of Great Northern Nekoosa Corporation dated July 15, 1975 and recorded in said registry of deeds in Book 492, Page 53 so long as the premises are used for recreational and related development purposes.

19. Pole rights as granted to Rangeley Power Company by easements recorded in the Franklin County Registry of Deeds in Book 426, Page 415 and Book 430, Page 106.

The following exceptions affect Parcel 1:

20. Rights and easements set forth in deeds from Sugarloaf Mountain Corporation to Four Eighty-One Corp. dated November 23, 1987 and recorded in the Franklin County Registry of Deeds in Book 1002, Page 237 and Book 1002, Page 257.

21. Rights and easements set forth in deed from Sugarloaf Mountain Corporation and Sugartech to Four Eighty-One Corp. dated November 23, 1987 and recorded in the Franklin County Registry of Deeds in Book 1002, Page 273.

22. Partial Assignment of Lease and Agreement from Sugarloaf Mountain Corporation to Longfellow Cable Co., Inc. dated December 21, 1987 and recorded in the Franklin County Registry of Deeds in Book 1010, Page 140, regarding Lease and Agreement recorded in said registry in Book 375, Page 15, as amended by a First Amendment to Lease recorded in said registry in Book 1609, Page 108.

23. Rights and easements granted Central Maine Power Company and Somerset Telephone Company by deed of Sugarloaf Mountain Corporation dated December 8, 1987 and recorded in the Franklin County Registry of Deeds in Book 1037, Page 313.

24. Exceptions and reservations as set forth in the Deed from Sugarloaf Mountain Corporation and Sugarloaf Development Corporation to Mountainside dated May 17, 1985 and recorded in the Franklin County Registry of Deeds in Book 835, Page 38.

25. Matters as set forth of plan entitled The Thomas Center - a Condominium by James W. Sewall Company, dated March 4, 1985 and recorded in the Franklin County Registry of Deeds in Plan Book P-597, showing Carrabassett Valley Planning Board subdivision approval.

26. Matters as set forth on plan entitled Parking Space Relocation - Sugarloaf Mountain Village Condominium Units dated April 12, 1985 and recorded in the Franklin County Registry of Deeds in Unit Ownership File 632.

27. Terms and conditions of that certain easement from Mountainside to Sugarloaf Mountain Corporation and Sugartech dated December 16, 1986 and recorded in the Franklin County Registry of Deeds in Book 936, Page 13.

28. General Declaration of Covenants and Restrictions between Mountainside and Sugarloaf Mountain Corporation dated December 11, 1986 and recorded in the Franklin County Registry of Deeds in Book 936, Page 18, and terms and conditions regarding the rights and privileges reserved by Sugarloaf Mountain Corporation in an Assignment and Assumption Agreement by and between Sugarloaf Mountain Corporation, Mountainside and Four Eighty-One Corp. dated November 23, 1987 and recorded in the Franklin County Registry of Deeds in Book 1002, Page 265.

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29. Rights, covenants, conditions, restrictions, easements and obligations set forth or referred to in the Declaration of Condominium of Sugarloaf Mountain Center dated December 14, 1986 and recorded in the Franklin County Registry of Deeds in Book 936, Page 43, and as further amended of record in said registry, and all documents filed therewith, and in Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as amended (The Maine Condominium Act). Further reference is made to Supplemental Quartershare Declaration dated December 19, 1988 and recorded in said registry in Book 1077, Page 125, and as further amended of record in said registry.

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30. Terms and Conditions Contained An Easement Agreement Between Sugarloaf Mountain Center Condominium Association, Mountainside, Sugarloaf Mountain Corporation and Sugartech dated December 18, 1986 and recorded in the Franklin County Registry of Deeds in Book 937, Page 136.

31. Covenants, conditions and restrictions set forth in Quitclaim Deed With Covenants from Mountainside to Four Eighty-One Corp. dated November 23, 1987 and recorded in the Franklin County Registry of Deeds in Book 1002, Page 250 (Residential Units - Sugarloaf Mountain Center) and in Quitclaim Deed With Covenants from Sugarloaf Mountain Corporation to Four Eighty-One Corp. dated November 23, 1987 and recorded in said registry in Book 1002, Page 237 (Commercial Units - Sugarloaf Mountain Center).

The following exceptions affects Gondola Village Condominium Units 1 and 2 (PARCEL 3):

32. Rights, covenants, conditions, restrictions, easements and obligations as set forth or referred to in Declaration of Gondola Village Condominium dated November 17, 1981 and recorded in the Franklin County Registry of Deeds in Book 674, Page 157.

The following exceptions affect Village South Condominium Units 1C-4C (PARCEL 4):

33. Rights, covenants, conditions, restrictions, easements and obligations as set forth or referred to in Declaration of Village South Condominium dated November 20, 1979 and recorded in the Franklin County Registry of Deeds in Book 608, Page 7.

The following exceptions affect Mount Abram Township and Carrabassett Valley (PARCEL 5):

34. All minerals, coal, oil and natural gas on or beneath the subject premises and all rights and easements with respect thereto as reserved in deed from Great Northern Paper Company to Scott Paper Company dated July 11, 1955 and recorded in the Franklin County Registry of Deeds in Book 339, Page 65. Note: A partial release of said rights in minerals, coal, oil, natural gas and timber by Great Northern Nekoosa Corporation dated July 15, 1975 was recorded in said Registry of Deeds in Book 492, Page 53, so long as the premises are used for recreational and related development purposes.

35. Exceptions, reservations and covenants contained in said deed from S. D. Warren Company to Sugarloaf Mountain Corporation dated December 20, 1990 and recorded in the Franklin County

Registry of Deeds in Book 1198, Page 336.

The following exceptions affect PARCEL 6:

36. Easement rights reserved by Scott Paper Company and Kennebec Pulp and Paper Company in deeds recorded in the Franklin County Registry of Deeds in Book 358, Page 162 and Book 369, Page 187.

37. Maine Land Use Regulation Subdivision Permit No. 1104 recorded in the Franklin County Registry of Deeds in Book 486, Page 447.

38. Lease and easement from Sugarloaf Mountain Corporation to Sugarloaf Valley Broadcasting System, Inc., dated July 26, 1972 and recorded in The Franklin County Registry of Deeds in Book 454, Page 348.

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39. Rights and easements relating to a right of way as set forth in an instrument from Sugarloaf Mountain Corporation to Scott Paper Company, dated February 28, 1956 and recorded in the Franklin County Registry of Deeds in Book 395, Page 581.

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40. Restriction limiting use of strip of land as a road only as set forth in a deed from Bigelow Corporation to Sugarloaf Mountain Corporation, recorded in the Franklin County Registry of Deeds in Book 375, Page 402.

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41. Matters as set forth on plan entitled The Thomas Center, A Condominium, by James W. Sewall Company dated March 4, 1985 and recorded in the Franklin County Registry of Deeds in Plan Book P-597.

42. Matters set forth on plan entitled Parking Space Relocation - Sugarloaf Mountain Village Condominium Units dated April 12, 1985 and recorded in the Franklin County Registry of Deeds in Unit Ownership File 632.

43. Agreement between Sugarloaf Mountain Corporation, Mountainside and East Coast Properties Corp. with respect to Glade Trail Subdivision dated June 26, 1981 and recorded in the Franklin County Registry of Deeds in Book 660, Page 185.

44. Rights and easements granted by Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated November 27, 1981 and recorded in the Franklin County Registry of Deeds in Book 685, Page 273 (Pole 18.2 on Sugarloaf Road).

45. Rights and easements granted by Sugarloaf Mountain Corporation to Central Maine Power Company dated September 2, 1980 and recorded in the Franklin County Registry of Deeds in Book 640, Page 14 re underground service to various condominium units.

46. Rights and easements granted by Sugarloaf Mountain Corporation to Central Maine Power Company recorded in the Franklin County Registry of Deeds in Book 719, Page 266 re Mountainside Road.

47. Rights and easements granted by Sugarloaf Mountain Corporation to Central Maine Power Company dated July 21, 1983 and recorded in the Franklin County Registry of Deeds in Book 747, Page 114 re underground service to the Bigelow development.

Rights and easements granted by Sugarloaf Mountain Corporation to Central Maine Power Company dated December 15, 1984 and recorded in the Franklin County Registry of Deeds in Book 814, Page 296 re underground services at various locations on Condo Road and Mountainside Road.

49. Rights and easements granted by Sugarloaf Mountain Corporation to Central Maine Power Company recorded in the Franklin County Registry of Deeds in Book 872, Page 290 re Turn Brook Road.

50. Rights and easements granted by Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated October 9, 1986 and recorded in the Franklin County Registry of Deeds in Book 931, Page 63, re the Condo Road.

51. Rights and easements granted by Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated August 12, 1986 and recorded in the Franklin County Registry of Deeds in Book 926, Page 218 re Sugarloaf Road.

52. Terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the Sugartree Club Condominium Declaration dated November 21, 1984 and recorded in the Franklin County Registry of Deeds in Book 806, Page 29.

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53. Terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the Sugarloaf Inn Condominium Declaration dated August 30, 1985 and recorded in the Franklin County Registry of Deeds in Book 864, Page 5, as amended by Amendment dated March 4, 1986, recorded in said Registry of Deeds in Book 891, Page 112.

54. General Declaration of Covenants and Restrictions by Mountain Greenery dated August 31, 1983 and recorded in the Franklin County Registry of Deeds in Book 746, Page 237, with respect to an 86.624 acre parcel presently part of the On The Green Associates Development; as affected by Supplementary Declaration of Covenants and Restrictions by Mountainside and Sugarloaf Mountain Corporation dated November 20, 1983 and recorded in the Franklin County Registry of Deeds in Book 758, Page 6, with respect to Bigelow Phase VIII Units 44, 45, 46, 53, 54 and 55; as affected by Second Supplementary Declaration of Covenants and Restrictions by Sugarloaf Mountain Corporation, Sugarloaf Development Corporation and Mountainside dated January 25, 1984 and recorded in the Franklin County Registry of Deeds in Book 766, Page 192, with respect to Bigelow Phase VIII Units 47 and 48; and as affected by Third Supplementary Declaration of Covenants and Restrictions by Mountainside, Sugarloaf - Development Corporation and Sugarloaf Mountain Corporation dated September 28, 1984 and recorded in the Franklin County Registry of Deeds in Book 798, Page 201, with respect to Bigelow Phase VIII Units 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 49, 50 and 51.

55. General Declaration of Covenants and Restrictions by Sugarloaf Mountain Corporation, Sugarloaf Development Corporation and Mountainside dated March 24, 1984 and recorded in the Franklin County Registry of Deeds in Book 773, Page 291, with respect to the 0.407 acre parcel known as the "Tennis Court Lot."

56. General Declaration of Covenants and Restrictions by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation dated May 17, 1984 and recorded in the Franklin County Registry of Deeds in Book 779, Page 87, covering Lots D, F, H, J, K and L, conveyed to the Passamaquoddy Tribe.

57. Supplementary Declaration of Covenants and Restrictions, Waiver and Approval by Peter Webber, Inc., Sugarloaf Development Corporation and Sugarloaf Mountain Corporation dated August 30, 1985 and recorded in the Franklin County Registry of Deeds in Book 864, Page 33, with respect to thirty-six (36) residential units in the Sugarloaf Inn Condominium.

58. Approvals given by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation pursuant to said General Declaration with respect to 12 condominium units in Commons Phase II development situated on Lot H, dated October 6, 1984 and recorded in the Franklin County Registry of Deeds in Book 798, Page 36.

59. Approvals given by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation pursuant to said General Declaration with respect to 42 condominium units in Sugartree Club Development situated on Commercial Lots C, D and F dated November 21, 1984 and recorded in the Franklin County Registry of Deeds in Book 806, Page 26.

60. Approvals given by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation pursuant to said General Declaration with respect to 17 lots in Woody Creek Subdivision dated February 23, 1985 and recorded in the Franklin County Registry of Deeds in Book 819, Page 132.

61. General Declaration of Covenants and Restrictions by Mountain Greenery dated April 23, 1985 recorded in said registry of deeds, Book 829, Page 253, with respect to Lots 1 and 4-19 on Plan entitled Sugarloaf Village, Section 4 dated August, 1979 and recorded in the Franklin County Registry of Deeds in Plan Book 143 1/2, Page 39.

62. General Declaration of Covenants and Restrictions by Mountainside dated December 5, 1985 and recorded in the Franklin County Registry of Deeds in Book 868, Page 11, with respect to the Snowbrook and Phase IX Condominium Developments.

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63. Rights and easements set forth in deeds from Sugarloaf Mountain Corporation to Four Eighty-One Corp. dated November 23, 1987 and recorded in the Franklin County Registry of Deeds in Book 1002, Page 237 and Book 1002, Page 257.

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64. Rights and easements set forth in deed from Sugarloaf Mountain Corporation and Sugartech to Four Eighty-One Corp. dated November 23, 1987 and recorded in the Franklin County Registry of Deeds in Book 1002, Page 273.

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65. Partial Assignment of Lease and Agreement from Sugarloaf Mountain Corporation to Longfellow Cable Co., Inc. dated December 21, 1987 and recorded in the Franklin County Registry of Deeds in Book 1010, Page 140, regarding Lease and Agreement recorded in said registry of deeds in Book 375, Page 15.

66. Rights and easements granted Central Maine Power Company and Somerset Telephone Company by deed of Sugarloaf Mountain Corporation dated February 5, 1988 and recorded in the Franklin County Registry of Deeds in Book 1037, Page 314.

67. Amendment to Mountainside Phase V Condominium Declaration dated November 21, 1987 and recorded in the Franklin County Registry of Deeds in Book 1065, Page 38.

68. Agreement with Sugarloaf Mountain Village Condominium Association dated December 20, 1989 and recorded in the Franklin County Registry of Deeds in Book 1139, Page 107.

69. Rights, easements, covenants, conditions, restrictions, obligations, agreements, exceptions and reservations set forth or referred to in deed from RI Broadway Properties, Inc. to Sugarloaf Mountain Corporation dated June 26, 1992 and recorded in the Franklin County Registry of Deeds in Book 1299, Page 14.

70. Rights of the Grantees of Sugarloaf Mountain Corporation, their successors or assigns to use the existing roadways and utilities over land formerly of Sugarloaf Mountain Corporation, including any rights as to roadways shown on plans filed September 5, 1972 with the Franklin County Registry of Deeds in Sugarloaf Mountain Plan Book 1, Page 19, to the extent, if any, such roadways and utilities cross or encroach on the land of RI Broadway Properties, Inc.

71. Rights and easements set out in Deed from RI Broadway Properties to Sugarloaf Mountain Corporation dated June 26, 1995 and recorded in the Franklin County Registry of Deeds at Book 1299, Page 14.

72. Parcel I of the Commons Area/Bidwell parcels is subject to the covenants and agreements set forth in an Agreement dated October 22, 1974 and recorded in the Franklin County Registry of Deeds in Book 480, Page 144.

73. Parcels I and II of the Commons Area/Bidwell parcels is subject to the parking easement and access easement as conveyed by Peter Webber Sports to Peter Webber, Inc. by deed dated August 30, 1985 and recorded in the Franklin County Registry of Deeds in Book 864, Page 2 which easements have been made a part of Sugarloaf Inn Condominium under Declaration dated August 30, 1985 and recorded in said registry in Book 864, Page 5.

74. The easements, reservations and expectations by Sugarloaf Mountain Corporation, Sugarloaf Development Corporation, Sugartech, and their respective, successors and assigns in the deed to the Passamaquoddy Tribe dated May 17, 1984 and recorded in the Franklin County Registry of Deeds in Book 779, Page 134 and in the deed from Passamaquoddy Tribe to Peter Webber Sports, dated May 23, 1984 and recorded in said registry in Book 779, Page 156.

The following exception affects PARCEL 7:

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75. Quitclaim Deed to State of Maine dated November 20, 1994, recorded in the Franklin County Registry of Deeds in Book 0494, Page 206, to confirm the westerly line of the public lot in what was formerly Crocker Township.

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The following exception affects PARCEL 8:

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N O T

76. Rights and easements reserved in a deed from Timberlands, Inc. to Sugarloaf Mountain Corporation dated July 14, 1983 and recorded in the Franklin County Registry of Deeds in Book 739, Page 204.

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The following exceptions affect West Mountain Parcel (PARCEL 9):

77. An easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated March 17, 1984 and recorded in the Franklin County Registry of Deeds in Book 778, Page 25 relating to underground wires and cables on the golf course road.

78. An easement from Sugartech and Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated November 25, 1985 and recorded the Franklin County Registry of Deeds in Book 872, Page 304 relating to underground wires and cables on the Riverside Road.

79. General Declaration of Covenants and Restrictions by Mountain Greenery dated August 31, 1983 and recorded in the Franklin County Registry of Deeds in Book 746, Page 237, with respect to an 86.624 acre parcel presently part of the On the Green Associates Development, as supplemented by Supplementary Declaration of Covenants and Restrictions by Sugarloaf Mountain Corporation dated November 18, 1983 and recorded in said registry in Book 758, Page 55, with respect to a 2.979 acre parcel presently part of the On the Green Associates Development, as supplemented by Fourth Supplementary Declaration of Covenants and Restrictions by Mountainside, Sugarloaf Development Corporation and Sugarloaf Mountain Corporation dated April 12, 1985 and recorded in said registry in Book 828, Page 101, with respect to several small parcels of land which are presently part of the On the Green Associates Development, as affected by Assignment and Assumption Agreement from Mountain Greenery to Sugarloaf Mountain Corporation and Assignments And Assumption Agreement between Sugarloaf Mountain Corporation and the Dartmouth Company and between On the Green Associates and The Dartmouth Company, all dated June 2, 1987 and all recorded on June 9, 1987, respectively, in said registry in Book 967, Page 231; Book 967, Page 235; and Book 967, Page 241.

80. General Declaration of Covenants And Restrictions by Sugarloaf Mountain Corporation dated June 25, 1985 and recorded in the Franklin County Registry of Deeds in Book 841, Page 45 with respect to Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 in the Riverside Development, as affected by Assignment and Assumption Agreement between Sugarloaf Mountain Corporation and The Dartmouth Company dated June 2, 1987 and recorded in said registry in Book 967, Page 142.

81. General Declaration of Covenants and Restrictions dated June 1, 1985 by Sugarloaf Mountain Corporation and recorded in the Franklin County Registry of Deeds in Book 872, Page 163, with respect to the Riverside Development as affected by Assignment and Assumption Agreement from Sugarloaf Mountain Corporation and The Dartmouth Company dated June 2, 1987 and recorded in said registry in Book 967, Page 148.

82. General Declaration of Covenants and Restrictions by Sugarloaf Mountain Corporation dated June 1, 1985 and recorded in the Franklin County Registry of Deeds in Book 882, Page 136, with respect to the 2.91 acre Riverside Condominium parcel conveyed to Thomas Needham, Trustee, as affected by Assignment and Assumption Agreement between Sugarloaf Mountain Corporation and The Dartmouth Company dated June 2, 1987 and recorded in said registry in Book 967, Page 154.

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83. An easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated October 19, 1986 and recorded in the Franklin County Registry of Deeds in Book 931, Page 63 relating to the Condo Road.

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84. An easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated August 12, 1986 and recorded in the Franklin County Registry of Deeds in Book 926, Page 218 relating to Sugarloaf Road.

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85. Rights and easements granted to Central Maine Power Company and Somerset Telephone Company as set forth in an instrument from Sugarloaf Mountain Corporation, dated September 4, 1987 and recorded in the Franklin County Registry of Deeds in Book 1008, Page 254.

86. Partial Assignment of Lease and Agreement from Sugarloaf Mountain Corporation to Longfellow Cable Co., Inc. dated December 21, 1987 and recorded in the Franklin County Registry of Deeds in Book 1010, Page 140, regarding Lease and Agreement recorded in said registry of deeds in Book 375, Page 15.

87. Rights and easements granted Central Maine Power Company and Somerset Telephone Company by deed of Sugarloaf Mountain Corporation dated February 5, 1988 and recorded in the Franklin County Registry of Deeds in Book 1037, Page 314.

88. Rights, easements set forth in deed of Lot V-1, so-called, from The Dartmouth Company to Sugarloaf Mountain Corporation dated August 30, 1991 and recorded in the Franklin County Registry of Deeds in Book 1353, Page 274.

89. Terms and conditions and rights and easements as set forth in a deed from Sugarloaf Mountain Corporation to the Town of Carrabasset Valley dated November 16, 2000 and recorded in the Franklin County Registry of Deeds in Book 1973, Page 84 (affects some fee areas now or formerly of Sugarloaf Mountain Corporation for the benefit of the golf course).

90. Easement Agreement by and between Sugarloaf Mountain Corporation and Inhabitants of the Town of Carrabasset Valley, dated October 25, 2004 and recorded in the Franklin County Registry of Deeds in Book 2528, Page 77.

The following exceptions affect Sugarloaf Mountain Village Condo (Commercial Units) (PARCEL 10):

91. Terms, provisions and conditions of a Condominium Declaration recorded in the Franklin County Registry of Deeds in Book 449, Page 149, as amended and redeclared by a Redecoration and Amendment of Condominium as to Sugarloaf Mountain Village Condominium dated March 3, 1979, and recorded in said registry in Book 623, Page 41, together with by-laws, surveys and floor plans referenced therein.

The following exception affects Parcels 6 and 7 - Village West Land and Condominium Unit (PARCEL 11):

92. Exceptions, rights, easements and conditions set forth in deed from Village West Associates to Sugarloaf Mountain Corporation dated April 30, 1981 and recorded in the Franklin County Registry of Deeds in Book 657, Page 192.

93. Restrictions, covenants and conditions set forth in an instrument dated September 6, 1977 and recorded in the Franklin County Registry of Deeds in Book 524, Page 176.

94. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the Unit Ownership Act of the State of Maine, Chapter

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10 of Title 33 of the Maine Revised Statutes of 1964, as amended and the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes of 1964, as amended, or or set forth: in the Declaration of Condominium dated December 22, 1977 and recorded in the Franklin County Registry of Deeds in Book 537, Page 40, as amended; in the related by-laws; in any instrument creating the estate or interest insured by the policy; and in any other allied instrument referred to in any of the instruments aforesaid.

The following exceptions affect the Administrative Office Building, Land and Space Lease (PARCEL 12):

- 95. Intentionally Omitted
- 96. Intentionally Omitted
- 97. Intentionally Omitted

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The following exceptions affect Sugartree Condominium (the Communication Unit) (PARCEL 13):

- 98. General declaration of covenants and restrictions by Sugarloaf Mountain Corporation and Sugarloaf Development Corporation dated May 17, 1984 and recorded in the Franklin County Registry of Deeds in Book 779, Page 87.
- 99. Matters shown on plan entitled Lots, D, F, H, K and L, Carrabassett Valley, Franklin County, Maine dated January, 1984 and recorded in the Franklin County Registry of Deeds in Plan File P422, including a sixty (60) foot wide chairlift easement crossing Parcel F thereon.
- 100. Rights, covenants, conditions, restrictions, easements and obligations as set forth or referred to in the declaration of the Sugartree Club Condominium dated November 21, 1984 and recorded in the Franklin County Registry of Deeds in Book 806, Page 29, including matters shown on (a) Plan of the Sugartree Club Condominium dated October 20, 1984 and recorded in said registry in Plan Book P-524 and (b) Plans of units in said condominium recorded in said registry in Plan Books P525 and P-526.

Agreement that communication equipment remain personal property dated December 28, 1984 and recorded in the Franklin County Registry of Deeds in Book 814, Page 287.

The following exceptions affect The Left Bank Condominium Units (PARCEL 14):

- 102. Declaration establishing a plan for condominium ownership of a condominium known as the Left Bank dated November 15, 1972, recorded in Franklin County Registry of Deeds in Book 453, Page 194, together with bylaws, surveys and floor plans referenced therein.

The following exception affects Gas Service Station Parcel (1.21 acres with buildings) (PARCEL 15):

- 103. Restrictions numbered 1 through 8, as set forth in deed from Bigelow Corporation to Farmington Oil Co. dated March 15, 1965 and recorded in the Franklin County Registry of Deeds in Book 391, Page 258.

The following exceptions affect Sugarloaf Mountain Center Unit C-6B (PARCEL 17):

- 104. Conditions and restrictions otherwise set forth in deed recorded in Franklin Registry of Deeds in Book 1204, Page 179.
- 105. Conditions, restrictions, and limitations set forth in deeds recorded in the Franklin County Registry of Deeds in Book 1002, Page 237 and Book 1049, Page 77.
- 106. Declaration of Covenants, Conditions and Restrictions as set forth in instrument recorded in the Franklin County Registry of Deeds in Book 936, Page 18.



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107. Such state of facts as set forth or referred to on plats and plans of Sugarloaf Mountain Center recorded in the Franklin County Registry of Deeds in at P-945 through P-956 and P-2193 through P-2202 as well as those dated on or about January 27, 1991 being recorded February 4, 1991 at P-2531 through P-2532, Franklin County Registry of Deeds.

The following exceptions affect real estate not being conveyed herein

- 108. Intentionally Omitted
- 109. Intentionally Omitted
- 110. Intentionally Omitted
- 111. Intentionally Omitted
- 112. Intentionally Omitted
- 113. Intentionally Omitted
- 114. Intentionally Omitted
- 115. Intentionally Omitted
- 116. Intentionally Omitted
- 117. Intentionally Omitted
- 118. Intentionally Omitted
- 119. Intentionally Omitted
- 120. Intentionally Omitted
- 121. Intentionally Omitted

The following exceptions are applicable to all real estate insured hereunder unless otherwise specified:

- 122. Terms and conditions and rights and easements as set forth in a deed from Sugarloaf Mountain Corporation to Sugarloaf Water District, dated July 10, 1995 and recorded in the Franklin County Registry of Deeds in Book 1531, Page 153.
- 123. Deed from Sugarloaf Mountain Corporation to Carrabassett Valley Sanitary District, dated December 5, 1999 and recorded in the Franklin County Registry of Deeds in Book 1719, Page 332 describing various easement and sewer rights.
- 124. Notice to Prevent the Acquisition of an Easement, dated June 2, 1998 and recorded in the Franklin County Registry of Deeds in Book 1760, Page 119 affecting a common area in Sugarloaf Mountain Village.
- 125. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company as set forth in an instrument dated January 14, 1999 and recorded in the Franklin County Registry of Deeds in Book 1840, Page 49.
- 126. Amendment to Agreement Of Lease by and between Sugarloaf Mountain Corporation and Maine Wireless Inc., dated January 18, 1999 and recorded in the Franklin County Registry of Deeds in Book 1820, Page 161, as affected by an affidavit of Alan W. Anderson dated January 3, 1999 and recorded in said registry in Book 1820, Page 165 relating to the relationship of various lessees resulting in Mountain Wireless, Inc. as a current lessee.
- 127. Ingress/Egress Easement as set forth in a deed from Sugarloaf Mountain Corporation to Carrabassett Valley Academy, dated December 19, 2001 and recorded in the Franklin County Registry of Deeds in Book 2097, Page 234, describing a lot easterly of the access road.
- 128. Conservation Easement from Sugarloaf Mountain Corporation to the Town of Carrabassett Valley, dated July 2, 2002 and recorded in the Franklin County Registry of Deeds in Book 2159, Page 332, affecting the former location of the narrow gauge railroad bed.

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129. Terms and conditions and rights and easements as set forth in a deed from Sugarloaf Mountain Corporation to Crocker Cirque LLC, dated July 31, 2002 and recorded in the Franklin County Registry of Deeds in Book 2167, Page 93, describing a 5.21 acre lot on the Access Road.

130. Deed of Easement from Sugarloaf Mountain Corporation to Redington Mountain Windpower, LLC, dated December 26, 2002 and recorded in the Franklin County Registry of Deeds in Book 2242, Page 266.

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131. Terms and conditions and rights and easements as set forth in a deed from Sugarloaf Mountain Corporation to Bucksaw Development Company, LLC, dated April 24, 2003 and recorded in the Franklin County Registry of Deeds in Book 2277, Page 24.

132. Rights and easements granted to Central Maine Power Company and New England Telephone and Telegraph Company as set forth in an instrument from Sugarloaf Mountain Corporation, dated November 2003 and recorded in the Franklin County Registry of Deeds in Book 2393, Page 104.

133. Letter from Nancy Rohren to Sugarloaf Mountain Corporation regarding Bunnys Lane, dated September 29, 2004 and recorded in the Franklin County Registry of Deeds in Book 2514, Page 101.

134. Subject to and with the benefit of the rights and easements set forth in a deed from Sugarloaf Mountain Corporation to Bigelow Partners, LLC dated October 15, 2004 and recorded in the Franklin County Registry of Deeds in Book 2519, Page 251.

135. Rights and easements granted to Crocker Cirque, LLC as set forth in an instrument from Sugarloaf Mountain Corporation, dated October 27, 2004 and recorded in the Franklin County Registry of Deeds in Book 2523, Page 311.

136. Easement in Perpetuity from Sugarloaf Mountain Corporation to Western Mountains Charitable Foundation dated November 30, 2004 and recorded in the Franklin County Registry of Deeds in Book 2538, Page 205.

137. Subject to and with the benefit of the rights and easements set forth in a deed from Sugarloaf Mountain Corporation to Bigelow Partners, LLC dated June 2, 2005 and recorded in the Franklin County Registry of Deeds in Book 2610, Page 62.

138. Easement Deed from Sugarloaf Mountain Corporation to Carrabassett Valley Sanitary District dated June 10, 2005 and recorded in the Franklin County Registry of Deeds in Book 2613, Page 288.

139. Rights and easements set forth in a deed from Sugarloaf Mountain Corporation to Castle Creek, LLC dated August 18, 2005 and recorded in the Franklin County Registry of Deeds in Book 2645, Page 177.

140. Rights and easements set forth in a deed from Sugarloaf Mountain to David Pearl, et al dated August 15, 2005 and recorded in the Franklin County Registry of Deeds in Book 2652, Page 144.

141. Easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated July 25, 2005 and recorded in the Franklin County Registry of Deeds in Book 2687, Page 161.

142. Easement (Underground Line) from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated November 23, 2005 and recorded in the Franklin County Registry of Deeds in Book 2716, Page 176

Corporate Conveyance of Easement from Sugarloaf Mountain Corporation to Somerset Telephone Company recorded December 11, 2006 in the Franklin County Registry of Deeds in Book 2846, Page 156.

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144. Easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Somerset Telephone Company dated September 13, 2006 and recorded in the Franklin County Registry of Deeds in Book 2859, Page 29. C O P Y

145. Subject to and with the benefit of the rights and easements set forth in a deed from Sugarloaf Mountain Corporation to Augusta French dated May 31, 2007 and recorded in the Franklin County Registry of Deeds in Book 2909, Page 247. A N

146. Deed of Easement from Sugarloaf Mountain Corporation to Eva M. Cole and Jeffery B. Cole dated June 12, 2007 and recorded in the Franklin County Registry of Deeds in Book 2915, Page 114. O F F I C I A L C O P Y

147. Rights and easements set forth in a deed from Sugarloaf Mountain Corporation to Magalloway Builders, Inc. dated June 12, 2007 and recorded in the Franklin County Registry of Deeds in Book 2915, Page 117.

148. Conservation Easement from Sugarloaf Mountain Corporation to the Inhabitants of the Town of Carrabassett Valley dated July 2, 2002 and recorded in the Franklin County Registry of Deeds in Book 2159, Page 332, as affected by an Amendment to Conservation Easement dated June 9, 2004 and recorded in said registry in Book 2932, Page 2.

149. Intentionally Omitted

150. Deed of Easement from CNL Income Sugarloaf, LLC and Sugarloaf Mountain Corporation to Sugarloaf Mountain Center Condominium Association dated December 4, 2007 and recorded in the Franklin County Registry of Deeds in Book 2982, Page 247.

151. Easement from CNL Income Sugarloaf, LLC to Central Maine Power Company and Somerset Telephone and Telegraph Company dated September 29, 2008 and recorded in the Franklin County Registry of Deeds in Book 3092, Page 30.

152. Easement from CNL Income Sugarloaf, LLC to Central Maine Power Company and Somerset Telephone and Telegraph Company recorded January 12, 2009 in the Franklin County Registry of Deeds in Book 3104, Page 199.

153. Terms and conditions of a Communication Site Sublease dated December 14, 2009 from Sugarloaf Mountain Corporation to Blueberry Broadcasting, LLC, as evidenced by a Memorandum/Notice of Sublease dated December 14, 2009 and recorded in the Cumberland County Registry of Deeds in Book 3216, Page 112.

Easement from CNL Income Sugarloaf, LLC to Central Maine Power Company and Somerset Telephone and Telegraph Company dated November 13, 2009 and recorded in the Franklin County Registry of Deeds in Book 3223, Page 293.

155. The following matters as shown on that certain survey prepared by VBH dated July 13, 2007, updated August 19, 2010 (Job No. 10211.04):

- a. Rights of others in common in and to the use of any roads, paths or ways crossing the insured land, including the Access Road (a.k.a. Sugarloaf Road, West Mountain Road, Mountainside Road, Willow Drive, Village on the Green Road and Bucksaw Way;
- b. Location of possible encroachment of Clubhouse Lot and Water Pump House, as shown on Sheet 7 of the survey;
- c. Possible encroachment of Willow Drive near Lot 8, as shown on Sheet 7 of the survey;
- d. Encroachment of deck on to insured land, as shown on Sheet 7 of the survey;

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e. Encroachments, overlaps, boundary line disputes or other matters, including a lack of a right of access to and from the insured land, which would be disclosed by an accurate survey or inspection of the premises, with respect to Parcel CNL-3 as shown on the survey;

f. Possible lack of a right of access to and from the insured land with respect to Parcel CNL-5 as shown on the survey;

g. Possible encroachment on Curtea along northern boundary line of Parcel CNL-2 as shown on the survey;

h. Any loss due to or arising from the absence of a record post found along the north-east corner of Parcel CNL-2, as shown on the survey.

156. Department of Environmental Protection Order dated November 19, 2010, recorded in said registry in Book 3303, Page 293.

157. Declaration of Restrictions by CNL Income Sugarloaf, LLC dated March 9, 2011, recorded in said registry in Book 3330, Page 287.

158. Department of Environmental Protection Order dated November 7, 2011, recorded in said registry in Book 3394, Page 342.

159. Department of Environmental Protection Order dated December 5, 2011, recorded in said registry in Book 3403, Page 228.

160. Access and Maintenance Agreement Sugarloaf Mountain dated February 6, 2012, recorded in said registry in Book 3423, Page 142.

161. Declaration of Restrictions by CLP Sugarloaf, LLC dated April 2012, recorded in said registry in Book 3439, Page 213.

162. Department of Environmental Protection Order dated August 7, 2012, recorded in said registry in Book 3468, Page 311.

163. Certificate of Appointment and Acceptance of Successor Trustee for Big Mountain Realty Trust dated September 19, 2012, recorded in said registry in Book 3479, Page 162.

Boundary Line Agreement Quitclaim Deed by and between Plum Creek Maine Timberlands, LLC and CLP Sugarloaf, LLC dated October 31, 2012, recorded in said registry in Book 3494, Page 341.

165. Limited Power of Attorney from CLP Sugarloaf, LLC to Sugarloaf Mountain Corporation dated November 7, 2012, recorded in said registry in Book 3496, Page 234.

166. Department of Environmental Protection Order dated April 9, 2013, recorded in said registry in Book 3539, Page 348.

167. Easement Underground Line from CLP Sugarloaf, LLC to Central Maine Power Company and Somerset Telephone and Telegraph Company dated March 22, 2013, recorded in said registry in Book 3543, Page 253.

168. Right of way and easement contained in Release Deed from CLP Sugarloaf, LLC to William A. Jones, dated September 30, 2013, recorded in said registry in Book 3596, Page 103.

169. Easement from Sugarloaf Mountain Corp/CNL Income Sugarloaf, LLC to Central Maine Power Company and Penobscot Telephone and Telegraph Company dated October 7, 2013, recorded in said registry in Book 3606, Page 156.

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170. Easement Underground Line from CNL Income Sugarloaf, LLC to Central Maine Power Company and Somerset Telephone and Telegraph Company recorded July 23, 2014 in said registry in Book 3662, Page 1.   
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171. Agreement by and among the Inhabitants of the Town of Carrabassett Valley, CLP Sugarloaf, LLC and Sugarloaf Mountain Corporation dated July 2014, recorded in said registry in Book 3667, Page 3.   
 C O P Y

172. Department of Environmental Protection Order dated September 23, 2014, recorded in said registry in Book 3684, Page 320.   
 C O P Y

173. Easement from CNL Income Sugarloaf, LLC to Central Maine Power Company and Somerset Telephone and Telegraph Company dated October 7, 2014, recorded in said registry in Book 3689, Page 156.

174. Limited Power of Attorney from CLP Sugarloaf, LLC to Sugarloaf Mountain Corporation dated January 1, 2015, recorded in said registry in Book 3708, Page 216.

175. Affidavit Regarding Assignment of Lease by CNL Income Sugarloaf, LLC dated October 27, 2010, recorded in Franklin County Registry of Deeds at Book 3293 Page 313.

176. Modifications to easements by and among Sugarloaf Mountain Center Condominium Association, Sugarloaf Mountain Corporation and Carrabassett Valley Sanitary District dated April 11, 2014, recorded in Franklin County Registry of Deeds in Book 3728, Page 47. (CLP Sugarloaf, LLC is fee owner of the affected parcel)

177. Intentionally Omitted

178. Deed of Easement from CLP Sugarloaf, LLC to Maine Huts & Trails recorded December 7, 2015 in said registry in Book 3785, Page 161.

179. Declaration of Protective Covenants for Brackett Brook Subdivision dated as of June 5, 1975 and recorded in the Franklin County Registry of Deeds in Book 492, Page 151.

180. Pole rights as granted to Central Maine Power Company and Somerset Telephone Company by easement recorded in the Franklin County Registry of Deeds in Book 685, Page 258.

181. Easement from Sugarloaf Mountain Corporation to Central Maine Power Company and Verizon New England, Inc. dated January 18, 2007 and recorded in the Franklin County Registry of Deeds in Book 2871, Page 145.

182. Limited Power of Attorney from CLP Sugarloaf, LLC to Sugarloaf Mountain Corporation dated May 27, 2016, recorded in the Franklin County Registry of Deeds in Book 3825, Page 275.; as affected by First Amendment to Limited Power of Attorney dated December 15, 2016, recorded in said registry in Book 3882, Page 117; as affected by Second Amendment to Limited Power of Attorney dated May 12, 2017 and recorded in Book 3908, Page 242.

183. Department of Environmental Protection Order dated January 10, 2016, recorded in said registry in Book 3885, Page 67.

184. Memorandum of Sublease dated January 20, 2017, recorded in said registry in Book 3887, Page 78 evidencing a Sublease by and between Sugarloaf Mountain Corporation and Carrabassett Valley Academy.

*Commonwealth Title Insurance  
10-ent.*

Received  
Franklin County Registry of Deeds  
Susan A Black, REGISTER  
(W6669268.1)  
11605172.4

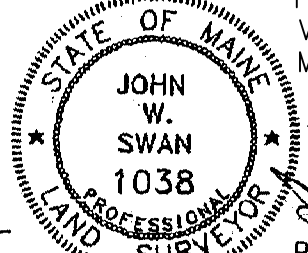
**SURVEYORS CERTIFICATION - Phase III**  
**SUGARLOAF MAINE**

I, James L. Diorio, P.L.S., a Licensed Land Surveyor in the state of Maine, and John Swan, P.L.S., a licensed land surveyor in the state of Maine, hereby certify to: CNL Income Sugarloaf, LLC and each of its designees, their affiliates and their successors and/or assigns; Fifth Third Bank, as agent for certain financial institutions, and their successors and/or assigns; First American Title Insurance Company, Dykema Gossett PLLC, and Lowndes, Drossick, Bostler, Kantor & Reed, P.A. that this survey has been made in accordance with (i) the current survey standards of the American Title Association and American Congress on Surveying and Mapping including items 1, 2, 3, 4, 6, 7(a) and (c), 8, 9, and 13 of Table A thereof and (ii) the laws of the State of Maine. This survey accurately shows: (i) the location of all foundations, driveways, parking areas, and other improvements; (ii) the location of all recorded or visible easements, public or private roads, other rights of way; (iii) the corner address of the premises, and the dimensions, boundaries, acreage, and square footage of the premises; (iv) that there are no encroachments onto the premises, except as depicted on this Survey; (v) if the premises comprise more than one parcel, interior lines and other data sufficient to insure contiguity.

- The following is in reference to Table A of the 2005 ALTA Requirements as it pertains to this Survey:
- Numerous monuments were found and set as shown on the survey.
  - A vicinity map is shown on the survey.
  - Flood zones are shown on the survey.
  - Land areas are shown on the survey based on the results of a field survey by instrument methods conducted in September 2007.
  - Contours are not shown.
  - Zoning information is shown.
  - The footprints of all major buildings are shown from field survey methods. A field check was performed to update major features. Field measurements of buildings are included.
  - Major improvements such as ponds, driveways, parking fields, ski slopes, and adjacent roads are shown from the referenced aerial mapping. Major buildings were field located in June 2010.
  - Parking fields are shown from the referenced aerial mapping. Parking stripes and the number of spaces are not shown.
  - Roadways are labeled public or private.
  - Underground and overhead utilities are not shown. The water line servicing the snow making operation was field surveyed and is shown on the survey.
  - N/A
  - Adjacent land owners' names are shown from available tax mapping.
  - Adjacent roadways are shown from the referenced aerial mapping.
  - The major physical features of the site shown on the survey plan were based on existing aerial photography that was taken in the spring of 2003 and 2005, at the photo scale of 1"=200'. From this photography, mapping was produced at the scale of 1"=200', as shown on the survey.
  - No major construction was observed at the time of the 2010 survey.
  - At the time of the survey, no changes to street lines were known by the surveyor.
  - Research to determine the evidence of solid waste dumps or landfills was not performed.



Dated: \_\_\_\_\_ Professional Land Surveyor  
Vanasse Hangen Brustlin, Inc.  
Maine License # 2266



Dated: \_\_\_\_\_ Professional Land Surveyor  
Owen Haskell, Inc.  
Maine License # 1038

**General Notes Phase II**

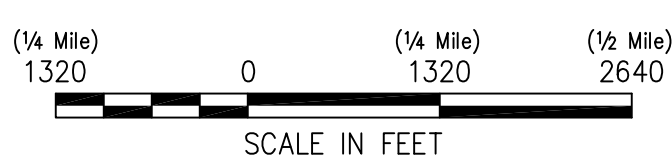
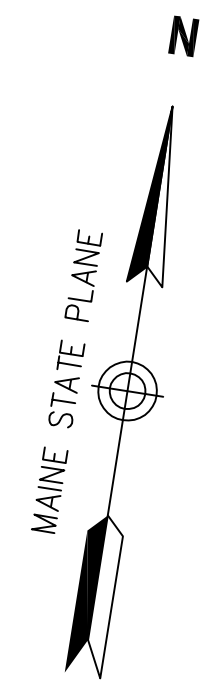
- THE PURPOSE OF THIS SURVEY IS TO DEVELOP A SURVEY PLAN SHOWING THE NUMEROUS PARCELS OF LAND OWNED OR OPERATED BY SUGARLOAF, USA, AND TO ATTEMPT TO SHOW THE MANY EASEMENTS, ENCUMBRANCES AND TITLE EXCEPTIONS LISTED ON THE TITLE COMMITMENT.
- THIS SURVEY WAS PREPARED THROUGH A JOINT EFFORT OF VHB AND THE FIRM OF OWEN HASKELL, INC. LOCATED IN FALMOUTH, ME. ACCORDINGLY, ANY REFERENCE TO VHB WITHIN THESE PLANS IS INTENDED TO INCLUDE OWEN HASKELL, INC.
- THIS SURVEY WAS DEVELOPED AND COMPILED FROM EXISTING INFORMATION PROVIDED TO VHB BY THE CLIENT AND THEIR LEGAL TEAM. VHB PERFORMED ADDITIONAL RESEARCH AT THE LOCAL TOWN AND COUNTY REGISTRY OFFICES TO SUPPLEMENT THE INFORMATION. A FIELD SURVEY WAS CONDUCTED BY VHB TO LOCATE EXISTING BOUNDARY MONUMENTS AND EVIDENCE OF BOUNDARY LINES AND CORNERS.
- THE PARCELS SHOWN WITHIN SHEET #1 WERE TAKEN FROM SCHEDULE A OF THE FIRST AMERICAN TITLE INSURANCE COMMITMENT # TCS-303010A-ORL DATED JUNE 18, 2007. SAID PARCELS GENERALLY DEPICT THE ORIGINAL PARCELS OF LAND FROM WHICH THE PRESENT OWNERSHIP LINES ARE REFERENCED, AND THEREFORE SHEET #1 DOES NOT REPRESENT THE PRESENT PROJECT LIMITS. SEE SHEETS 3-16 FOR THE PRESENT LIMITS OF THE PROJECT BASED ON THE CURRENT TITLE COMMITMENT.
- THE PROPERTY LINES AND EXCEPTIONS SHOWN WITHIN SHEETS 3-16 WERE DEVELOPED THROUGH A COMBINED EFFORT OF THE RECORDED DEEDS AND EXCEPTIONS REFERENCED IN THE TITLE COMMITMENT, LOCAL TAX MAPS, RECORDED PLANS RECEIVED FROM THE FRANKLIN COUNTY REGISTRY OF DEEDS AND SEVERAL UNRECORDED PLANS RECEIVED FROM THE OWNER'S ENGINEERING STAFF AND OTHER LOCAL SURVEYING FIRMS. THE PROPERTY LINES WERE REFINED BY USING AERIAL PHOTOGRAPHY AND MAPPING OF THE PROJECT SITE AND A FIELD SURVEY OF THE BOUNDARY LINES AND MONUMENTS. THE FIELD SURVEY WAS PERFORMED BETWEEN SEPTEMBER AND DECEMBER 2007.
- THE EXISTING FEATURES SHOWN ON THESE PLANS, INCLUDING BUILDINGS, OPEN AREAS, WATERWAYS, STRUCTURES, PARKING FIELDS, ETC. WERE DEVELOPED FROM AERIAL PHOTOGRAPHIC MAPPING AND OTHER MAPS OBTAINED. THE PHOTOGRAPHY USED TO DEVELOP THE MAPPING WAS TAKEN BETWEEN 2003 AND 2005. ACCORDINGLY, THE FEATURES SHOWN ARE GENERALLY CURRENT THROUGH 2005. VHB HAS SINCE PERFORMED A FIELD CHECK OF THE GROUND FEATURES IN AN ATTEMPT TO UPDATE THE SURVEY PLANS TO SHOW THE CURRENT FIELD CONDITIONS WITHIN THE PROJECT LIMITS. HOWEVER, VHB DOES NOT GUARANTEE THAT ALL FEATURES ARE SHOWN AS THEY CURRENTLY EXIST.
- NO UTILITY LINES WERE LOCATED.
- THE PARCEL SHOWN AS THE "CARIBOU POND PARCEL" WAS NOT INCLUDED IN VHB'S FIELD SURVEY. THE METES AND BOUNDS FOR SAID PARCEL WERE TAKEN FROM THE ORIGINAL DEED DESCRIPTION AND WAS PLOTTED GRAPHICALLY ON THE SURVEY PLAN. ACCORDINGLY, THE LOCATION, CONFIGURATION, DIMENSIONS AND ACREAGE OF THIS PARCEL SHOULD BE CONSIDERED VERY APPROXIMATE.
- THE OWNERSHIP OF THE LAND AND BUILDINGS LOCATED EAST AND WEST OF MOUNTAINSIDE ROAD IS UNKNOWN AND WAS NOT SURVEYED BY VHB. (SHOWN ON OUR PLAN WITHIN THE BOLD DASHED LINE ON SHEETS 1, 2, 10, 15 & 16)
- THE PARCEL DESCRIPTIONS ARE SET FORTH IN A SEPARATE BINDER ENTITLED, "PARCEL DESCRIPTIONS FOR SUGARLOAF, CARRABASSETT VALLEY, MAINE PREPARED FOR CNL, PREPARED BY VHB INC. DATED DECEMBER 20, 2008."
- ROUTE 27, AKA "CARRABASSETT DRIVE", IS A PUBLIC ROAD. THE MAIN ACCESS ROAD, AKA "SUGARLOAF ROAD", EAST MOUNTAIN ROAD, WEST MOUNTAIN ROAD AND MOUNTAINSIDE ROAD, AKA CONDOMINIUM ROAD APPEAR TO BE OWNED BY CNL. ALL OTHER ROADS SHOWN ARE EITHER OWNED BY CNL OR OTHERS BUT ALL APPEAR TO BE ENCUMBERED BY THE FOLLOWING: "TOGETHER WITH A RIGHT OF WAY IN COMMON WITH OTHERS TO SAID LOTS, WITH THE RIGHTS OF WAY WHICH MAY BE HERINAFTER CREATED".
- SEE REPORT OF SURVEY DATED DECEMBER 10, 2008.

**General Notes - Phase III Update**

IN REFERENCE TO THE PHASE II GENERAL NOTES ABOVE, AND BASED ON VHB'S CONTRACT WITH THE CLIENT DATED MAY 10, 2010, THIS SURVEY WAS UPDATED DURING JULY 2010 AS FOLLOWS:

- THE SURVEY REFLECTS THE RECENT TITLE COMMITMENT NUMBER 424832M2Z PREPARED BY FIRST AMERICAN TITLE COMPANY AMENDED THROUGH OCTOBER 5, 2010.
- MAJOR BUILDINGS AND STRUCTURES WERE FIELD SURVEYED AND ARE SHOWN ON THE SURVEY PLAN. SEE DETAIL SHEETS ADDED.
- ZONING INFORMATION IS SHOWN ON THE SURVEY PLAN.
- UNABLE TO LOCATE FLOOD ZONE BOUNDARIES BECAUSE FIELD LOCATION OF BROOKS AND BROOKS AS SHOWN ON FIRM MAPS DIFFER GREATLY. IF FLOOD ZONE LOCATIONS ARE REQUIRED A FLOOD STUDY IS REQUIRED.
- ADDITIONAL TITLE NOTES ARE SHOWN ON SHEET 17.
- THE PARCEL DESCRIPTIONS ARE SET FORTH IN A SEPARATE BINDER ENTITLED, "PARCEL DESCRIPTIONS FOR SUGARLOAF, CARRABASSETT VALLEY, MAINE PREPARED FOR CNL, PREPARED BY VHB INC. DATED OCTOBER 12, 2010."
- SEE REPORT OF SURVEY DATED DECEMBER 10, 2008. SHOWN ON SHEET 2 OF THIS SURVEY.

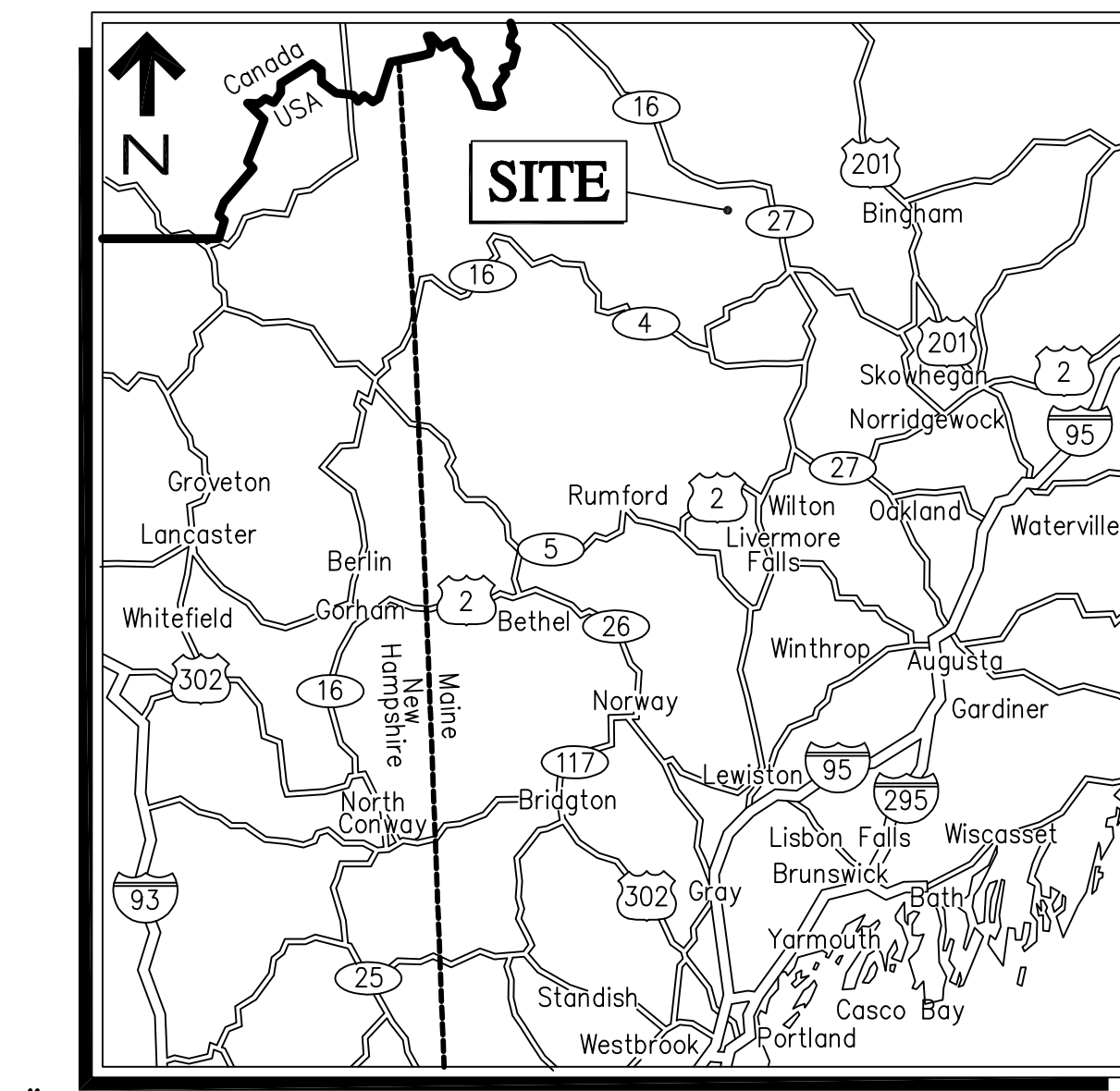
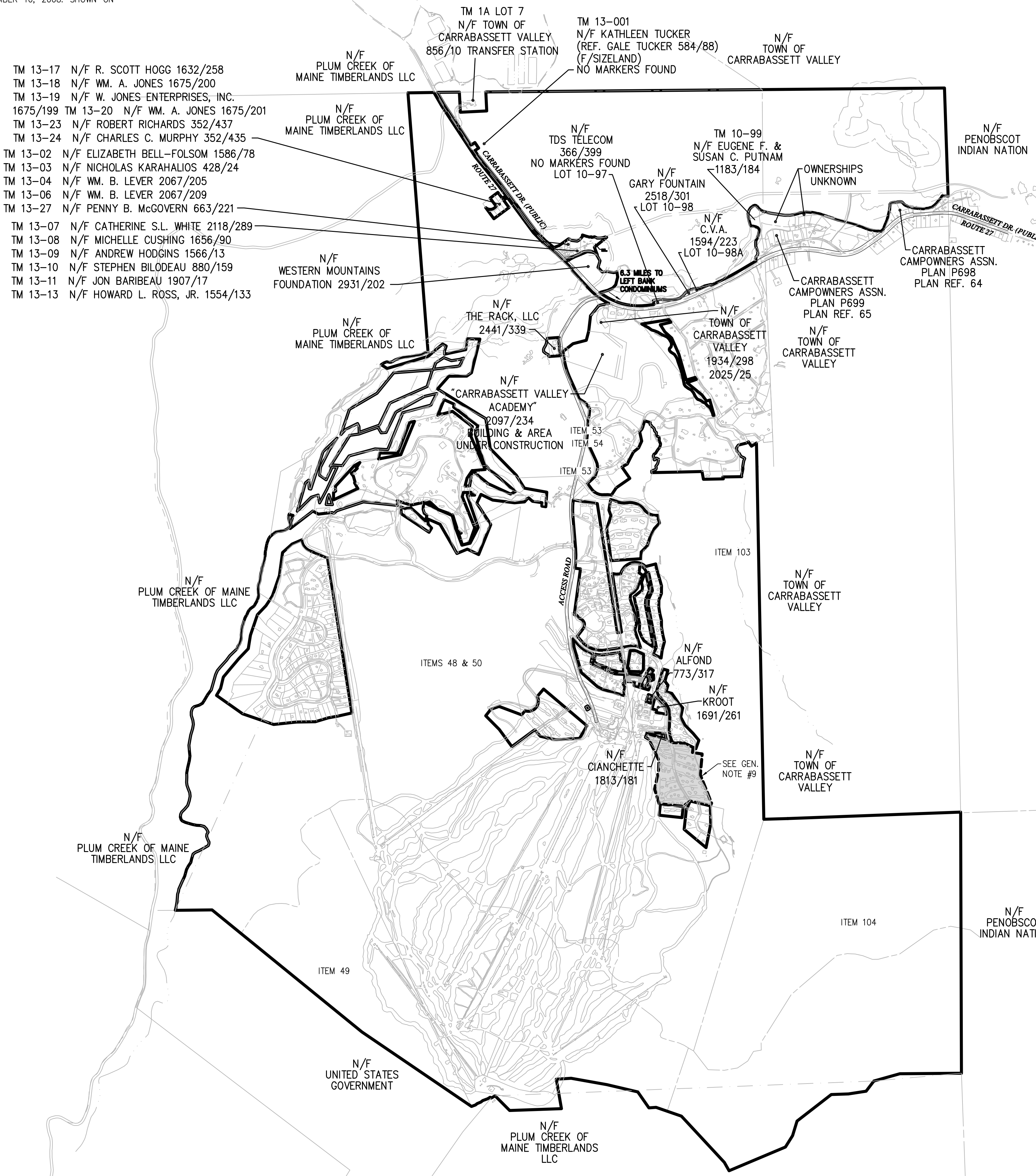
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- TM 13-18 N/F WM. A. JONES 1675/200
- TM 13-19 N/F W. JONES ENTERPRISES, INC. 1675/199
- TM 13-20 N/F WM. A. JONES 1675/201
- TM 13-23 N/F ROBERT RICHARDS 352/437
- TM 13-24 N/F CHARLES C. MURPHY 352/435
- TM 13-02 N/F ELIZABETH BELL-FOLSOM 1586/78
- TM 13-03 N/F NICHOLAS KARAHALIOS 428/24
- TM 13-04 N/F WM. B. LEVER 2067/205
- TM 13-06 N/F WM. B. LEVER 2067/209
- TM 13-27 N/F PENNY B. McGOVERN 663/221
- TM 13-07 N/F CATHERINE S.L. WHITE 2118/289
- TM 13-08 N/F MICHELLE CUSHING 1656/90
- TM 13-09 N/F ANDREW HODGINS 1566/13
- TM 13-10 N/F STEPHEN BILODEAU 880/159
- TM 13-11 N/F JON BARIBEAU 1907/17
- TM 13-13 N/F HOWARD L. ROSS, JR. 1554/133



SEE DETAIL "A"

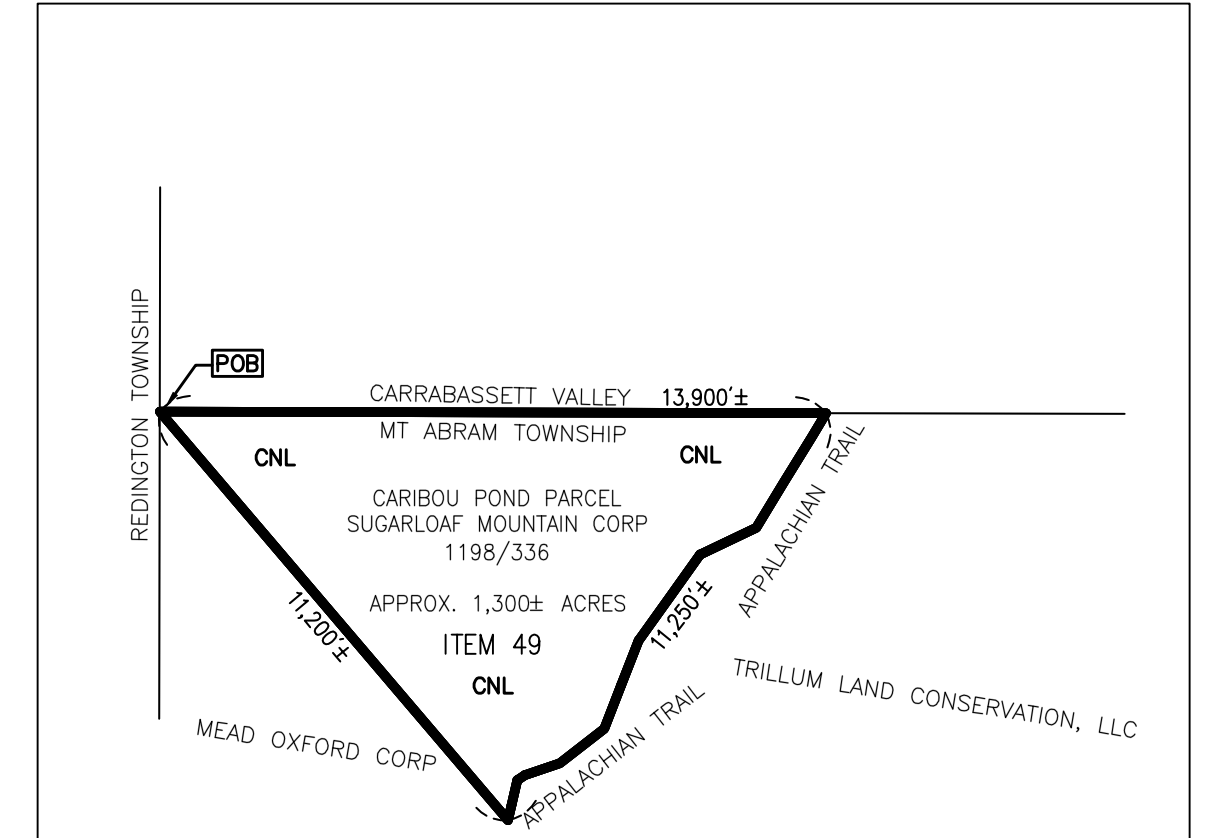
MOUNT ABRAM TOWNSHIP

KINGFIELD

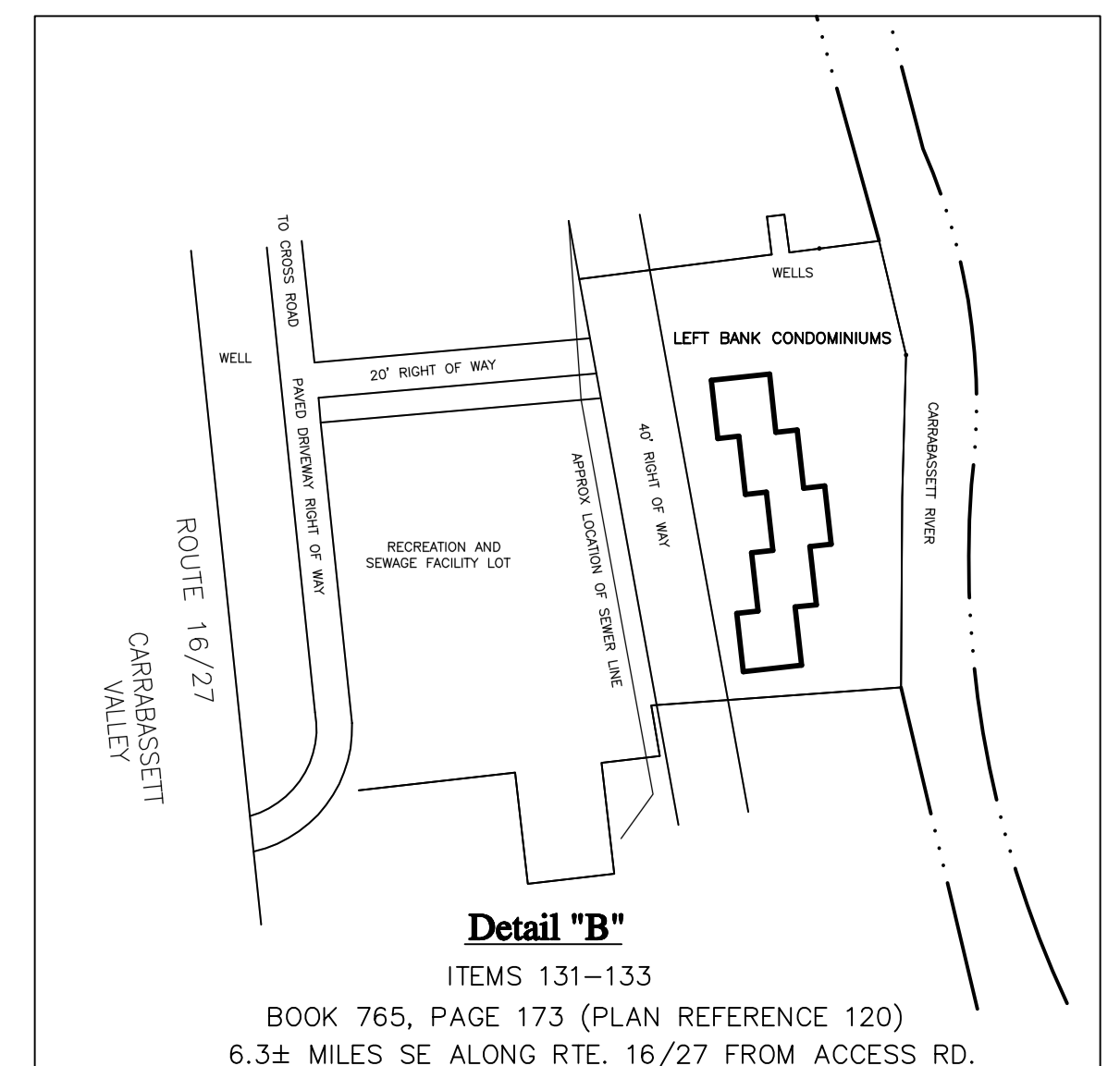


**LOCUS MAP**  
(Not to Scale)

SEE DETAIL "B"



**Detail "A"**  
(1"=4,000')



**Detail "B"**  
ITEMS 131-133  
BOOK 765, PAGE 173 (PLAN REFERENCE 120)  
6.3+ MILES SE ALONG RTE. 16/27 FROM ACCESS RD.



Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services  
Six Bedford Farms, Suite 607  
Bedford, New Hampshire 03110  
603-644-0888

**OWEN HASKELL, INC.**  
390 U.S. ROUTE 1  
UNIT 10  
FALMOUTH, MAINE 04105  
PHONE: (207)-774-0424



**Sheet Index**

- COVER SHEET
- INDEX SHEET
- 16 DETAIL PLANS
- 18 TITLE NOTES & PLAN REFERENCES
- PARCEL INDEX
- BUILDING DETAIL INDEX
- 25 BUILDING DETAILS

**Legend**

- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
- ZONE LINE
- EDGE OF PAVEMENT
- GRAVEL PATH / ROAD
- FOOTPATH
- 0017-0008 TAX PARCEL INFO (1,170 Ac. ±)
- AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
- CNL PARCELS OWNED BY CNL
- SKI TRAIL NETWORK

No.	Revision	Date	Appr'd
2	Phase III Revisions	10/12/10	JL
1	Phase III Survey	08/19/10	JL

Designed by: \_\_\_\_\_ Drawn by: \_\_\_\_\_ Checked by: \_\_\_\_\_  
CAD checked by: \_\_\_\_\_ Approved by: \_\_\_\_\_  
Scale: 1"=1320' (1/4 Mile) Date: December 19, 2008  
Project Name: \_\_\_\_\_

**Sugarloaf/USA**  
**Route 27**

Carrabasset Valley, Maine  
Prepared for:  
**CNL Income Properties**  
Orlando Florida

Project Title:  
**ALTA- Land**  
**Title Survey**



**Sheet Index**

- 1 COVER SHEET
- 2 INDEX SHEET
- 3-16 DETAIL PLANS
- 17-18 TITLE NOTES & PLAN REFERENCES
- 19 PARCEL INDEX
- 20 BUILDING DETAIL INDEX
- 21-25 BUILDING DETAILS

**Legend**

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NO.	REVISION	DATE	APPROVED
1	Phase III Survey	08/19/10	J.D.
2	Phase III Revisions	10/12/10	J.D.

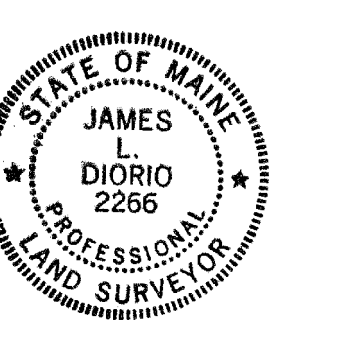
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1	Phase III Survey	08/19/10	J.D.
2	Phase III Revisions	10/12/10	J.D.

Designed by \_\_\_\_\_ Drawn by \_\_\_\_\_ Checked by \_\_\_\_\_  
CAD checked by \_\_\_\_\_ Approved by \_\_\_\_\_  
Scale: 1"=1320' (1/4 Mile) Date: December 19, 2008  
Project Name: \_\_\_\_\_

**Sugarloaf/USA**  
**Route 27**

Carrabasset Valley, Maine  
Prepared for:  
**CNL Income Properties**  
Orlando Florida

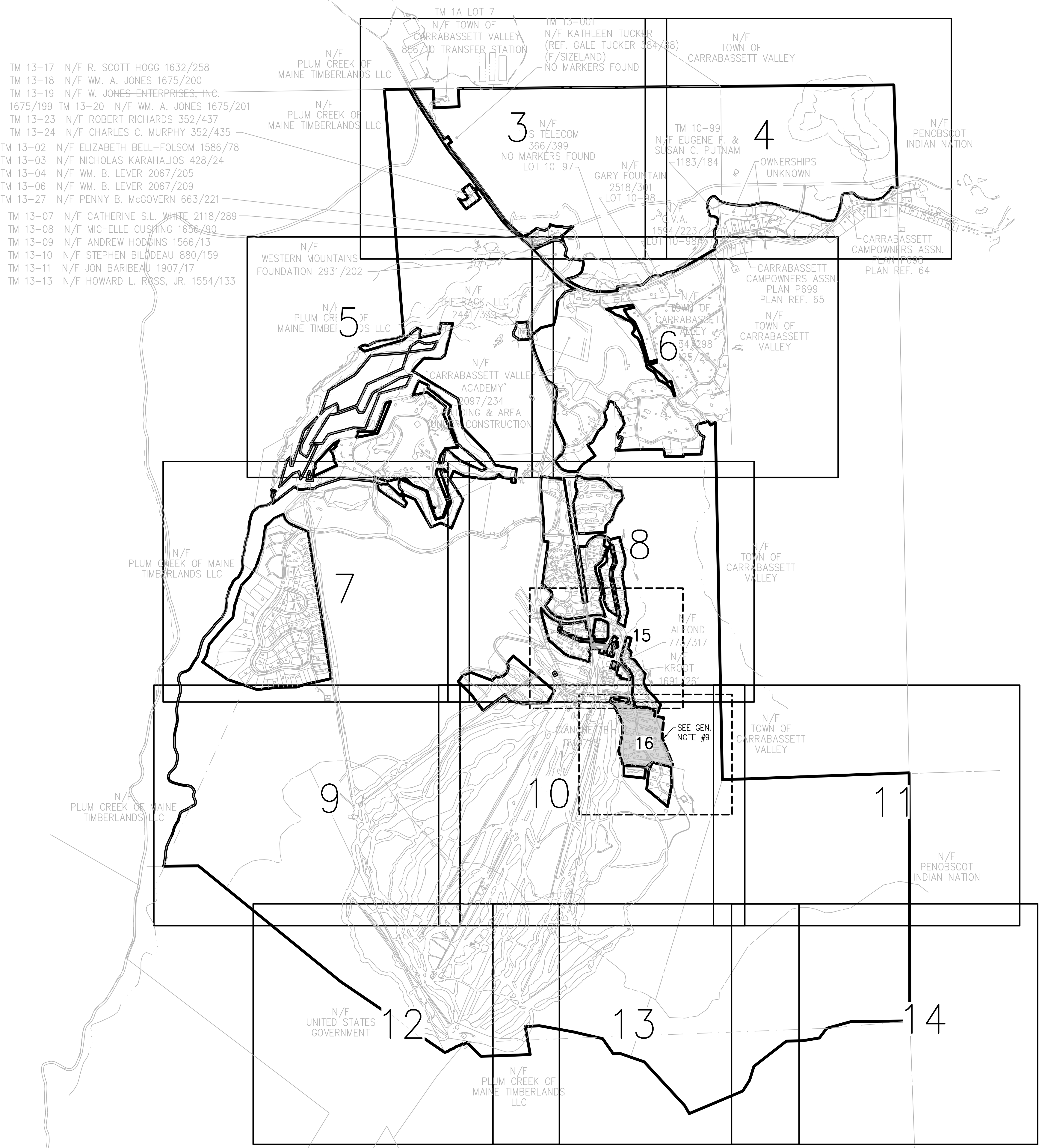
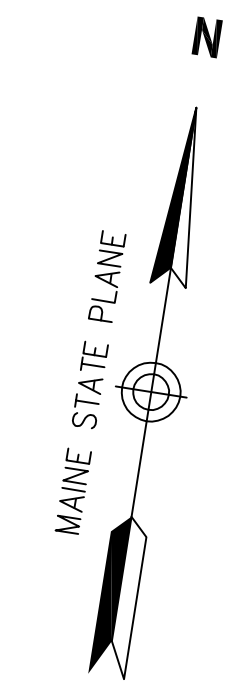
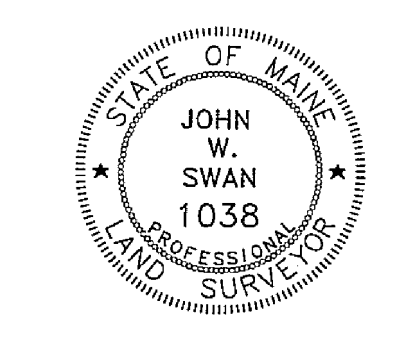
Project Title:  
**ALTA- Land**  
**Title Survey**



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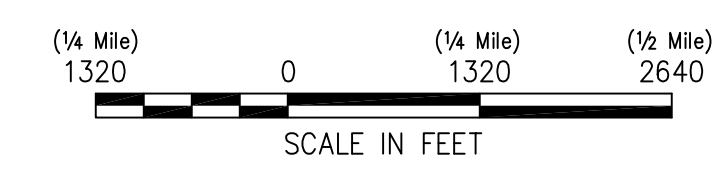
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2 25

Project Number:  
10211.04

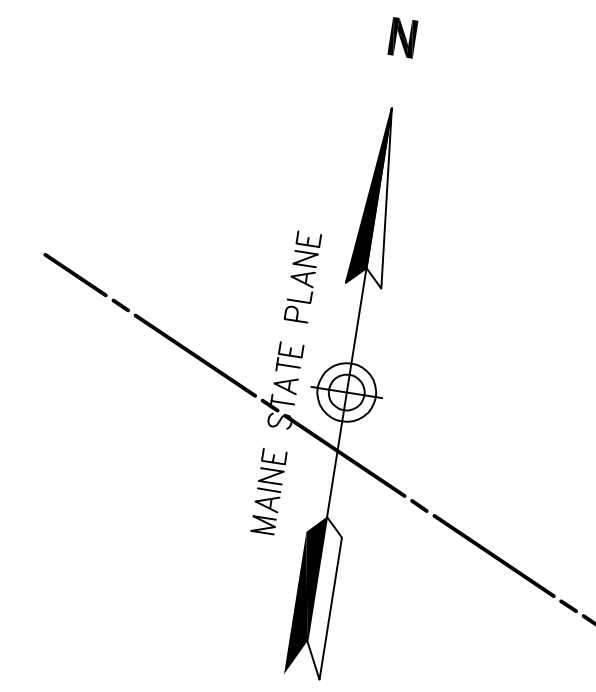


**Line Chart**  
(See sheets 3, 5, 6, 7 & 15)

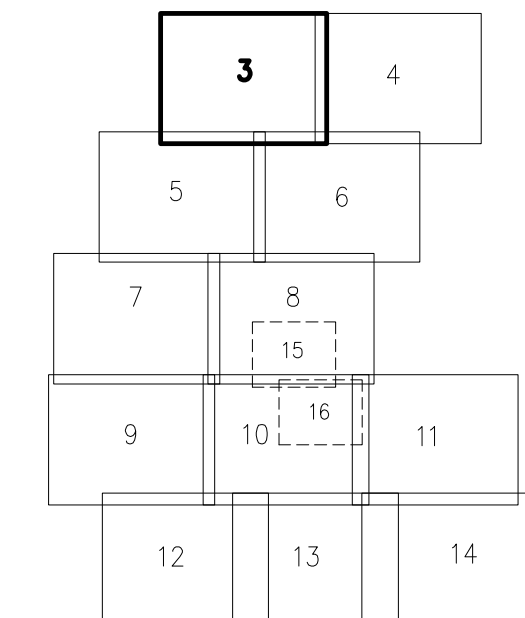
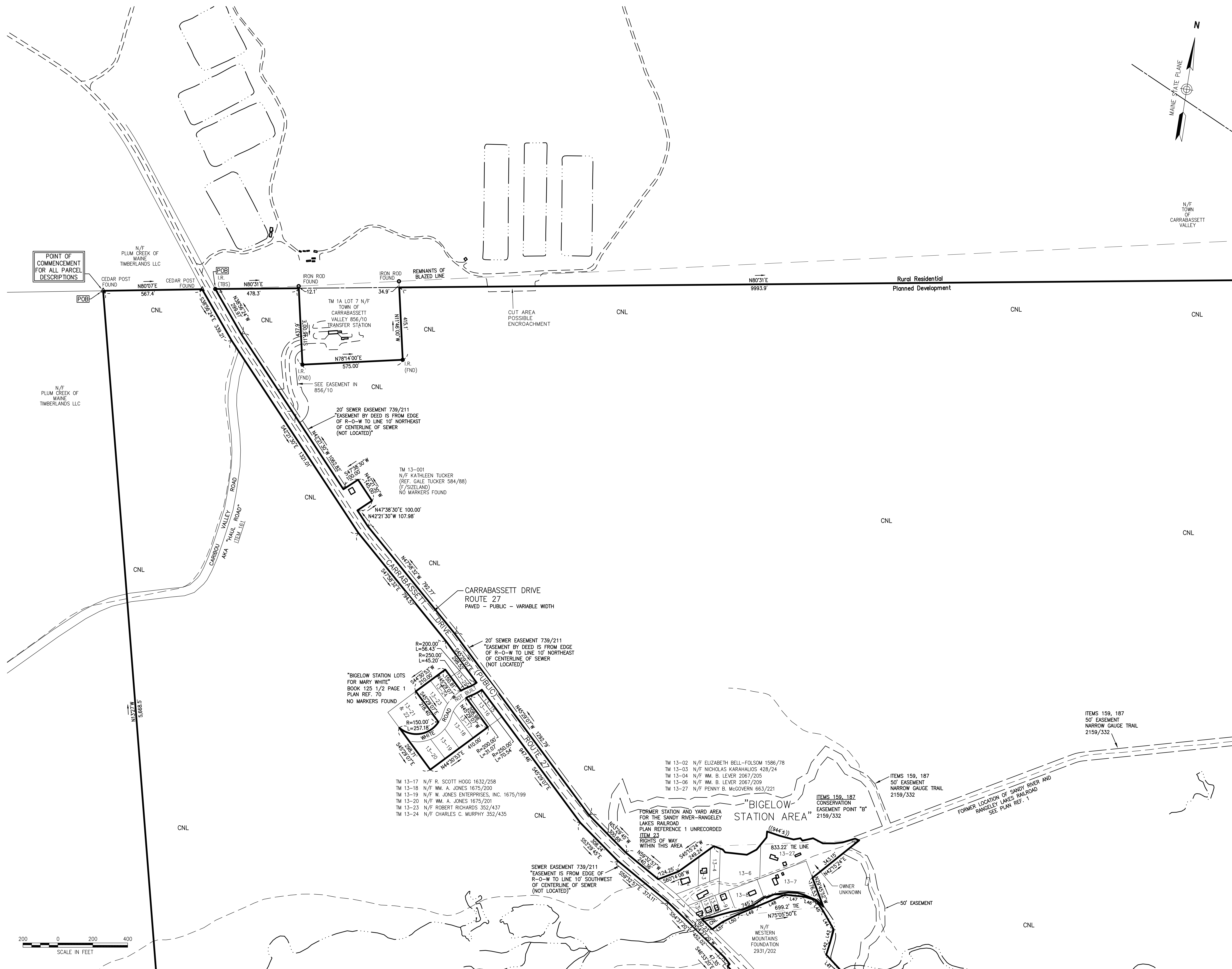
LINE	BEARING	LENGTH
L1	N06°06'58"W	75.0
L2	N27°16'58"W	18.14
L3	S81°06'58"E	95.60
L4	S03°53'02"W	20.46
L5	S03°53'02"W	65.65
L6	N82°08'21"W	73.0
L7	N51°50'22"E	27.14
L8	S81°03'58"E	67.00
L9	S12°09'02"W	84.0
L10	N82°08'21"W	75.0
L11	N27°16'58"W	20.27
L12	N15°26'02"E	90.8
L13	S59°57'58"E	127.48
L14	S28°35'02"W	64.34
L15	N24°47'02"E	88.37
L16	S64°39'58"E	57.75
L17	S29°44'58"E	50.0
L18	S02°47'02"W	76.0
L19	N24°47'02"E	50.0
L20	N64°39'58"W	15
L21	N24°47'02"E	38.28
L22	N24°47'02"E	101.72
L23	S85°12'58"E	90.00
L24	S24°47'02"W	140.86
L25	N64°39'58"W	75.00
L26	S46°32'43"E	12.51
L27	N57°14'02"E	83.17
L28	S08°07'58"E	108.91
L29	S57°17'02"W	67
L30	N06°54'58"W	59.3
L31	N28°31'58"W	45.7
L32	N62°17'13"E	48.13
L33	N66°44'17"E	127.76
L34	N55°57'18"E	121.80
L35	N34°24'18"E	93.70
L36	N05°06'00"E	176.47
L37	N181°3'52"W	111.04
L38	S69°00'01"W	68.62
L39	N88°39'36"W	158.53
L40	S70°35'11"W	93.92
L41	N51°56'23"W	139.44
L42	N08°31'29"E	70.31
L43	N06°46'45"E	80.04
L44	N38°27'44"W	121.81
L45	N42°25'28"W	73.92
L46	N82°13'14"W	72.90
L47	S86°39'20"W	109.95
L48	S58°17'46"W	171.28
L49	S58°28'30"W	116.91
L50	S54°48'26"W	100.82
L51	S45°44'23"W	73.33
L52	N63°04'59"E	56.00
L53	N81°30'30"W	68.71
L54	N26°55'01"W	19.40
L55	N49°08'17"W	73.83
L56	N40°52'03"E	30.16



MOUNT ABRAM TOWNSHIP KINGFIELD



N/F TOWN OF CARRABASSETT VALLEY



**Legend**

- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
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- AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
- CNL PARCELS OWNED BY CNL
- SKI TRAIL NETWORK

No.	Designed by	Drawn by	Checked by	Date	Appr'd
2	Phase III Revisions			10/12/10	J.D.
1	Phase III Survey			08/19/10	J.D.

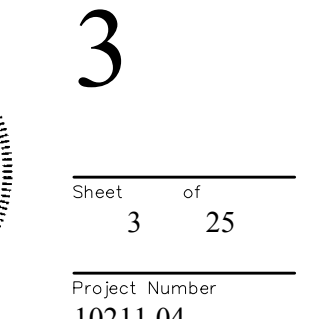
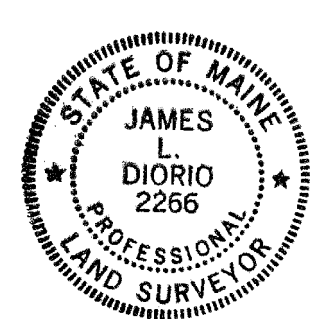
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Date: December 19, 2008

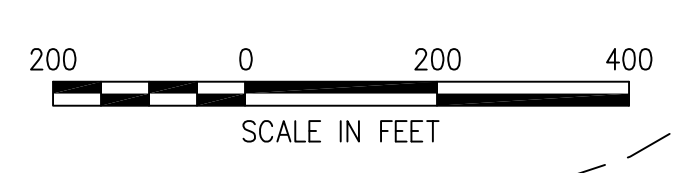
**Sugarloaf/USA**  
Route 27

Carrabasset Valley, Maine  
Prepared for  
CNL Income Properties  
Orlando Florida

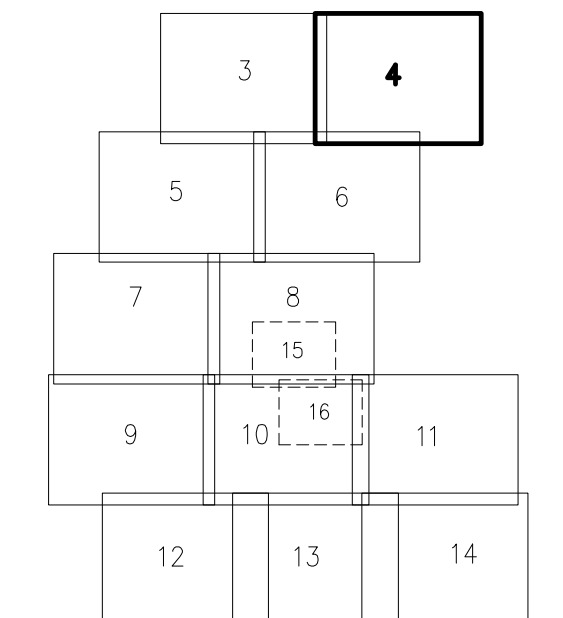
**ALTA- Land**  
Title Survey



Project Title  
Drawing Number  
**3**  
Sheet 3 of 25  
Project Number  
10211.04







**Legend**

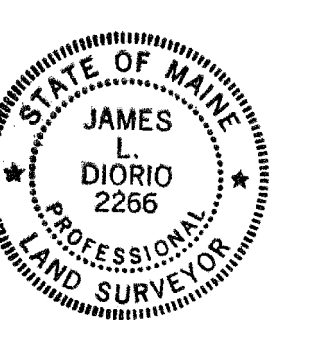
- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
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- FOOTPATH
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(1,170 Ac. ±) AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
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Phase	Revisions	Date	Appr.
2	Phase III Revisions	10/12/10	J.D.
1	Phase II Survey	08/19/10	J.D.
Designed by _____ Drawn by _____ Checked by _____			
CAD checked by _____ Approved by _____			
Scale 1"=200' Date December 19, 2008			

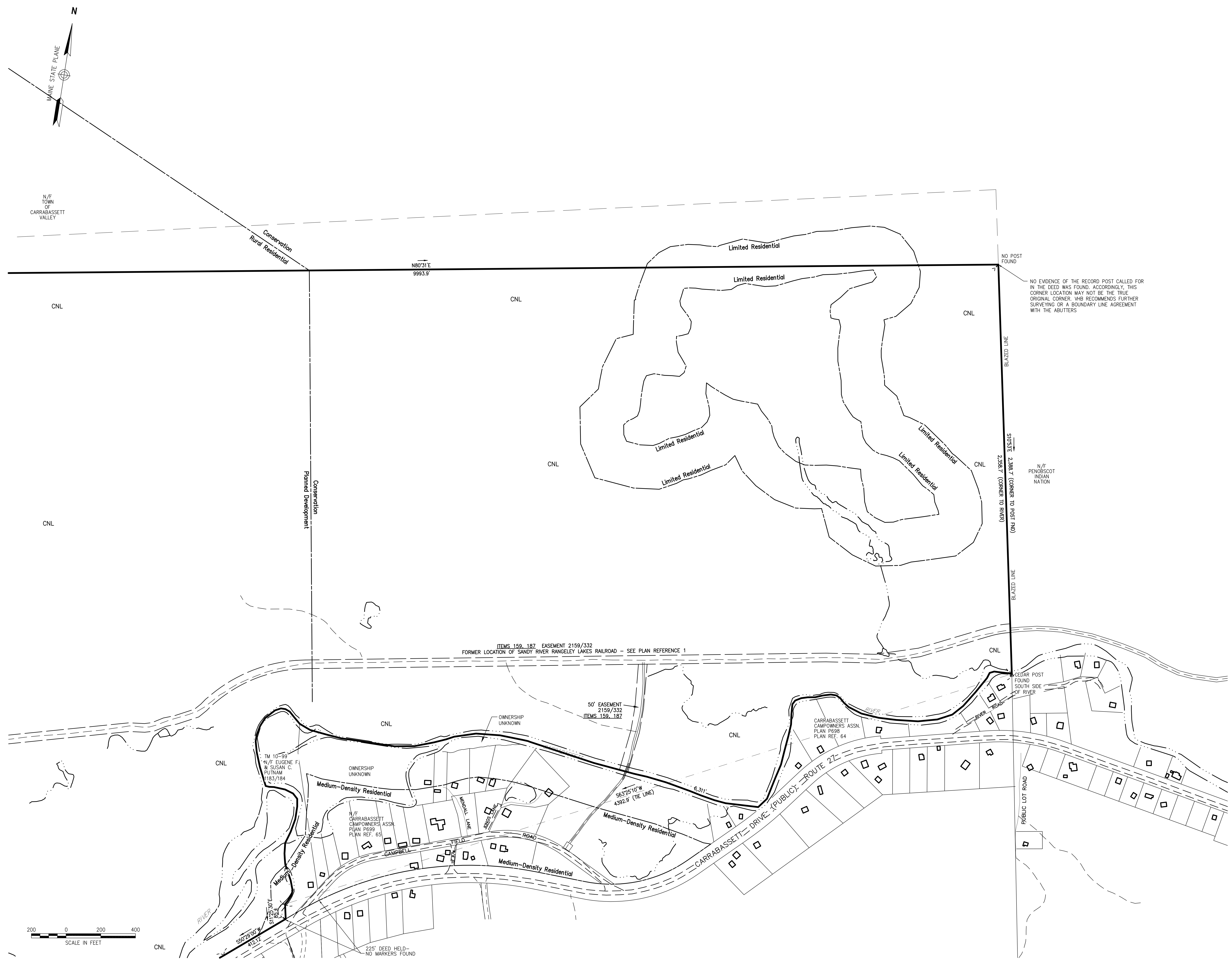
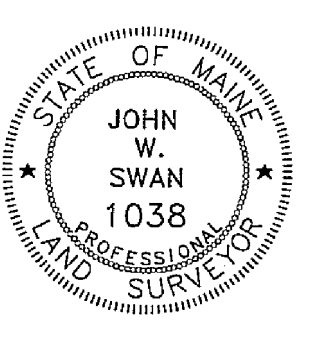
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Route 27**

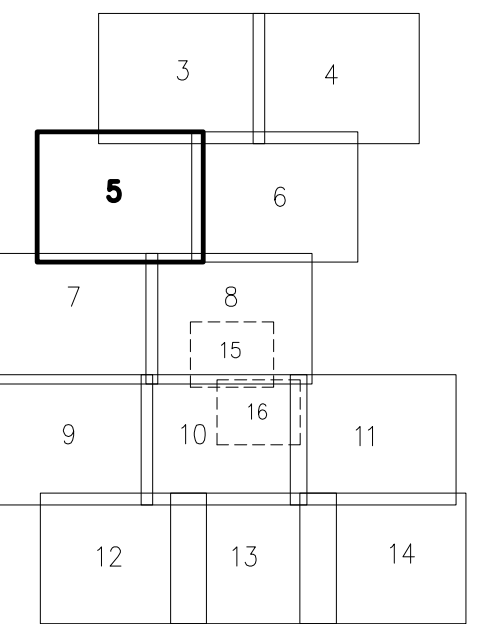
Carrabasset Valley, Maine  
Prepared for  
CNL Income Properties  
Orlando Florida

Project Title  
**ALTA- Land  
Title Survey**



Drawing Number  
**4**  
Sheet of 25  
Project Number  
10211.04





**Legend**

- APPROXIMATE PROPERTY LINES
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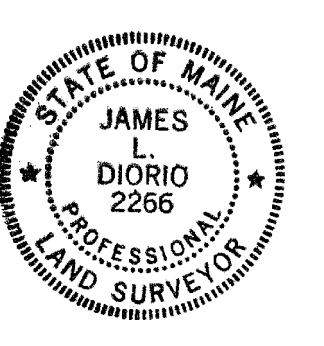
No.	Revision	Date	Appr'd
2	Phase III Revisions	10/12/10	J.D.
1	Phase II Survey	08/19/10	J.D.

Designed by	Drawn by	Checked by
CAD checked by	Approved by	
Scale 1"=200'	Date	December 19, 2008

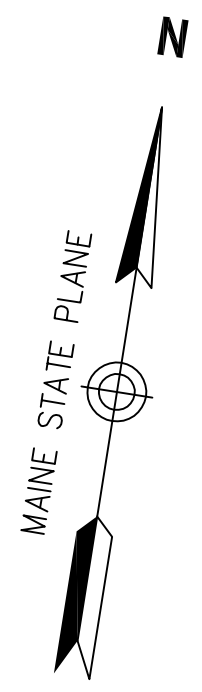
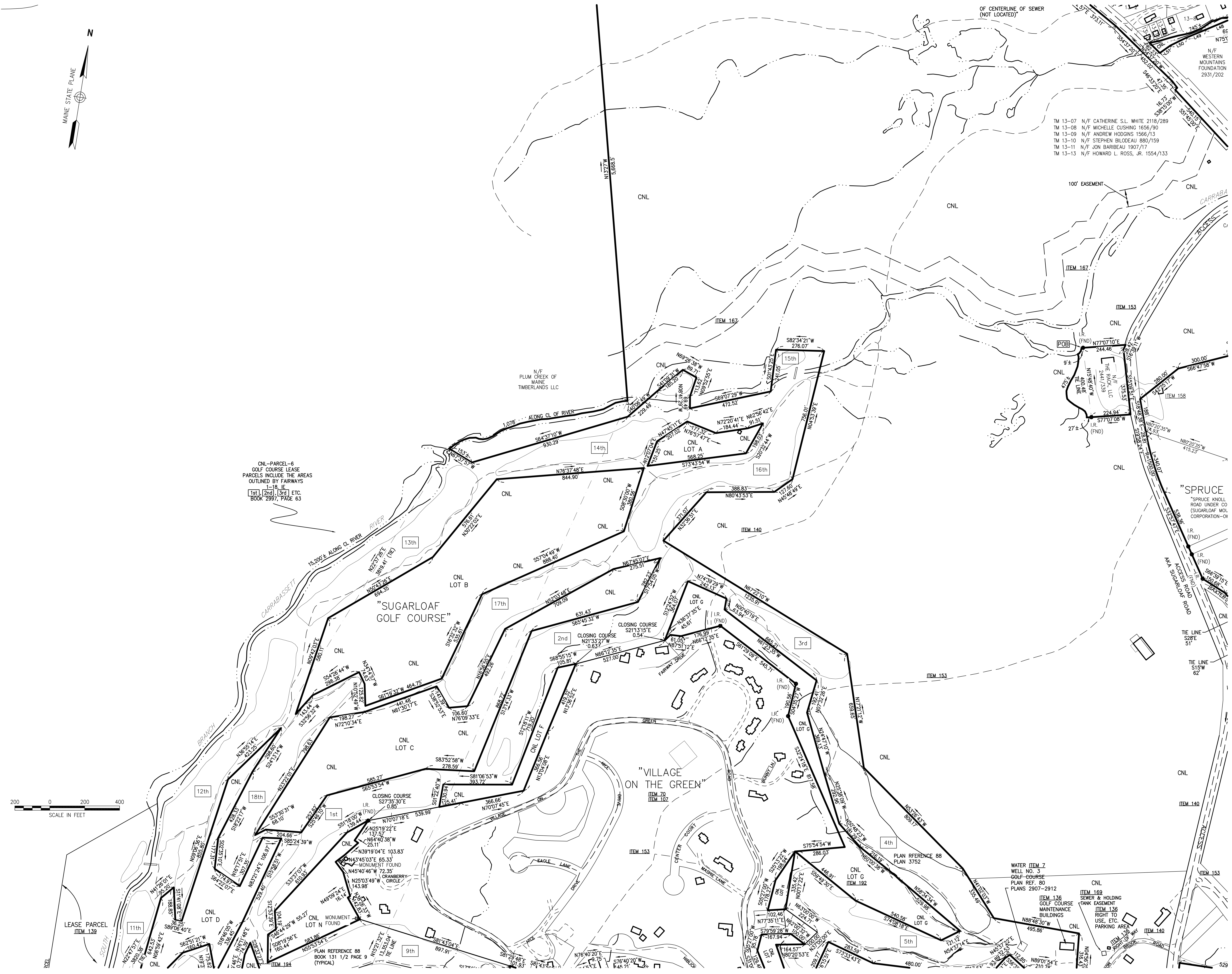
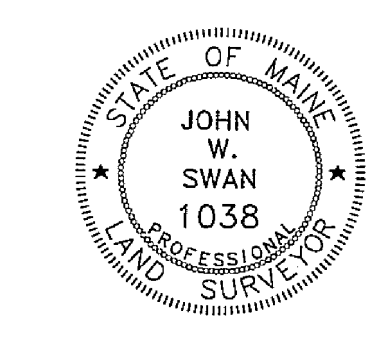
**Sugarloaf/USA**  
Route 27

Carrabasset Valley, Maine  
Prepared for  
CNL Income Properties  
Orlando Florida

**ALTA - Land**  
Title Survey



Drawing Number  
**5**  
Sheet of 5 25  
Project Number  
10211-04



CNL-PARCEL-6  
GOLF COURSE LEASE  
PARCELS INCLUDE THE AREAS  
OUTLINED BY FAIRWAYS  
1-18  
1st, 2nd, 3rd ETC.  
BOOK 2997, PAGE 63

"SUGARLOAF"  
GOLF COURSE

"VILLAGE  
ON THE GREEN"

TM 13-07 N/F CATHERINE S.L. WHITE 2118/289  
TM 13-08 N/F MICHELLE CUSHING 1656/90  
TM 13-09 N/F ANDREW HODGINS 1566/13  
TM 13-10 N/F STEPHEN BILODEAU 880/159  
TM 13-11 N/F JON BARIBEAU 1907/17  
TM 13-13 N/F HOWARD L. ROSS, JR. 1554/133

N/F  
PLUM CREEK OF  
MAINE  
TIMBERLANDS LLC

THE REAL  
ESTATE  
L.L.C.

"SPRUCE"  
SPRUCE KNOLL  
ROAD UNDER CO  
(SUGARLOAF MOL  
CORPORATION-01)

PLAN REFERENCE 88  
PLAN 3752

PLAN REFERENCE 88  
PLAN 3752

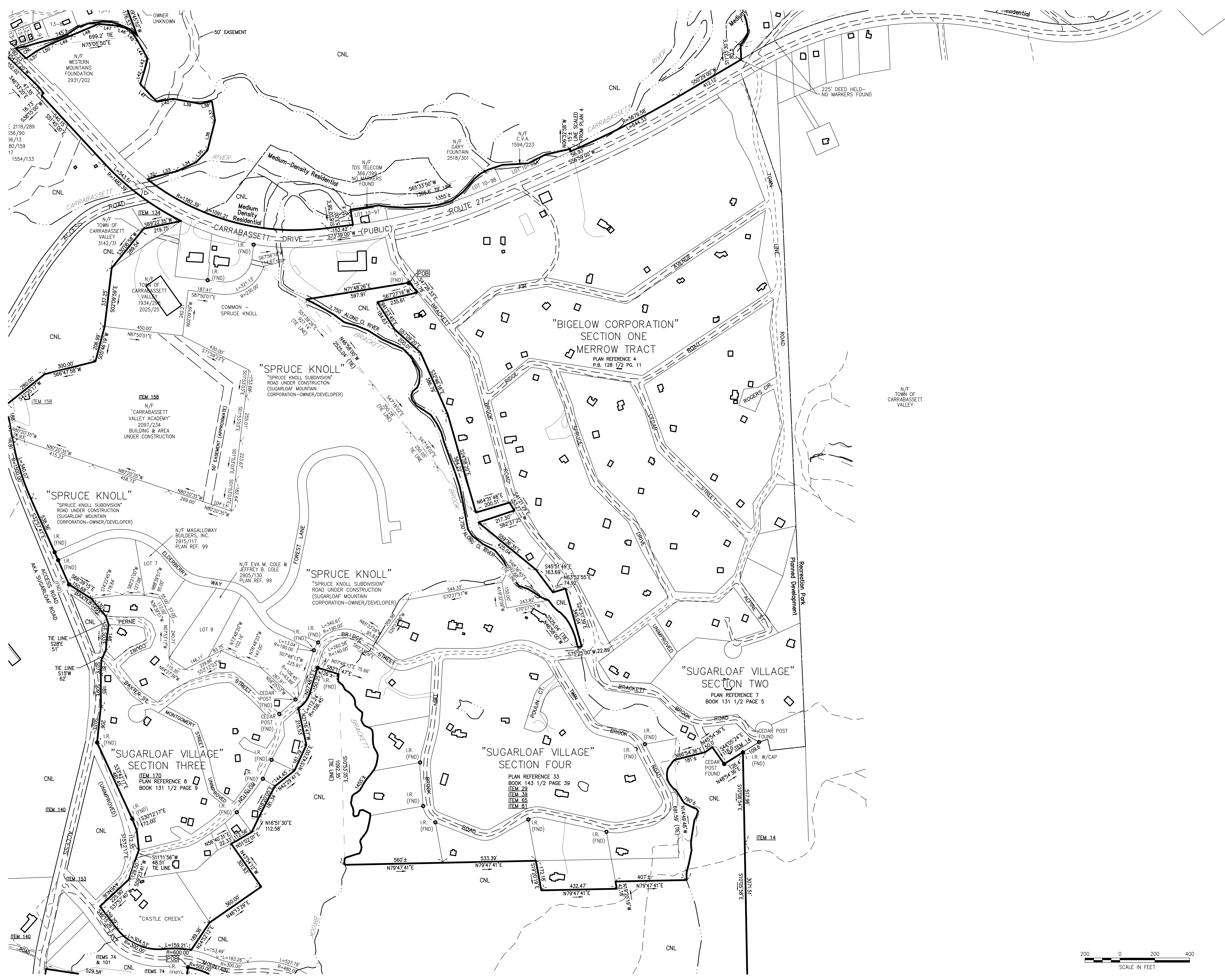
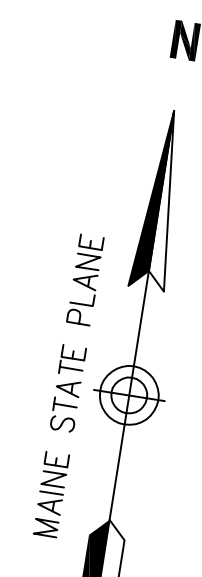
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WELL NO. 3  
GOLF COURSE  
PLAN REF. 80  
PLANS 2907-2912

ITEM 136  
GOLF COURSE  
MAINTENANCE  
BUILDINGS

ITEM 169  
SEWER & HOLDING  
TANK EASEMENT

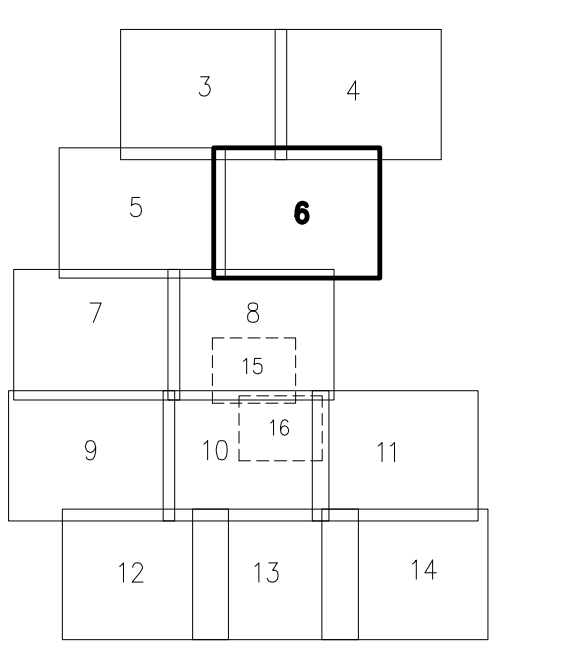
ITEM 136  
RIGHT TO  
USE, ETC  
PARKING AREA

PLAN REFERENCE 88  
BOOK 131 1/2 PAGE 9  
(TYPICAL)



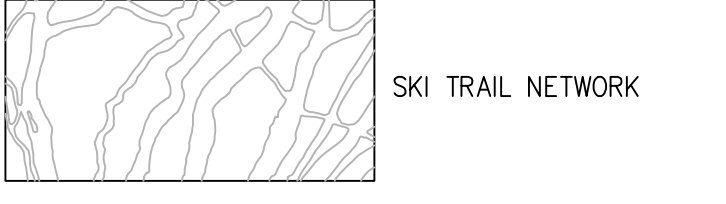
**VHB**  
 Vanasse Hangen Brustlin, Inc.  
 Transportation  
 Land Development  
 Environmental Services  
 Six Bedford Farms, Suite 607  
 Bedford, New Hampshire 03110  
 603-644-0888

**OWEN HASKELL, INC.**  
 390 U.S. ROUTE 1  
 UNIT 10  
 FALMOUTH, MAINE 04105  
 PHONE: (207)-774-0424



**Legend**

- APPROXIMATE PROPERTY LINES
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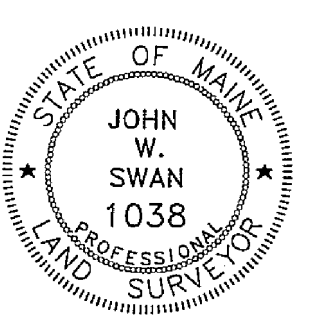
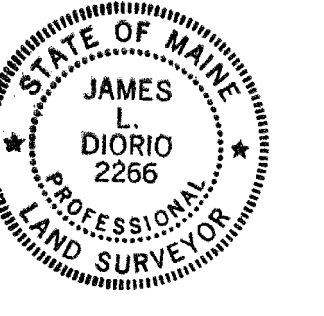


No.	Revision	Date	Appr'd
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1	Phase III Survey	08/19/10	J.D.

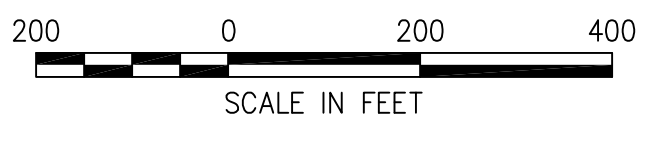
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 CAD checked by \_\_\_\_\_ Approved by \_\_\_\_\_  
 Scale 1"=200' Date December 19, 2008  
 Project Name \_\_\_\_\_

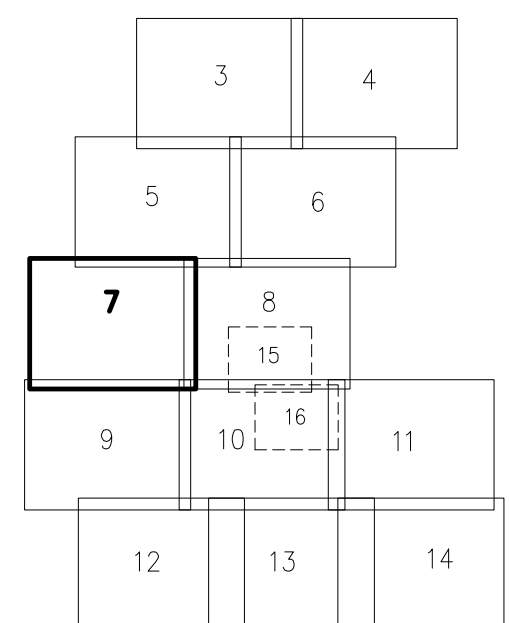
**Sugarloaf/USA**  
 Route 27  
 Carrabasset Valley, Maine  
 Prepared for  
**CNL Income Properties**  
 Orlando Florida

Project Title  
**ALTA- Land Title Survey**













Drawing Number  
**6**  
 Sheet of 6 25  
 Project Number  
 10211.04





**Legend**

-  APPROXIMATE PROPERTY LINES
-  APPROXIMATE INTERIOR PROPERTY LINES
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-  EDGE OF PAVEMENT
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-  FOOTPATH
-  0017-0008 TAX PARCEL INFO
-  AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
-  CNL PARCELS OWNED BY CNL



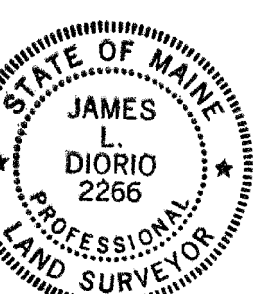
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1	Phase III Survey	08/19/10	J.D.

Designed by \_\_\_\_\_ Drawn by \_\_\_\_\_ Checked by \_\_\_\_\_  
 CAD checked by \_\_\_\_\_ Approved by \_\_\_\_\_  
 Scale 1"=200' Date December 19, 2008  
 Project Name \_\_\_\_\_

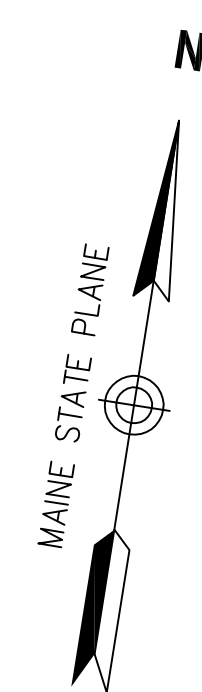
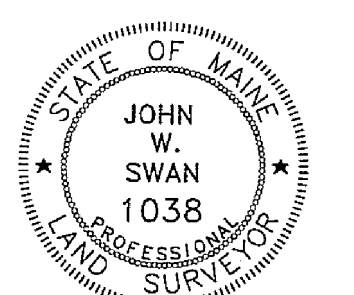
**Sugarloaf/USA**  
Route 27

Carrabasset Valley, Maine  
 Prepared for  
**CNL Income Properties**  
 Orlando Florida

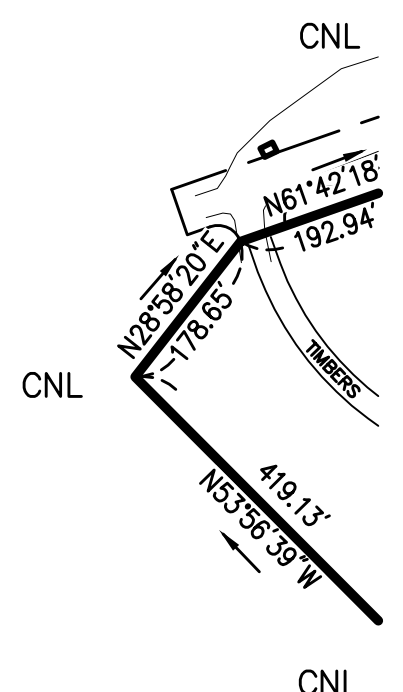
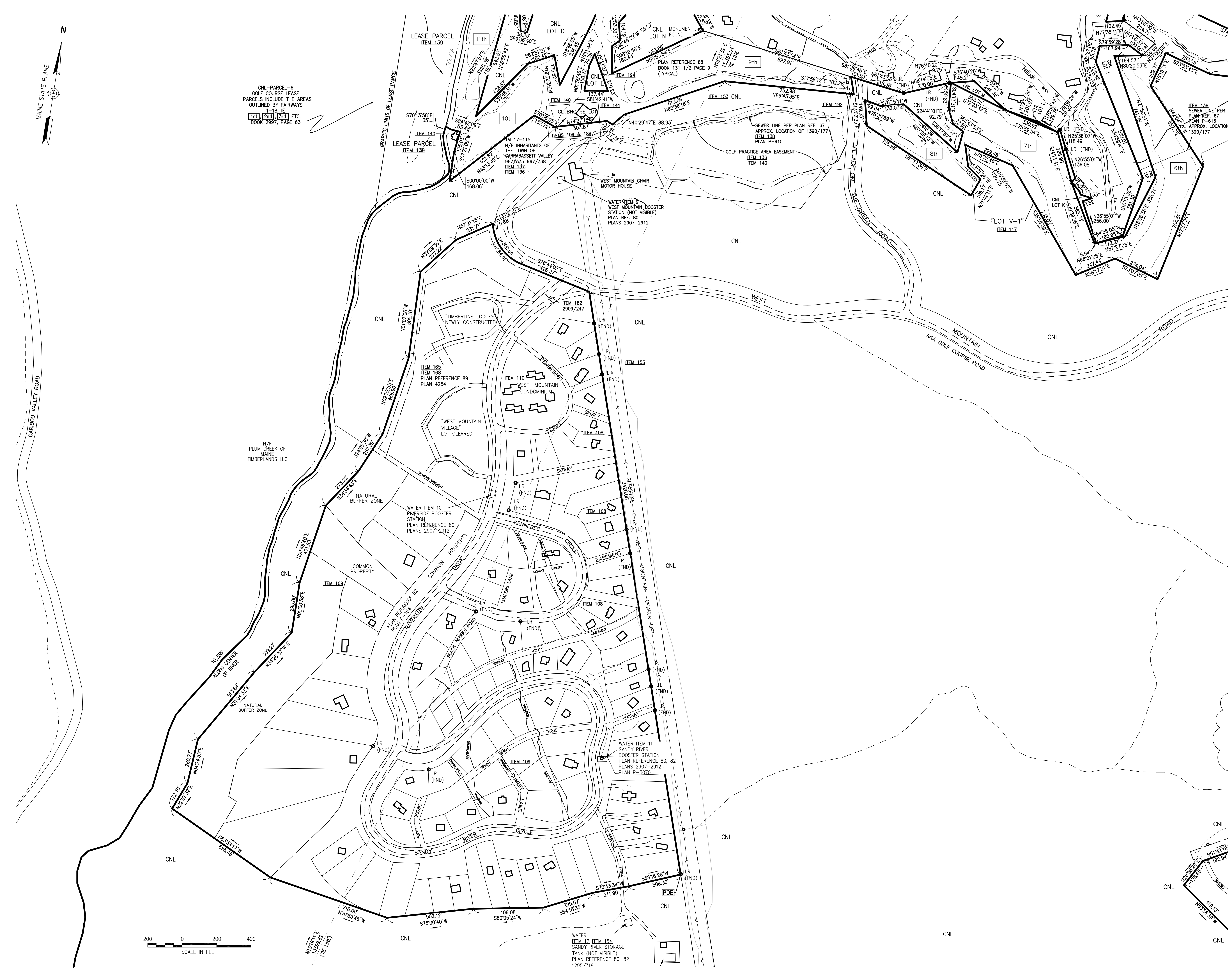
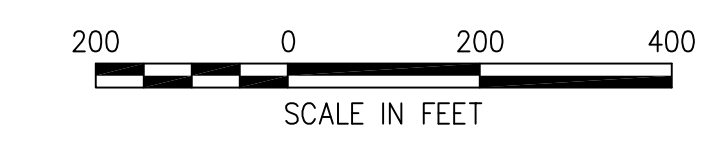
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**ALTA- Land**  
**Title Survey**

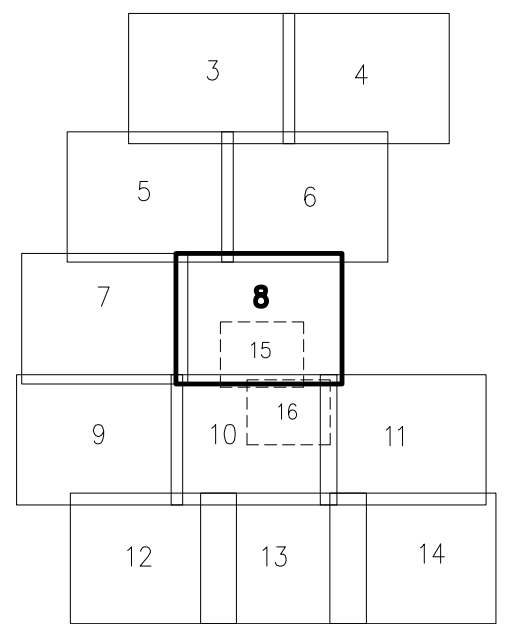


Drawing Number  
**7**  
 Sheet 7 of 25  
 Project Number  
 10211.04



CNL-PARCEL-6  
 GOLF COURSE LEASE  
 PARCELS INCLUDE THE AREAS  
 OUTLINED BY FAIRWAYS  
 1-18, I.E.  
 1st, 2nd, 3rd ETC.  
 BOOK 2997, PAGE 63





**Legend**

- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
- ZONE LINE
- EDGE OF PAVEMENT
- GRAVEL PATH / ROAD
- FOOTPATH
- 0017-0008 TAX PARCEL INFO
- (1,170 Ac. ±) AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
- CNL PARCELS OWNED BY CNL
- SKI TRAIL NETWORK

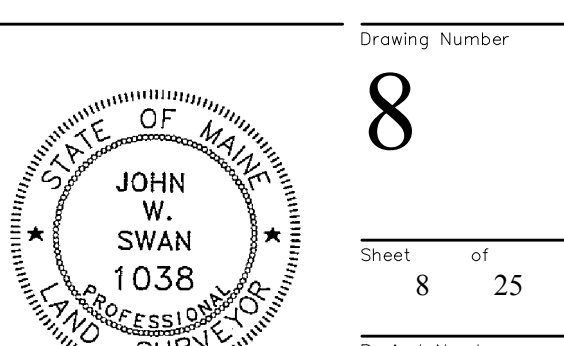
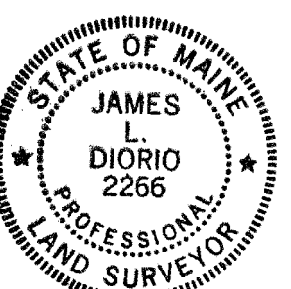
No.	Revision	Date	Appr'd
2	Phase III Revisions	10/12/10	J.D.
1	Phase III Survey	08/19/10	J.D.

Designed by \_\_\_\_\_ Drawn by \_\_\_\_\_ Checked by \_\_\_\_\_  
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 Scale 1"=200' Date December 19, 2008

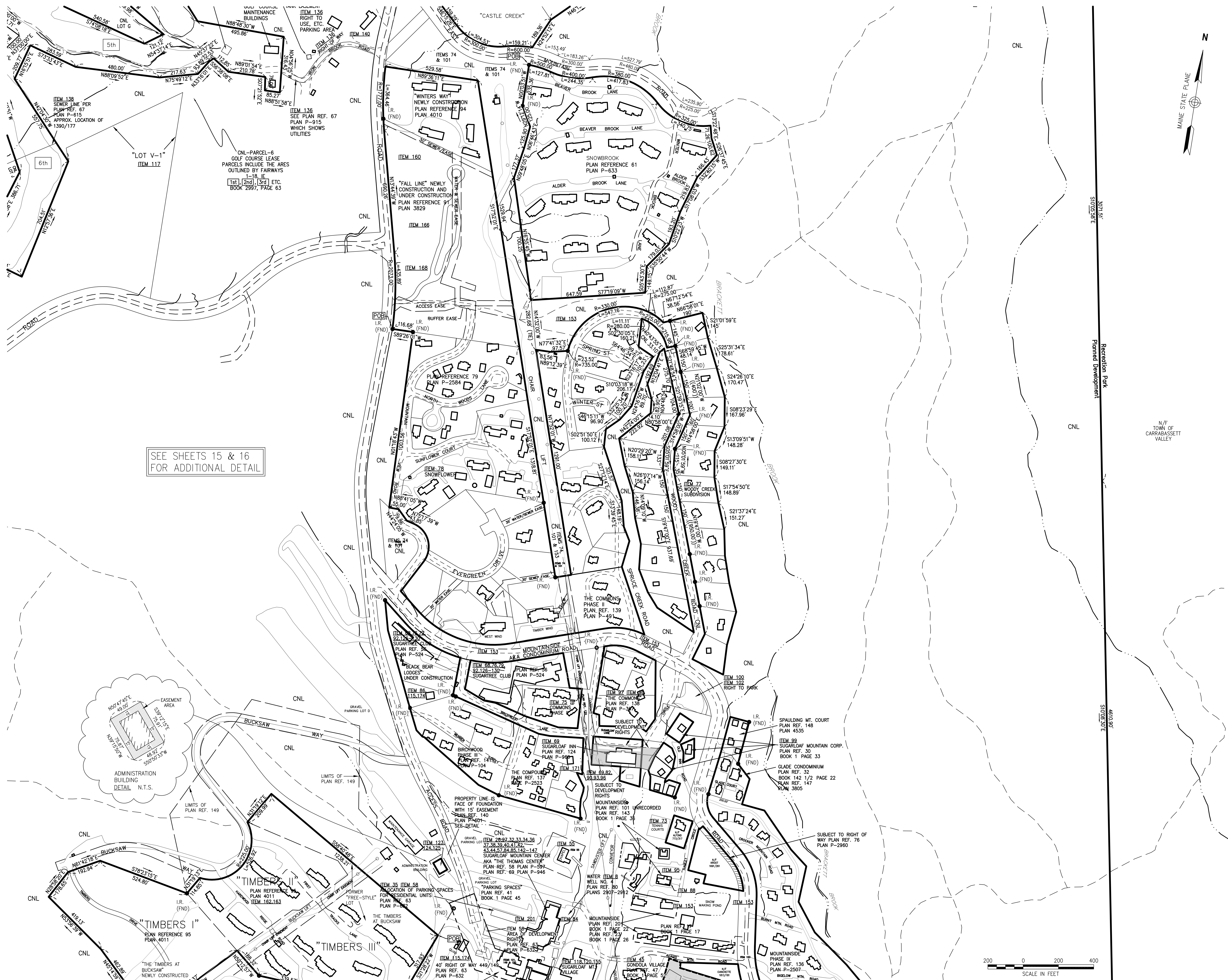
**Sugarloaf/USA**  
Route 27

Carrabasset Valley, Maine  
Prepared for  
**CNL Income Properties**  
Orlando Florida

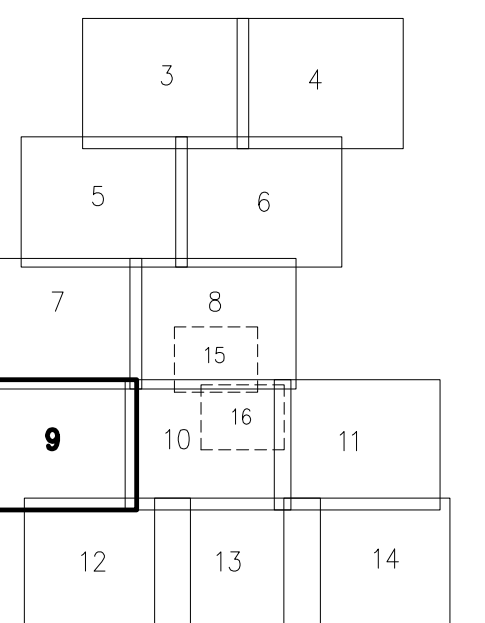
**ALTA- Land Title Survey**



Drawing Number  
**8**  
Sheet of 8 25  
Project Number  
10211.04



SEE SHEETS 15 & 16  
FOR ADDITIONAL DETAIL



**Legend**

- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
- ZONE LINE
- EDGE OF PAVEMENT
- GRAVEL PATH / ROAD
- FOOTPATH

0017-0008 TAX PARCEL INFO  
(1.170 Ac. ±) AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION  
CNL PARCELS OWNED BY CNL

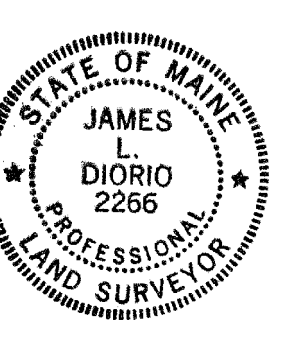



2	Phase III Revisions	10/12/10	.JD
1	Phase III Survey	08/19/10	.JD
Designed by		Drawn by	Checked by
CAD checked by		Approved by	
Scale	1"=200'	Date	December 19, 2008

**Sugarloaf/USA**  
**Route 27**

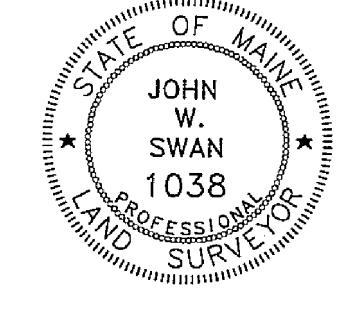
Carrabasset Valley, Maine  
Prepared for  
**CNL Income Properties**  
Orlando Florida

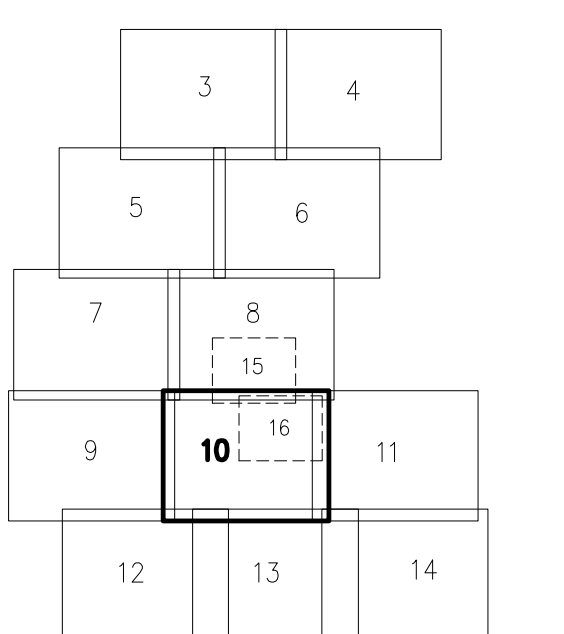
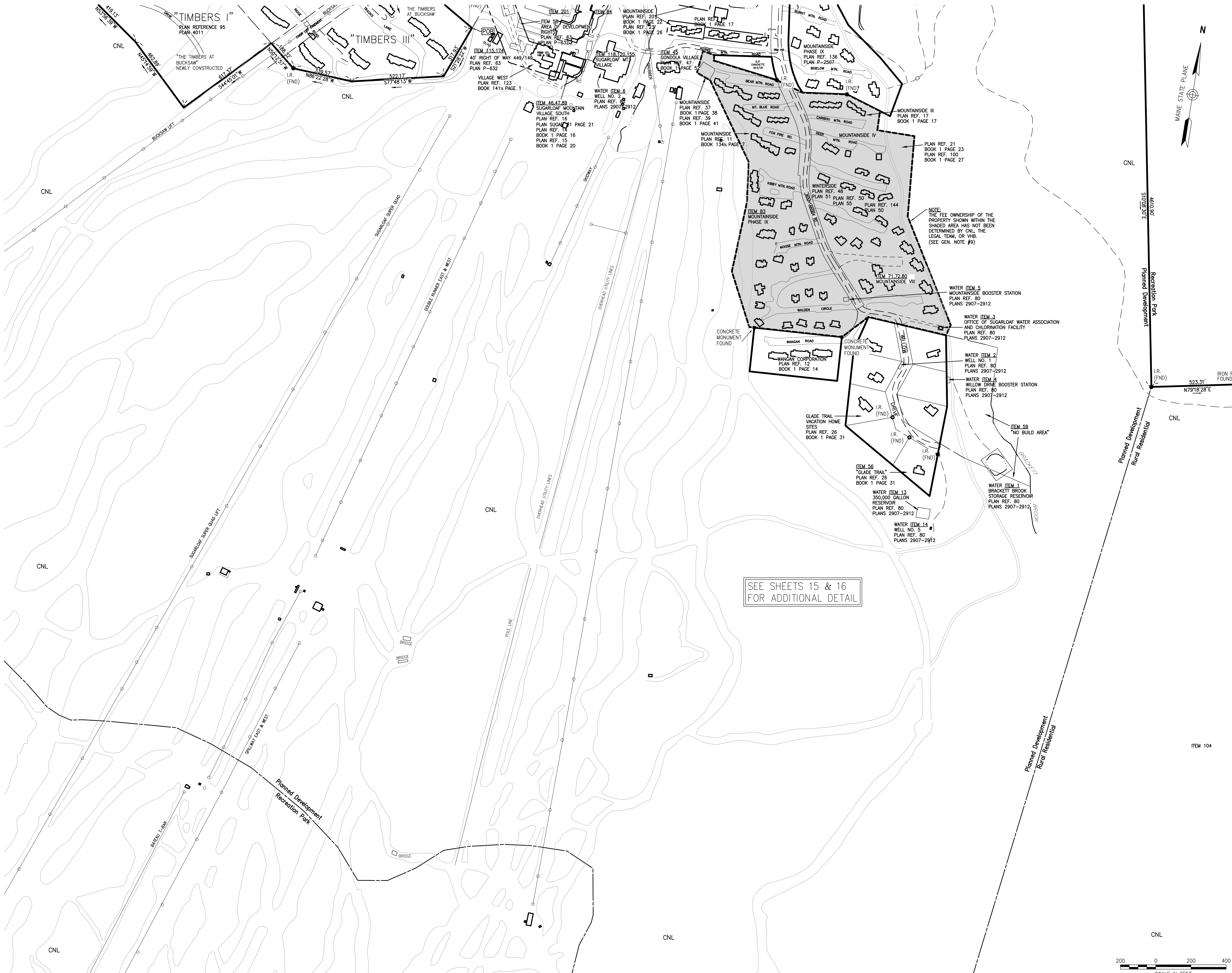
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Project Number  
**10211.04**

Sheet  
**9** of 25





**Legend**

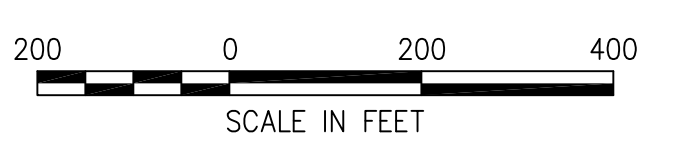
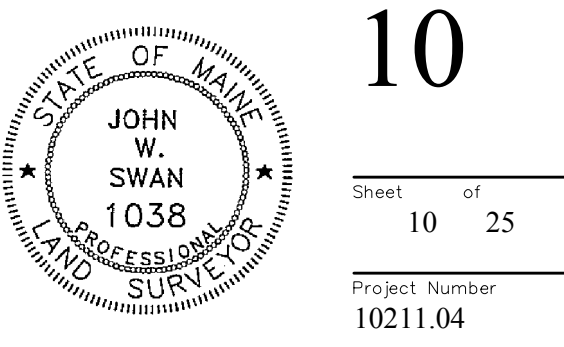
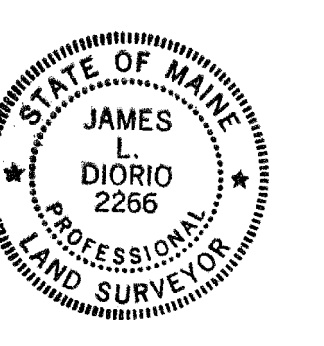
- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
- ZONE LINE
- EDGE OF PAVEMENT
- GRAVEL PATH / ROAD
- FOOTPATH
- 0017-0008 TAX PARCEL INFO  
(1,170 Ac. ±) AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
- CNL PARCELS OWNED BY CNL
- SKI TRAIL NETWORK

Phase	Revisions	Date	Appr.
2	Phase III Revisions	10/12/10	J.D.
1	Phase III Survey	08/19/10	J.D.
Designed by _____ Drawn by _____ Checked by _____			
CAD checked by _____ Approved by _____			
Scale 1"=200' Date December 19, 2008			
Project Name _____			

**Sugarloaf/USA**  
 Route 27

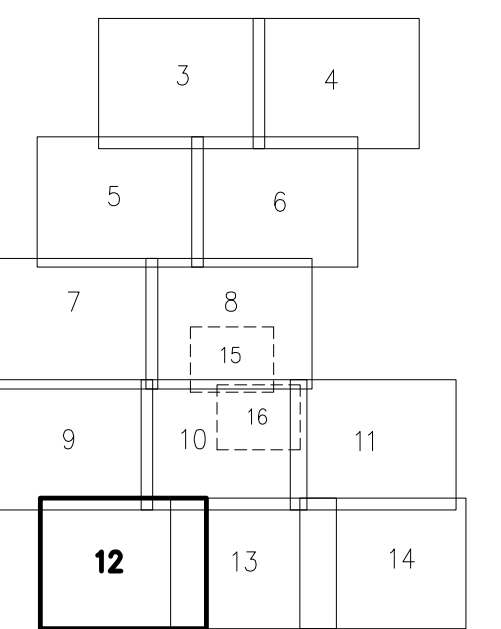
Carrabasset Valley, Maine  
 Prepared for  
**CNL Income Properties**  
 Orlando Florida

**ALTA- Land**  
 Title Survey



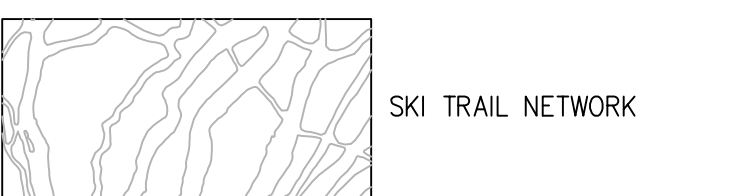






**Legend**

- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
- ZONE LINE
- EDGE OF PAVEMENT
- GRAVEL PATH / ROAD
- FOOTPATH
- 0017-0008 TAX PARCEL INFO
- AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
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NO.	REVISION	DATE	APPROVAL
2	Phase III Revisions	10/12/10	J.D.
1	Phase III Survey	08/19/10	J.D.

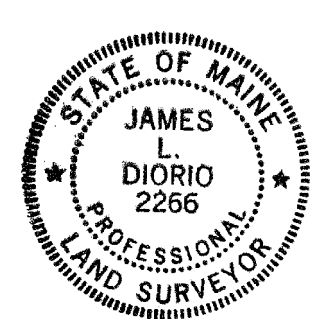
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CAD checked by	Approved by	

Scale 1"=200' Date December 19, 2008  
Project Name

**Sugarloaf/USA  
Route 27**

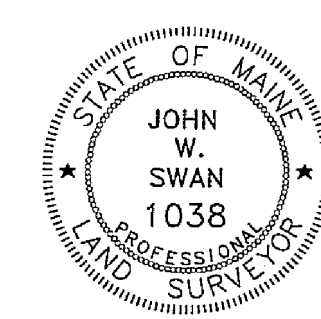
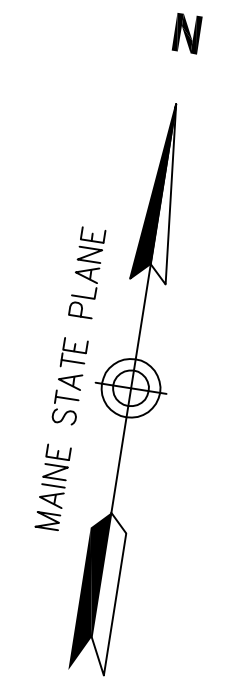
Carrabassett Valley, Maine  
Prepared for  
**CNL Income Properties**  
Orlando Florida

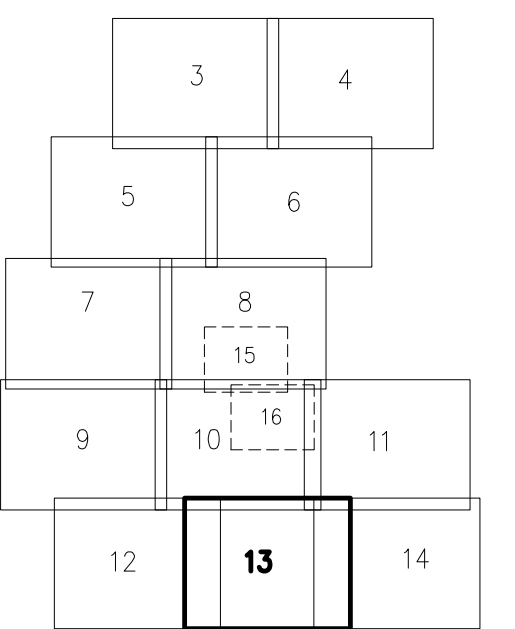
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**ALTA- Land  
Title Survey**



Drawing Number  
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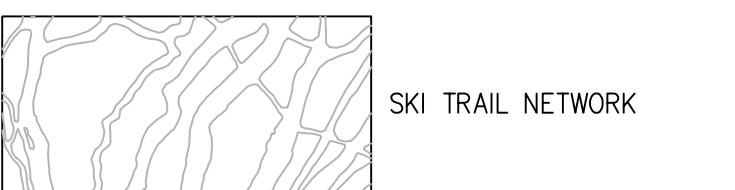
Sheet of 12 25  
Project Number  
10211.04



**Legend**

- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
- ZONE LINE
- EDGE OF PAVEMENT
- GRAVEL PATH / ROAD
- FOOTPATH
- 0017-0008 TAX PARCEL INFO
- (1,170 Ac. ±) AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
- CNL PARCELS OWNED BY CNL



NO.	REVISION	DATE	APPROVAL

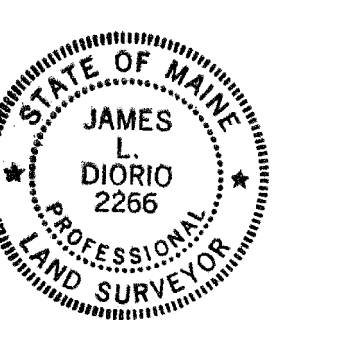
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1	Phase III Survey	08/19/10	J.D.

Designed by \_\_\_\_\_ Drawn by \_\_\_\_\_ Checked by \_\_\_\_\_  
 CAD checked by \_\_\_\_\_ Approved by \_\_\_\_\_  
 Scale 1"=200' Date December 19, 2008  
 Project Name \_\_\_\_\_

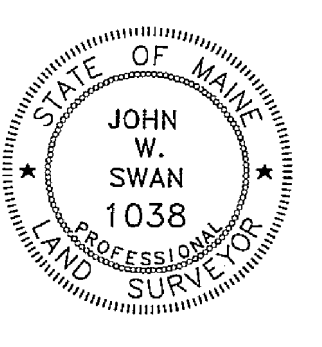
**Sugarloaf/USA  
Route 27**

Carrabassett Valley, Maine  
 Prepared for  
**CNL Income Properties**  
 Orlando Florida

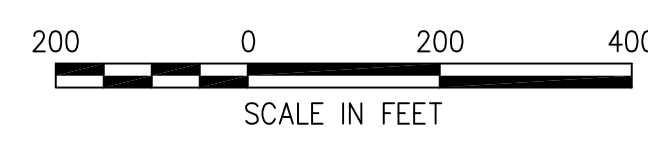
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**ALTA- Land  
 Title Survey**

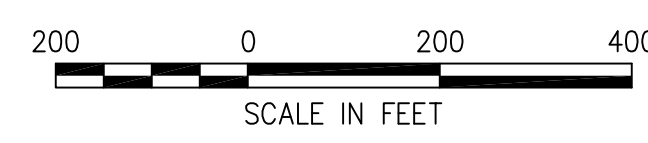
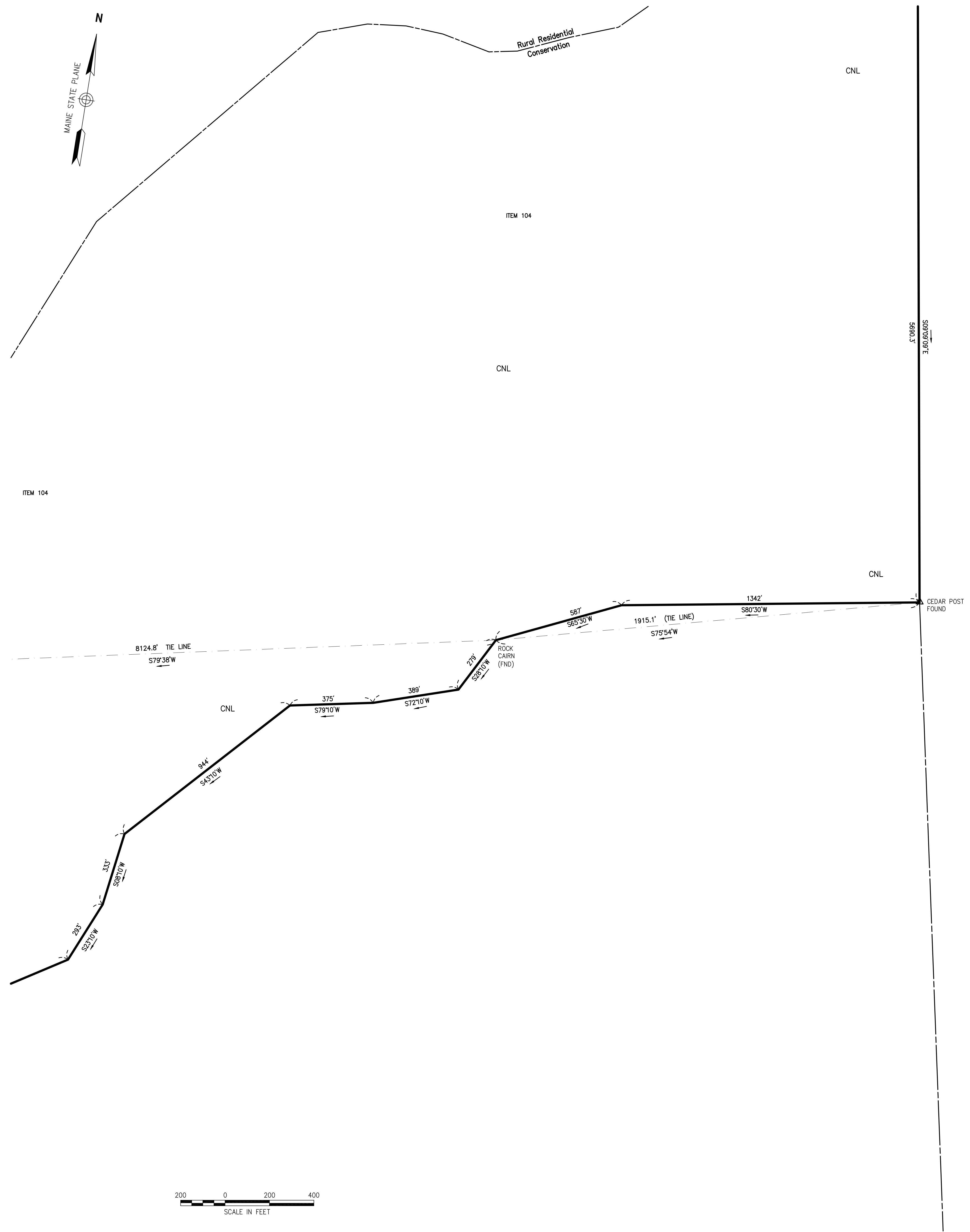


Drawing Number  
**13**  
 Sheet of 13 25  
 Project Number  
 10211.04



N/E  
 PLUM CREEK OF  
 MAINE  
 TIMBERLANDS LLC





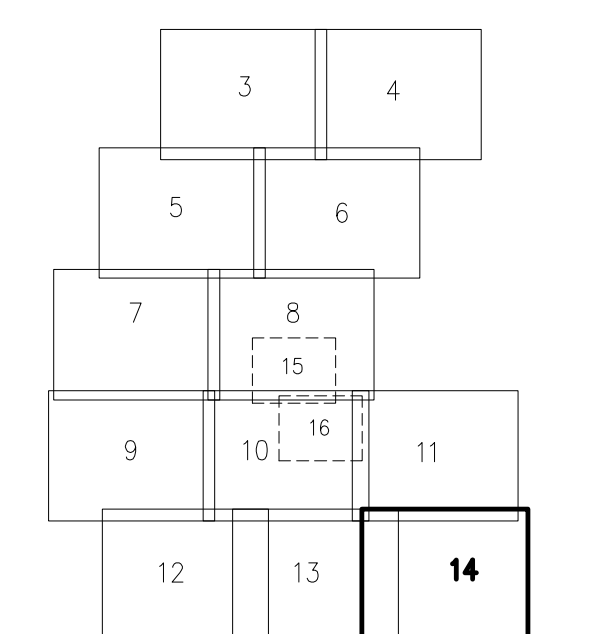
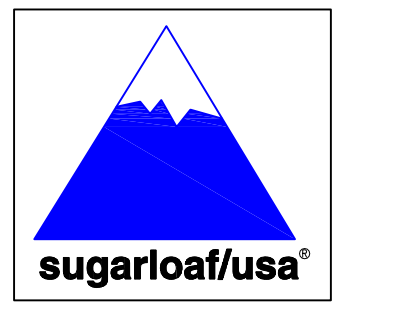
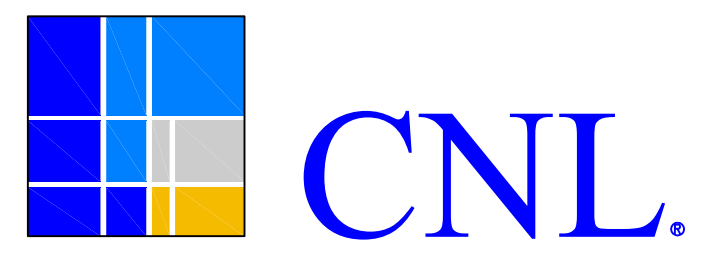
**VHB**  
Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

Six Bedford Farms, Suite 607  
Bedford, New Hampshire 03110  
603-644-0888

**OWEN HASKELL, INC.**

390 U.S. ROUTE 1  
UNIT 10  
FALMOUTH, MAINE 04105  
PHONE: (207)-774-0424



**Legend**

- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
- ZONE LINE
- EDGE OF PAVEMENT
- GRAVEL PATH / ROAD
- FOOTPATH
- 0017-0008 TAX PARCEL INFO
- AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
- CNL PARCELS OWNED BY CNL



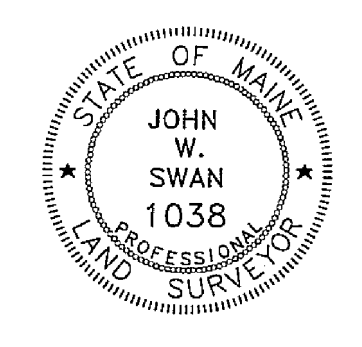
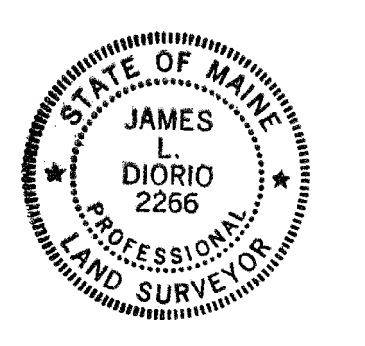
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2	Phase III Revisions	10/12/10	JD
1	Phase III Survey	08/19/10	JD

Designed by \_\_\_\_\_ Drawn by \_\_\_\_\_ Checked by \_\_\_\_\_  
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Scale 1"=200' Date December 19, 2008  
Project Name \_\_\_\_\_

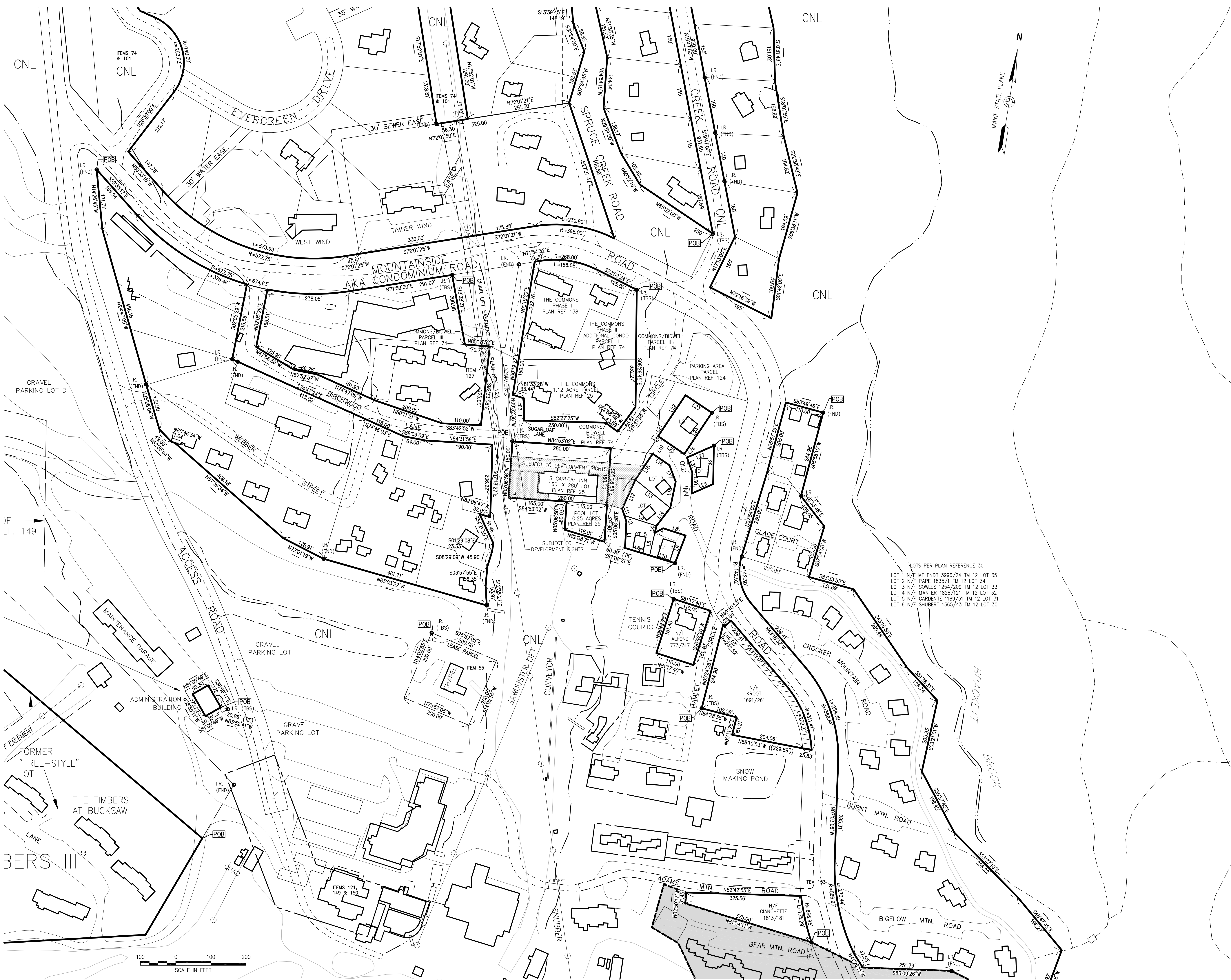
**Sugarloaf/USA  
Route 27**

Carrabasset Valley, Maine  
Prepared for  
CNL Income Properties  
Orlando Florida

Project Title  
**ALTA- Land  
Title Survey**



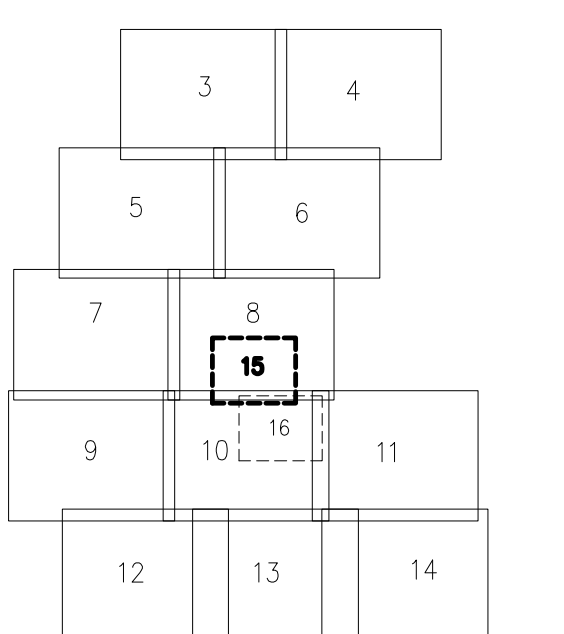
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**14**  
Drawing Number  
Sheet 14 of 25  
Project Number  
10211.04



Transportation  
Land Development  
Environmental Services

Six Bedford Farms, Suite 607  
Bedford, New Hampshire 03110  
603-644-0888

**OWEN HASKELL, INC.**  
390 U.S. ROUTE 1  
UNIT 10  
FALMOUTH, MAINE 04105  
PHONE: (207)-774-0424



**Legend**

- APPROXIMATE PROPERTY LINES
- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
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- EDGE OF PAVEMENT
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(1.170 Ac. ±)
- AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
- CNL PARCELS OWNED BY CNL
- SKI TRAIL NETWORK

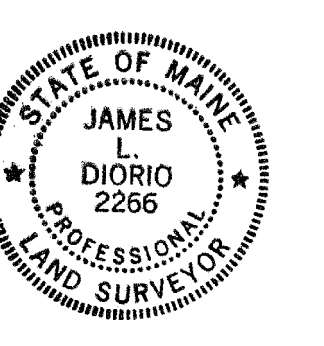
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 Project Name \_\_\_\_\_

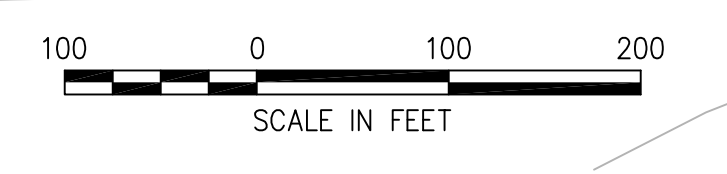
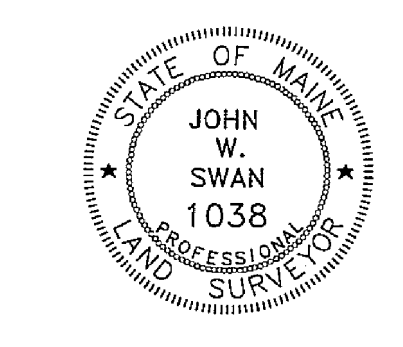
**Sugarloaf/USA  
Route 27**

Carrabasset Valley, Maine  
Prepared for  
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Orlando Florida

**ALTA- Land  
Title Survey**

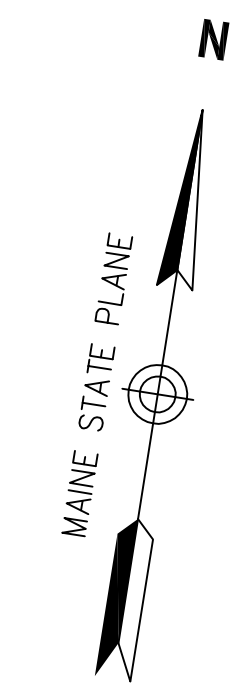


Drawing Number  
**15**  
Sheet of 15 25  
Project Number  
10211.04





NOTE:  
THE FEE OWNERSHIP OF THE  
PROPERTY SHOWN WITHIN THE  
SHADED AREA HAS NOT BEEN  
DETERMINED BY CNL, THE  
LEGAL TEAM, OR VHB.  
(SEE GEN. NOTE #9)



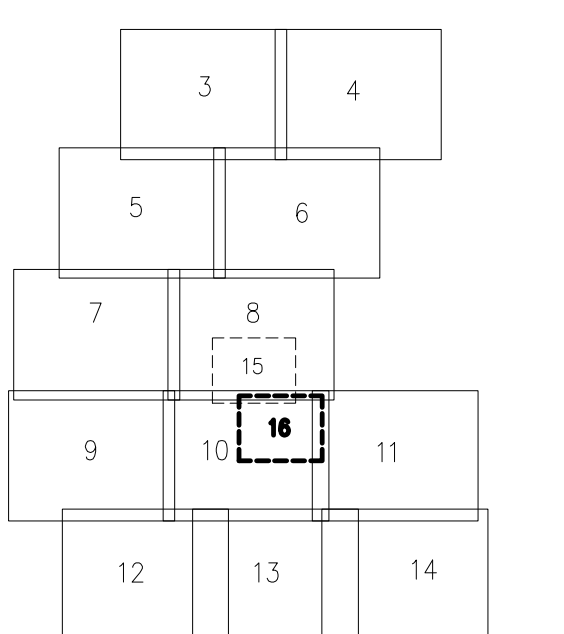
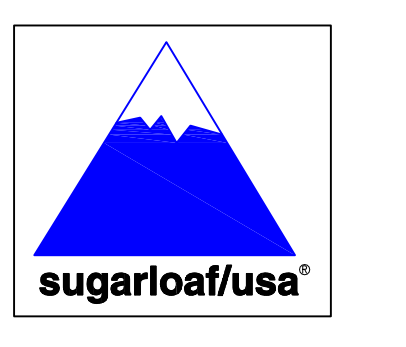
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OWEN HASKELL, INC.

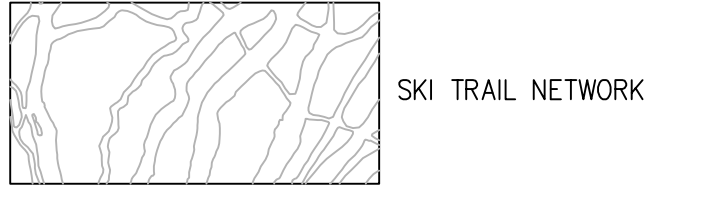
390 U.S. ROUTE 1  
UNIT 10  
FALMOUTH, MAINE 04105  
PHONE: (207)-774-0424



Legend

- APPROXIMATE PROPERTY LINES
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0017-0008 TAX PARCEL INFO  
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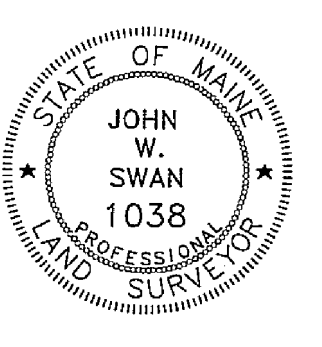
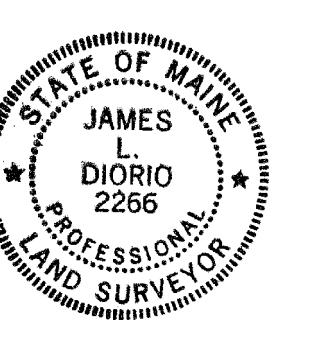
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Designed by \_\_\_\_\_ Drawn by \_\_\_\_\_ Checked by \_\_\_\_\_  
CAD checked by \_\_\_\_\_ Approved by \_\_\_\_\_  
Scale 1"=100' Date December 19, 2008  
Project Name \_\_\_\_\_

Sugarloaf/USA  
Route 27

Carrabasset Valley, Maine  
Prepared for  
CNL Income Properties  
Orlando Florida

Project Title  
ALTA- Land  
Title Survey



Drawing Number  
**16**  
Sheet of 16 25  
Project Number  
10211.04





## PLAN REFERENCES

- RIGHT-OF-WAY AND TRACK MAP SANDY RIVER AND RANGLLEY LAKES R.R. STATION 1584+00 TO STATION 1597+65 DATED JUNE 30, 1916 BY OFFICE OF CHIEF ENGINEER PORTLAND, MAINE. UNRECORDED.
- GREAT NORTHERN PAPER COMPANY DIVISION FOREST ENGINEERING CROCKERTOWN, COUNTY – FRANKLIN, DATED OCTOBER 26, 1949, RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON JULY 26, 1955 AS BOOK 122 1/2 PAGE 1, 7, 2.
- GREAT NORTHERN PAPER CO. DIVISION FOREST ENGINEERING JERUSALEM – T.3R2 COUNTY – FRANKLIN DATED DEC. 14, 1927 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON MARCH 26, 1959 AS BOOK 122 1/2 PAGE 17.
- BIGELOW CORPORATION SECTION ONE MERROW TRACT CROCKERTOWN, FRANKLIN COUNTY, MAINE. DEVELOPMENT PLAN BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED OCTOBER 1960 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON MAY 23, 1962 AS BOOK 128 1/2 PAGE 11.
- TOWNSHIP PLAN TOWNSHIP A RANGE 2 B.K.P., W.K.R. CROCKERTOWN BY PRENTISS & CARLISLE CO., INC. BANGOR, MAINE DATED NOVEMBER 1964 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON DEC. 3, 1965 AS BOOK 130 1/2 PAGES 28 & 29.
- PLAN FOR FARMINGTON OIL CO. CROCKERTOWN TWP. FRANKLIN COUNTY, MAINE JAN. 1965 BY JOHN M. PICKETT, SURVEYOR RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS FEBRUARY 16, 1965 AS BOOK 129 1/2 PAGE 29.
- SUGARLOAF VILLAGE SECTION TWO BIGELOW CORPORATION FRANKLIN COUNTY, MAINE BY JOHN PICKETT, N. ANSON, ME. DATED OCT. 20, 1966 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED DEC. 23, 1968 AS BOOK 131 1/2 PAGE 5.
- SUGARLOAF VILLAGE SECTION THREE BIGELOW CORPORATION FRANKLIN COUNTY, MAINE BY JOHN PICKETT, N. ANSON, ME. DATED OCT. 20, 1966 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JANUARY, 1967 AS BOOK 131 1/2 PAGE 9.
- TWP. 3, R.2 BWP WKR (JERUSALEM) FRANKLIN COUNTY, MAINE PLAN OF CAMP LEASE LOTS BY J. WALKER DATED MARCH 1968, RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS AS BOOK 132 1/2 PAGE 54.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPTEMBER, 1970 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS NOV. 6, 1970 AS BOOK 133 1/2 PAGE 29.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE – JUNE, 1971 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS SEPT. 28, 1971 AS BOOK 134 1/2 PAGE 7.
- WANGAN CORPORATION SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1971 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON JULY 10, 1972 AS BOOK 1 PAGE 14.
- PLAN OF LAND IN SUGARLOAF, FRANKLIN COUNTY, MAINE FOR SUGARLOAF CORPORATION DATED AUG. 1971 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS NOVEMBER 29, 1971 AS BOOK 134 1/2 PAGE 22.
- SUGARLOAF MOUNTAIN VILLAGE SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1972 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED JULY 10, 1972 AS BOOK 1 PAGE 16.
- SUGARLOAF MOUNTAIN VILLAGE SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1972 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED SEPT. 8, 1972 AS BOOK 1 PAGE 20.
- SUGARLOAF MOUNTAIN VILLAGE SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1972 REVISED NOV. 22, 1972 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED DEC. 27, 1972 AS BOOK SUGAR 1 PAGE 21.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JULY, 1972 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JULY 13, 1972 AS BOOK 1 PAGE 17.
- EXISTING ROAD NETWORK SUGARLOAF MOUNTAIN CORPORATION SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JULY 20, 1972 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON SEPT. 5, 1972 AS BOOK 1 PAGE 19.
- HOUSKEEPING UNIT STE SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JULY 1972 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JULY 27, 1972 AS SUGARLOAF BOOK 1 PAGE 18.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1973 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED JUNE 26, 1973 AS BOOK 1 PAGE 22.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1973 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED JUNE 26, 1973 AS BOOK 1 PAGE 23.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1973 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED JUNE 26, 1973 AS BOOK 1 PAGE 24.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1973 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCTOBER 16, 1973 AS BOOK 1 PAGE 26.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1973 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCTOBER 16, 1973 AS BOOK 1 PAGE 28.
- SUGARLOAF INN SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE, 1973 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON JUNE 26, 1973 AS BOOK 1 PAGE 25.
- SUGARLOAF MOUNTAIN CORPORATION GLADE TRAIL VACATION HOME SITES SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1973 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON SEPT. 26, 1974 AS BOOK 1 PAGE 31.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED AUGUST, 1974 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON SEPT. 26, 1974 AS BOOK 1 PAGE 29.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED AUGUST 1974 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON SEPT. 26, 1974 AS BOOK 1 PAGE 30.
- SUGARLOAF MOUNTAIN CORPORATION BRACKETT BROOK MOUNTAIN SITES SUGARLOAF, FRANKLIN COUNTY, MAINE JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPT. 1974 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED SEPT. 26, 1974 AS BOOK 1 PAGE 32.
- LAND OF SUGARLOAF MOUNTAIN CORPORATION SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPTEMBER 1974 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON OCTOBER 22, 1974 AS BOOK 1 PAGE 33.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JULY 1976 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON SEPT. 28, 1976 AS BOOK 1 PAGE 35.
- GLADE CONDOMINIUM DEVELOPMENT EDWARD SCHLIDBACH CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED NOV. 27, 1978 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON DEC. 14, 1978 AS BOOK 142 1/2 PAGE 22.
- SUGARLOAF VILLAGE SECTION FOUR FOR BIGELOW CORPORATION SUGARLOAF TOWNSHIP FRANKLIN COUNTY MAINE BY SJF, INC. SNOWHEGAN, MAINE DATED AUGUST 1979 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JAN 3, 1980 AS BOOK 143 1/2 PAGE 39.
- LAND IN TOWN OF SUGARLOAF FRANKLIN COUNTY, MAINE FOR SCOTT PAPER COMPANY SUGARLOAF MOUNTAIN CORPORATION BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED DEC. 1972 REVISED SEPT. 31, UNRECORDED.
- TIMBERWIND CONDOMINIUM PETER WEBBER SPORTS CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JULY 1972 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DEC. 8, 1981 AS PAGE P-119.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED AUG. 1977 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED SEPT. 14, 1977 AS BOOK 1 PAGE 37.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED OCT. 25, 1977 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCT. 31, 1977 AS BOOK 1 PAGE 38.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED OCT. 25, 1977 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCT. 31, 1977 AS BOOK 1 PAGE 39.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED OCT. 28, 1977 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCT. 18, 1978 AS BOOK 1 PAGE 41.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED AUGUST 8, 1978 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCT. 15, 1978 AS BOOK 1 PAGE 40.
- PARKING SPACE SUGARLOAF MOUNTAIN VILLAGE CONDOMINIUM CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 20, 1979 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED JUNE 9, 1980 AS BOOK 1 PAGE 45.
- VILLAGE SOUTH CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 29, 1979 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED DEC. 10, 1979 AS BOOK 1 PAGE 43.
- COMMERCIAL LOT "B" SUGARLOAF MOUNTAIN CORPORATION CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JULY 20, 1979 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JAN. 23, 1981 AS BOOK 1 PAGE 41.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 20, 1979 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCT. 4, 1979 AS BOOK 1 PAGE 42.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE – JUNE 20, 1980 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED JULY 17, 1980 AS BOOK 1 PAGE 46.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED AUG. 5, 1980 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCT. 4, 1980 AS BOOK 1 PAGE 47.
- GONDOLA VILLAGE CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 3, 1981 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED NOV. 17, 1981 AS BOOK 1 PAGE 52.
- WINTERSIDE CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED OCT. 1, 1981 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCT. 26, 1981 AS PLAN 51.
- COMMERCIAL LOTS I AND J CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JANUARY, 1982 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JUNE 28, 1982 AS PLAN P-72.
- WINTERSIDE CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED AUG. 13, 1982 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCT. 20, 1982 AS PLAN 55.
- TRAILSIDE AT SUGARLOAF PHASE I OF ORIGINAL COMMERCIAL LOT 1, CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPT. 24, 1982 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS AS PLAN P-263.
- TRAILSIDE AT SUGARLOAF PHASE I & II OF ORIGINAL COMMERCIAL LOT 1 CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JAN. 7, 1983. UNRECORDED.
- SURVEY PLAN COMMERCIAL LOT C CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JANUARY, 1983 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS AUG. 23, 1983 AS PLAN P-338.
- THE VILLAGE CONDOMINIUM PLAN CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 2, 1983 AMENDMENT NO. 6. UNRECORDED.
- LOTS D, F, H, K, & L CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JANUARY, 1984 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JAN. 27, 1984 AS PLAN P-422.
- PLAN OF THE SUGARLOAF CLUB CONDOMINIUM CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED OCTOBER 29, 1984 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS NOV. 30, 1984 AS PLAN P-524.
- AS BUILT DRAWING SUGARLOAF MOUNTAIN CORPORATION CARRABASSETT VALLEY, MAINE INTERCEPT SEWER – CONTRACT 1 PLAN AND PROFILE, FORM MAHC, DEC. 1982 UNRECORDED.
- THE THOMAS CENTER A CONDOMINIUM "CONDOMINIUM PLAN" CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED MARCH 4, 1985 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS APRIL 1, 1985 AS PLAN P-597.
- SOMERSET TELEPHONE COMPANY SITE PLAN SUGARLOAF MOUNTAIN CARRABASSETT VALLEY, MAINE BY SACKETT & BRAKE SURVEY, INC., SNOWHEGAN, MAINE DATED APRIL 1985. UNRECORDED.
- SNOWBROOK VILLAGE CONDOMINIUM DECLARATION SNOWBROOK VILLAGE CONDOMINIUM PLAN, CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED MAY 10, 1985 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED DECEMBER 12, 1985 AS PLAN P-710.
- PLAN OF SNOWBROOK VILLAGE CONDOMINIUM PLAN CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED MAY 10, 1985 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JUNE 19, 1985 PLAN P-633.
- SURVEY PLAN RIVERSIDE DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1, 1985 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS AS PLAN P-784.
- SUGARLOAF MOUNTAIN VILLAGE CONDOMINIUM PARKING SPACE RELOCATION CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED APRIL 12, 1985 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JUNE 14, 1985 AS PLAN P-632.
- CARRABASSETT CAMPOWNERS ASSOCIATION CARRABASSETT VALLEY FRANKLIN CO. MAINE BY ACME ENGINEERING & DESIGN, INC. NEW VINEYARD, MAINE SHEET ONE DATED SEPT. 27, 1985 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DEC. 2, 1985 AS PLAN P-698.
- CARRABASSETT CAMPOWNERS ASSOCIATION CARRABSETT VALLEY FRANKLIN CO. MAINE BY ACME ENGINEERING & DESIGN, INC. NEW VINEYARD, MAINE SHEET TWO DATED SEPT. 27, 1985 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DEC. 2, 1985 AS PLAN P-699.
- PLAN OF SNOWFLOWER CONDOMINIUM LIFTSIDE, INC. – OWNER/DECLARANT EXHIBIT C (PART OF LOT K) TO THE SNOWFLOWER CONDOMINIUM DECLARATION CARRABASSETT VALLEY – FRANKLIN COUNTY, MAINE DATED 15 NOVEMBER 1985 – JAMES W. SEWALL COMPANY – OLD TOWN, MAINE RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED NOV. 27, 1985 AS PLAN P-695.
- AS-BUILT ROUTE PLAN CARRABASSETT VALLEY GOLF COURSE AS DESIGNED BY ROBERT TRENT JONES II CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED 10-17-86 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS OCT. 20, 1986 AS PLAN P-915.
- FOUR SEASONS' ESTATES DEVELOPED FOR FOUR SEASONS INVESTMENT CO. ON ROUTE NO. 27 & 16 IN CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE SURVEYED BY NORTHEAST LAND SURVEYS, WATERVILLE, MAINE DATED OCTOBER 06, 1986 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DEC. 5, 1986 AS PLAN P-944.
- SUGARLOAF MOUNTAIN CENTER A CONDOMINIUM "CONDOMINIUM PLAN" CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED DEC. 15, 1986 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DEC. 17, 1986 PLAN P-946.
- PLAN OF LOTS BIGELOW STATION MAINE FOR MARY E. WHITE BY DAVID N. PERKINS, FARMINGTON, MAINE DATED OCT. 1958 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON OCT. 18, 1986 AS BOOK 122 1/2 PAGE 1.
- LOT V-1 MOUNTAIN ROAD AND VILLAGE ON THE GREEN ROAD CARRABASSETT VALLEY, MAINE THE DARTMOUTH COMPANY BY JAMES W. SEWALL COMPANY OLD TOWN, MAINE DATED 28 MAY 1987. UNRECORDED.
- SKETCH PLAN LOT F-3 THE DARTMOUTH COMPANY RIGHT OF FIRST REFUSAL PARCEL BY JAMES W. SEWALL COMPANY, OLD TOWN MAINE DATED 23 MAY 1987. UNRECORDED.
- EXHIBIT – C SNOWBROOK VILLAGE CONDOMINIUM PLAN CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED MAY 10, 1985 AMENDMENT NO. 1 – SEPTEMBER 19, 1987 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED OCT. 2, 1987 AS PLAN P-169.
- INVENTORY PLAN LAND OF LIFTSIDE, INC. COMPLIED FROM SURVEYS CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JULY 7, 1988. UNRECORDED.
- EXHIBIT C OF DECLARATION FOR SPRUCE CREEK CONDOMINIUM LIFTSIDE, INC., DECLARANT PART OF LOT 1, CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE 22 NOVEMBER 1989. UNRECORDED.
- STANDARD BOUNDARY SURVEY FOR JORDAN LUMBER COMPANY CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY OLD TOWN, PENOBSCOT COUNTY, MAINE DATED AUGUST 20, 1989 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS AUGUST 22, 1991 AS PLAN P-2960.
- THE VILLAGE CONDOMINIUM PLAN CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 2, 1983, AMENDMENT NO. 6 DATED 11-15-90. UNRECORDED.
- EXHIBIT A BOUNDARY LOCATION FOR D.D. WARREN CO. CARRABASSETT VALLEY FRANKLIN COUNTY STATE OF MAINE BY PICKETT LAND SURVEY INC. OAKLAND, MAINE DATED 01-22-91. UNRECORDED.
- PLAN OF NORTH WOODS CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL CO. OLD TOWN, ME DATED NOV. 13, 1989 REVISED APRIL 10, 1991 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JUNE 10, 1991 AS PLAN P-2984.
- STRUCTURE SURVEY FOR SUGARLOAF WATER ASSOCIATION & SUGARLOAF MOUNTAIN CORPORATION VOLUME 1295, PAGE 318 CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL CO. OLD TOWN, MAINE DATED DEC. 15, 1993, SHEETS 1-5 OF 3, RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED MARCH 1, 1994 AS PLANS 2907-2912.
- TOPOGRAPHICAL PLAN HIGH SPEED QUAD AREA SUGARLOAF U.S. CARRABASSETT VALLEY, ME BY LAND USE CONSULTANTS, INC. PORTLAND, MAINE DATED 02-09-95. UNRECORDED.
- STRUCTURE SURVEY FOR SUGARLOAF WATER ASSOCIATION & SUGARLOAF MOUNTAIN CORPORATION VOLUME 1295, PAGE 318 CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL CO. OLD TOWN, MAINE DATED DEC. 15, 1993, SHEET 4 OF 6, RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JULY 11, 1995 AS PLAN P-3070.
- EXTERIOR CORRIDOR BOUNDARY SURVEY OF THE APPALACHIAN NATIONAL SCENIC TRAIL FOR THE U.S. DEPARTMENT OF THE INTERIOR – NATIONAL PARK SERVICE FRANKLIN COUNTY, MAINE BY CIVIL CONSULTANTS, SOUTH BERKOW, MAINE DATED SEPT. 30, 1989 SHEET 7 OF 17 JOB #96-447.03 RECORDED IN FRANKLIN COUNTY SS. REGISTRY OF DEEDS NOV. 15, 1999 AS PLAN 3594.
- EXTERIOR CORRIDOR BOUNDARY SURVEY OF THE APPALACHIAN NATIONAL SCENIC TRAIL FOR THE U.S. DEPARTMENT OF THE INTERIOR – NATIONAL PARK SERVICE FRANKLIN COUNTY, MAINE BY CIVIL CONSULTANTS, SOUTH BERKOW, MAINE DATED SEPT. 30, 1989 SHEET 9 OF 17 JOB #96-447.03 RECORDED IN FRANKLIN COUNTY SS. REGISTRY OF DEEDS NOV. 15, 1999 AS PLAN 3596.
- EXTERIOR CORRIDOR BOUNDARY SURVEY OF THE APPALACHIAN NATIONAL SCENIC TRAIL FOR THE U.S. DEPARTMENT OF THE INTERIOR – NATIONAL PARK SERVICE FRANKLIN COUNTY, MAINE BY CIVIL CONSULTANTS, SOUTH BERKOW, MAINE DATED SEPT. 30, 1989 SHEET 11 OF 17 JOB #96-447.03 RECORDED IN FRANKLIN COUNTY SS. REGISTRY OF DEEDS NOV. 15, 1999 AS PLAN 3598.
- CARRABASSETT VALLEY ACADEMY, CARRABASSETT VALLEY, MAINE ANTIRAMITY CENTER LAYOUT AND PLANTING PLAN – L-3 BY MOHR & SERDIN, LANDSCAPE ARCHITECTS, PORTLAND, MAINE DATED APRIL 2, 2000. UNRECORDED.
- PLAN DEPICTING THE EXISTING CONDITIONS OF THE CARRABASSETT VALLEY GOLF COURSE, SUGARLOAF MOUNTAIN CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY SACKETT & BRAKE SURVEY, INC. DATED OCTOBER 4, 2000 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON MAY 3, 2001 AS PLAN 3752.
- SUBDIVISION PLAN OF SUGARLOAF MOUNTAIN CORPORATION HOTEL PARCEL, CARRABASSETT VALLEY, MAINE MADE FOR OWNER OF RECORD SUGARLOAF MOUNTAIN CORPORATION BY OWEN HASKELL, INC. DATED JAN. 19, 1997 DRWG. NO. 15 REVISED 07-27-04 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS AUG. 24, 2004 AS PLAN 4254.
- RECORDING PLAT "CEDAR CREEK" OFF MOUNTAINSIDE ROAD CARRABASSETT VALLEY, MAINE MADE FOR SUGARLOAF LAND PARTNERS II BY OWEN HASKELL, INC. JOB #99121 CV-FR DATED JUNE 21, 2000 DRWG. NO. 20 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS JAN 6, 2001 AS PLAN 3723.
- SUBDIVISION SURVEY OF SNIBBER CHARLIFT LOT FOR SUGARLOAF U.S.A. SUGARLOAF MOUNTAIN ACCESS ROAD FRANKLIN COUNTY CARRABASSETT VALLEY, MAINE BY CAPITAL SURVEYING SERVICES, INC. GARDNER, MAINE DATED 01-28-02 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON FEB. 5, 2002 AS PLAN 3628.
- EXTERIOR CORRIDOR BOUNDARY SURVEY OF THE APPALACHIAN NATIONAL SCENIC TRAIL FOR THE U.S. DEPARTMENT OF THE INTERIOR – NATIONAL PARK SERVICE FRANKLIN COUNTY, MAINE BY CIVIL CONSULTANTS, SOUTH BERKOW, MAINE DATED 06/20/02 SHEET 10 OF 17 JOB #96-447.03 RECORDED IN FRANKLIN COUNTY SS. REGISTRY OF DEEDS AUGUST 6, 2002 AS PLAN 3883.
- SUBDIVISION PLAN OF WINTER'S WAY FOR CROCKER GROUE, LLC, SUGARLOAF MOUNTAIN ACCESS ROAD FRANKLIN COUNTY CARRABASSETT VALLEY, MAINE BY CAPITAL SURVEYING SERVICES, INC., GARDNER, MAINE DATED 2-25-03 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON APRIL 3, 2003 AS PLAN 4010.
- SUBDIVISION PLAN OF THE TIMBERS AT BUCKSWAN SUGARLOAF U.S.A. CARRABASSETT VALLEY, MAINE FOR A.S.C. RESORT PROPERTIES, INC. AND ITS SUBSIDIARIES BY SEBAGO TECHNICS, WESTBROOK, MAINE DATED 3-27-03 RECORDED IN FRANKLIN COUNTY SS. REGISTRY OF DEEDS AUGUST 6, 2002 AS PLAN 3883.
- EXISTING CONDITIONS TOPOGRAPHIC SURVEY OF SOUTH BROOK DEVELOPMENT, LOCATION: SUGARLOAF MOUNTAIN ACCESS ROAD, SUGARLOAF TWP., FRANKLIN COUNTY, MAINE DATED MAY 24, 2005 PREPARED BY SACKETT & BRAKE SURVEY, INC. UNRECORDED.
- PLAN OF CROCKERTOWN RECORDED AS PLAN 29.
- SUBDIVISION PLAN ON ROUTE 27 CARRABASSETT VALLEY, MAINE FOR SUGARLOAF MOUNTAIN CORP. BY OWEN HASKELL, INC. DATED JUNE 29, 1994. UNRECORDED.
- FINAL SUBDIVISION PLAN SPRUCE KNOLL ACCESS ROAD FRANKLIN COUNTY CARRABASSETT VALLEY, MAINE BY CAPITAL SURVEYING SERVICES, INC. DATED 10/29/05. UNRECORDED.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT SUGARLOAF, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 1973 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON OCTOBER 16, 1973 AS BOOK 1 PAGE 27.
- MOUNTAINSIDE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED AUG. 1977. UNRECORDED.
- PLAN FOR GLADE CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY FRANKLIN COUNTY MAINE PREPARED BY: ACME ENGINEERING & DESIGN, INC. NEW VINEYARD, MAINE DATED JUNE 2001 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON NOV. 27, 2001 AS PLAN P-3805.
- STE. PLAN OF SPALDING CONDOMINIUMS AREA CARRABASSETT VALLEY FRANKLIN COUNTY MAINE PREPARED BY ACME ENGINEERING & DESIGN, INC. NEW VINEYARD, MAINE DATED JAN. 2002 RECORDED IN FRANKLIN COUNTY REGISTRY OF DEEDS ON FEB. 22, 2006 AS PLAN 4535.
- SUBDIVISION PLAT AT SUGARLOAF VILLAGE EXPANSION LOT MADE FOR SUGARLOAF MOUNTAIN CORP., DATED MAY 28, 1996 BY OWEN HASKELL, INC. BUT IS DOES NOT GO INTO THE EXPECTED PARCEL LISTING.

102. EXTERIOR CORRIDOR BOUNDARY SURVEY OF THE APPALACHIAN NATIONAL SCENIC TRAIL FOR THE U.S. DEPARTMENT OF THE INTERIOR – NATIONAL PARK SERVICE FRANKLIN COUNTY, MAINE BY CIVIL CONSULTANTS, SOUTH BERKOW, MAINE DATED SEPT. 30, 1989 RECORDED IN FRANKLIN COUNTY SS. REGISTRY OF DEEDS ON NOV. 15, 1999 AS PLAN 3594.

103. EXTERIOR CORRIDOR BOUNDARY SURVEY OF THE APPALACHIAN NATIONAL SCENIC TRAIL FOR THE U.S. DEPARTMENT OF THE INTERIOR – NATIONAL PARK SERVICE FRANKLIN COUNTY, MAINE BY CIVIL CONSULTANTS, SOUTH BERKOW, MAINE DATED SEPT. 30, 1989 RECORDED IN FRANKLIN COUNTY SS. REGISTRY OF DEEDS DATED NOV. 15, 1999 PLAN 3596.

104. EXTERIOR CORRIDOR BOUNDARY SURVEY OF THE APPALACHIAN NATIONAL SCENIC TRAIL FOR THE U.S. DEPARTMENT OF THE INTERIOR – NATIONAL PARK SERVICE FRANKLIN COUNTY, MAINE BY CIVIL CONSULTANTS, SOUTH BERKOW, MAINE DATED SEPT. 30, 1989 RECORDED IN FRANKLIN COUNTY SS. REGISTRY OF DEEDS ON NOV. 15, 1999 PLAN 3597.

105. EXTERIOR CORRIDOR BOUNDARY SURVEY OF THE APPALACHIAN NATIONAL SCENIC TRAIL FOR THE U.S. DEPARTMENT OF THE INTERIOR – NATIONAL PARK SERVICE FRANKLIN COUNTY, MAINE BY CIVIL CONSULTANTS, SOUTH BERKOW, MAINE DATED SEPT. 30, 1989 RESED 11/10/99 RECORDED IN FRANKLIN COUNTY SS. REGISTRY OF DEEDS ON NOV. 15, 1999 AS PLAN 3598.

106. LINE RE-ESTABLISHMENT SURVEY OF THE CROCKERTOWN PUBLIC LOT FOR SUGARLOAF MOUNTAIN CORPORATION & THE STATE OF MAINE CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL CO. OLD TOWN, MAINE DATED NOV. 30, 1993. UNRECORDED.

107. FINAL SUBDIVISION PLAN WEST MOUNTAIN VILLAGE RIVERSIDE DRIVE, CARRABASSETT VALLEY FRANKLIN COUNTY, MAINE FOR BIGELOW PARTNERS, LLC BY CAPITAL SURVEYING SERVICES, INC. GARDNER, MAINE DATED 05/13/05 SHEET 1 OF 2, RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON JULY 7, 2005 AS PLAN 4398.

108. FINAL SUBDIVISION PLAN CASTLE CREEK BOYNTON AVENUE CARRABASSETT VALLEY FRANKLIN COUNTY, MAINE FOR CASTLE CREEK, LLC DATED 05/05/05 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON OCT. 3, 2005 AS PLAN 4446.

109. SUBDIVISION PLAN CROCKER GROUE I, LLC FALLING CONDOMINIUMS SUGARLOAF ACCESS ROAD CARRABASSETT VALLEY FRANKLIN MAINE DATED FEBRUARY 22, 2008 RECORDED IN FRANKLIN, SS. REGISTRY OF DEED DATED FEB. 27, 2008 AS PLAN 4537.

110. BIRCHWOOD PHASE II (COMMERCIAL LOT B) CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPT. 30, 1981 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON NOV. 2, 1981 AS PLAN P-140.

111. 1982 AMENDMENT BIRCHWOOD PHASE II (COMMERCIAL LOT B) CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPT. 30, 1981 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON DEC. 23, 1982 AS PLAN P-260.

112. 1983 AMENDMENT BIRCHWOOD PHASE II (COMMERCIAL LOT B) CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPT. 30, 1981 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON DEC. 13, 1983 AS PLAN P-411.

113. 1984 AMENDMENT BIRCHWOOD PHASE II (COMMERCIAL LOT B) CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPT. 30, 1981 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON DECEMBER 27, 1984 AS PLAN 536.

114. BIRCHWOOD CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPTEMBER 29, 1978 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON OCT. 24, 1978 AS BOOK 142 1/2 PLAN 4.

115. BIRCHWOOD CONDOMINIUM PHASE II SURVEY PLAN FOR PETER N. WEBBER CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPT. 2, 1980 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED NOV. 21, 1980 AS BOOK 144 1/2 PLAN 29.

116. BIRCHWOOD ANNEX CONDOMINIUM DEVELOPMENT CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED AUGUST 30, 1979 RECORDED IN FRANKLIN SS. REGISTRY OF DEEDS ON SEPT. 28, 1979 AS BOOK 143 1/2 PLAN 1.

117. VILLAGE WEST CONDOMINIUM CRRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE – SEPT., 1982 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED MAY 3, 1983 AS PLAN P-296.

118. SURVEY PLAN POPLAR STREAM TOWNSHIP 3 RANGE 2 B.K.P., W.K.R. FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JUNE 15, 1968 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED JUNE 19, 1968 AS BOOK 132 1/2 PAGE 9 & 10.

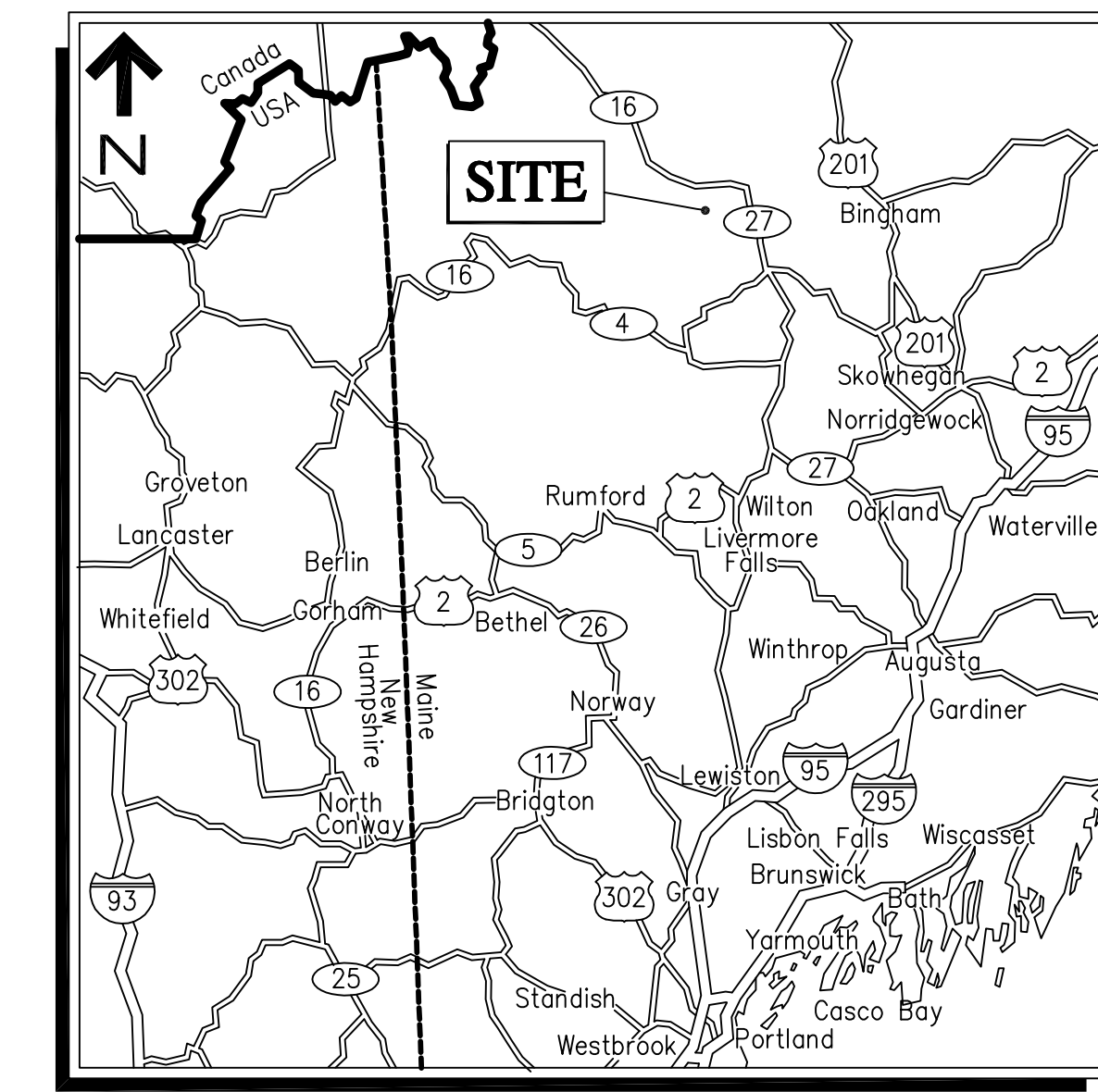
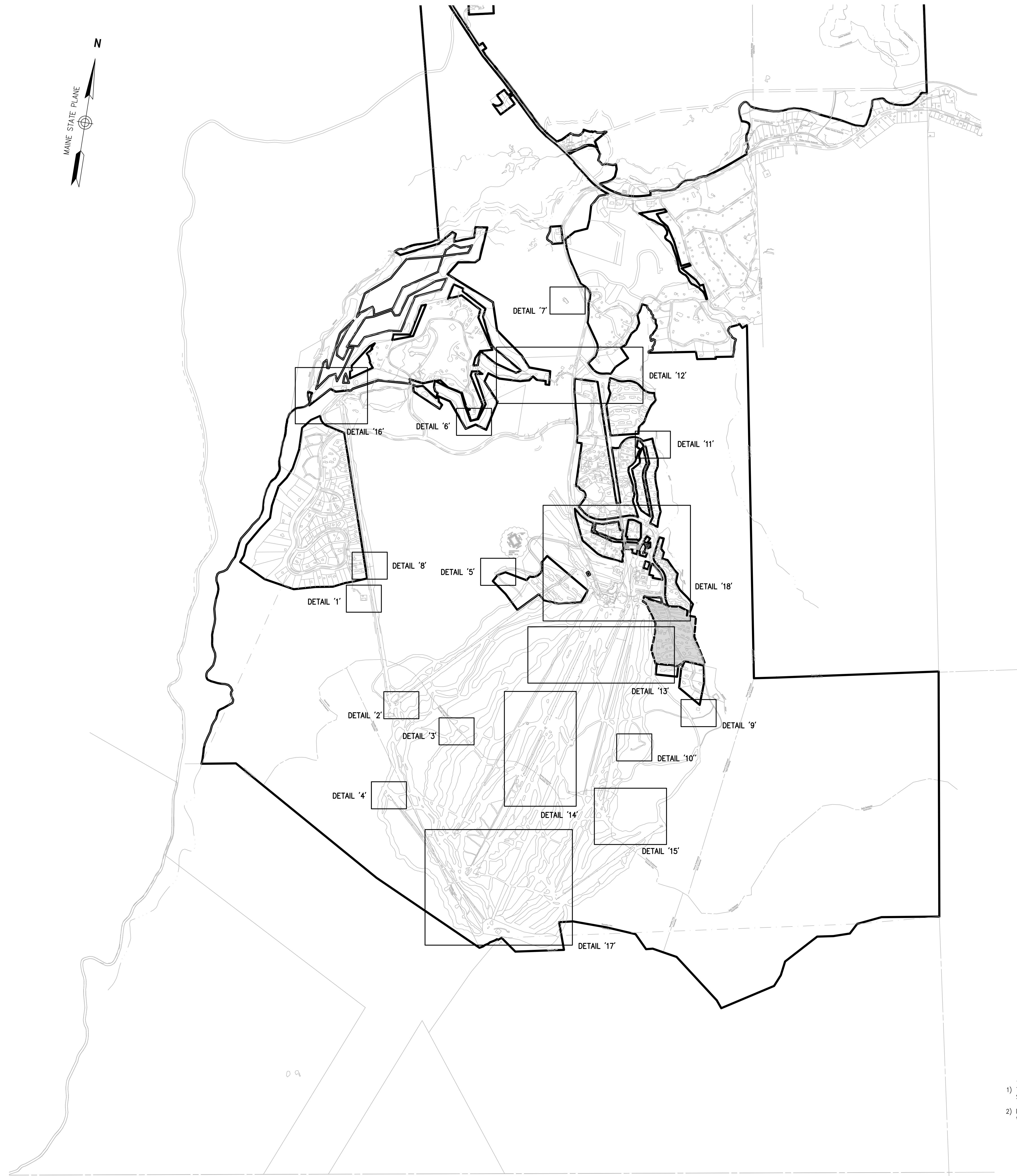
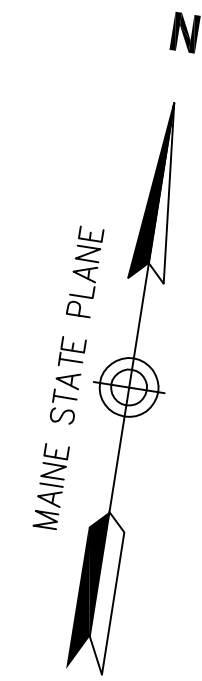
119. SUGARLOAF MOUNTAIN CENTER A CONDOMINIUM "CONDOMINIUM PLAT" CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE – DEC. 15, 1986 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS DATED DEC. 17, 1986 AS PLAN P-946.

120. SURVEY PLAN FOR DEAD RIVER COMPANY THE LEFT BANK CONDOMINIUM CARRABASSETT VALLEY, FRANKLIN CO., MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED SEPTEMBER 22, 1972 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS NOV. 21, 1972 AS BOOK 135 1/2 PAGE 2.

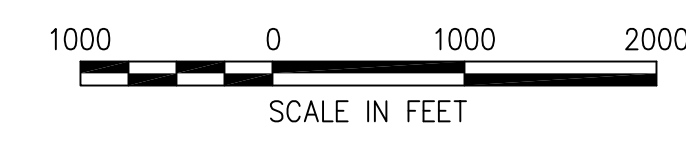
121. COMMERCIAL LOTS I AND J CARRABASSETT VALLEY, FRANKLIN COUNTY, MAINE BY JAMES W. SEWALL COMPANY, OLD TOWN, MAINE DATED JANUARY, 1982 RECORDED IN FRANKLIN, SS. REGISTRY OF DEEDS ON JUNE 28, 1982 AS PLAN P-72.







LOCUS MAP  
(Not to Scale)



MOUNT ABRAM TOWNSHIP

KINGFIELD

# VHB

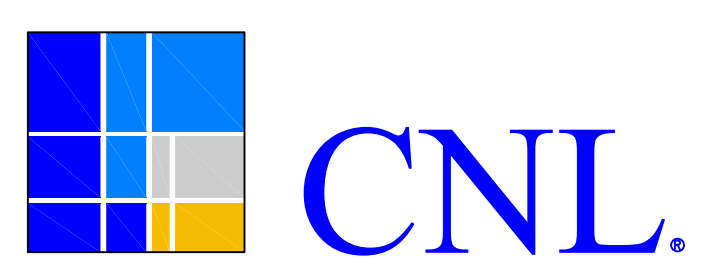
*Vanasse Hangen Brustlin, Inc.*

Transportation  
Land Development  
Environmental Services

Six Bedford Farms, Suite 607  
Bedford, New Hampshire 03110  
603-644-0888

**OWEN HASKELL, INC.**

390 U.S. ROUTE 1  
UNIT 10  
FALMOUTH, MAINE 04105  
PHONE: (207)-774-0424



Orlando, FL



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- 21-25 BUILDING DETAILS

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- APPROXIMATE INTERIOR PROPERTY LINES
- STREAM
- ZONE LINE
- EDGE OF PAVEMENT
- GRAVEL PATH / ROAD
- FOOTPATH
- 0017-0008 TAX PARCEL INFO (1,170 Ac. ±)
- AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
- CNL PARCELS OWNED BY CNL
- SKI TRAIL NETWORK

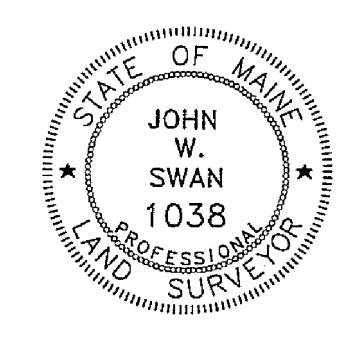
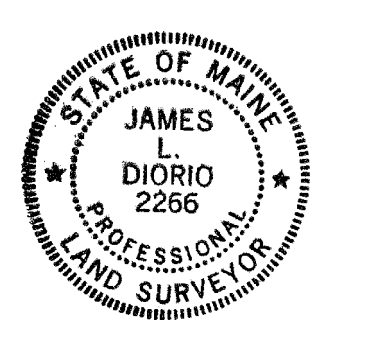
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2	Phase III Revisions	10/12/10	J.D.
1	Phase III Survey	08/19/10	J.D.

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CAD checked by: \_\_\_\_\_ Approved by: \_\_\_\_\_  
Scale: 1"=1000' Date: December 19, 2008  
Project Name: \_\_\_\_\_

**Sugarloaf/USA**  
**Route 27**

Carrabassett Valley, Maine  
Prepared for  
**CNL Income Properties**  
Orlando Florida

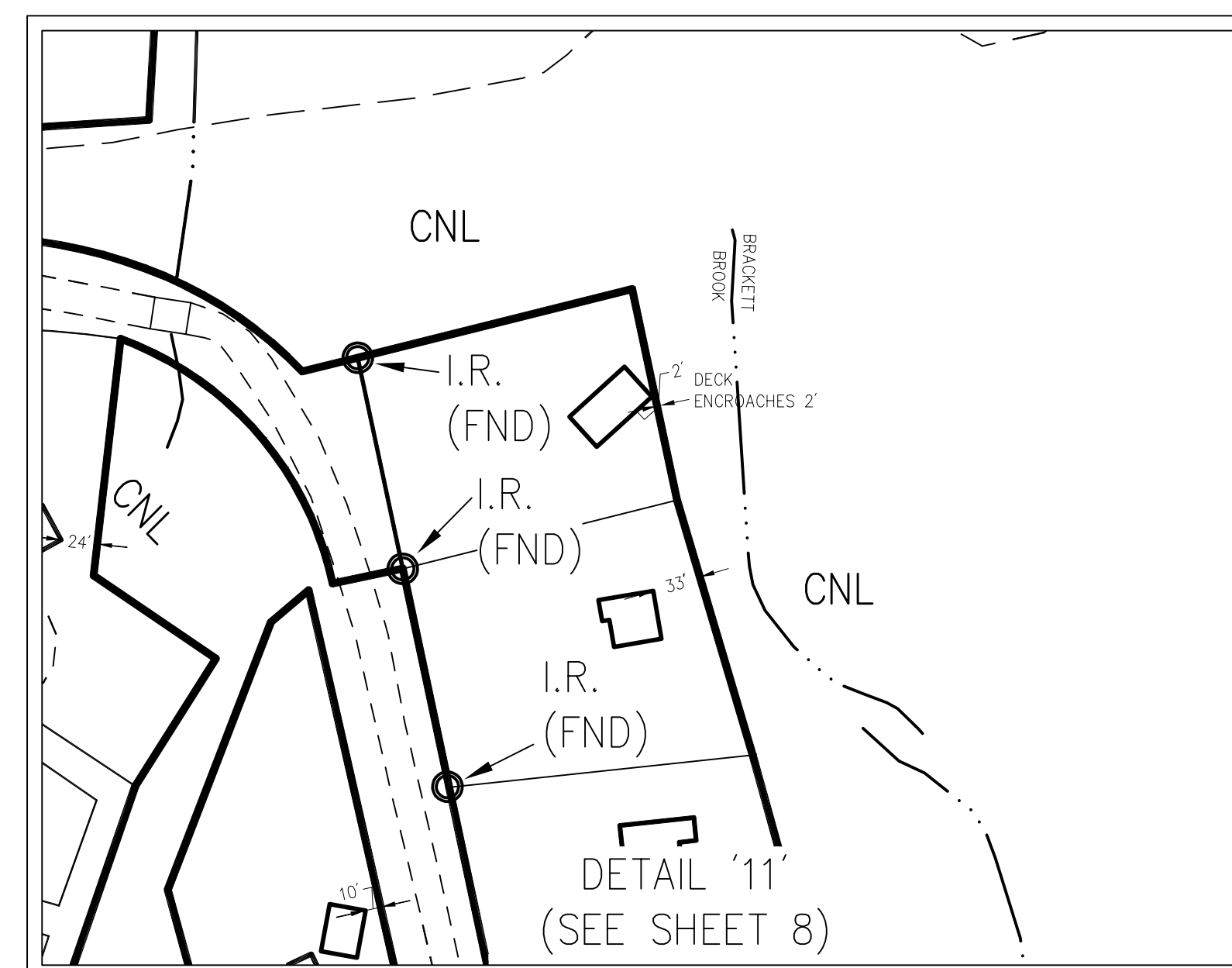
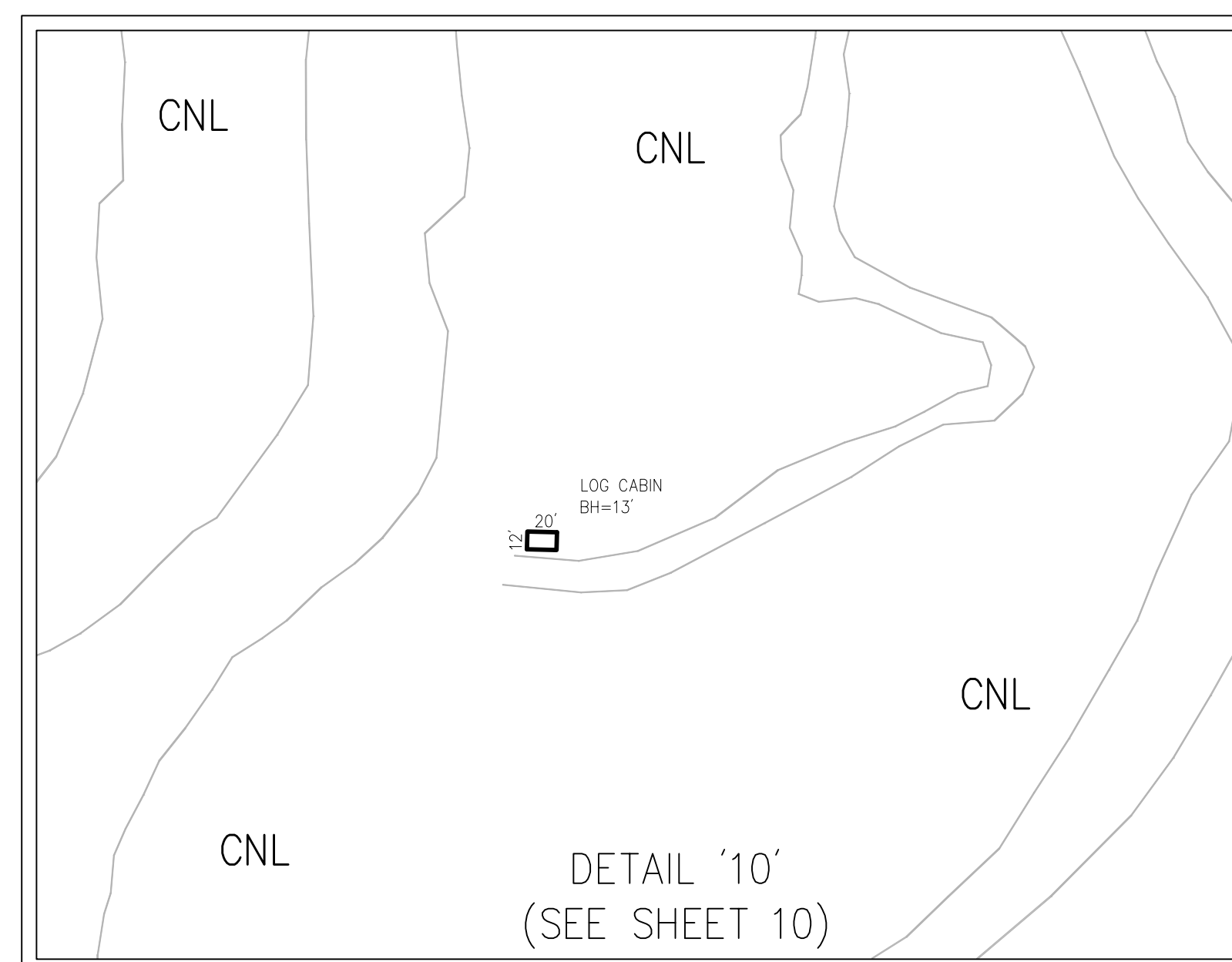
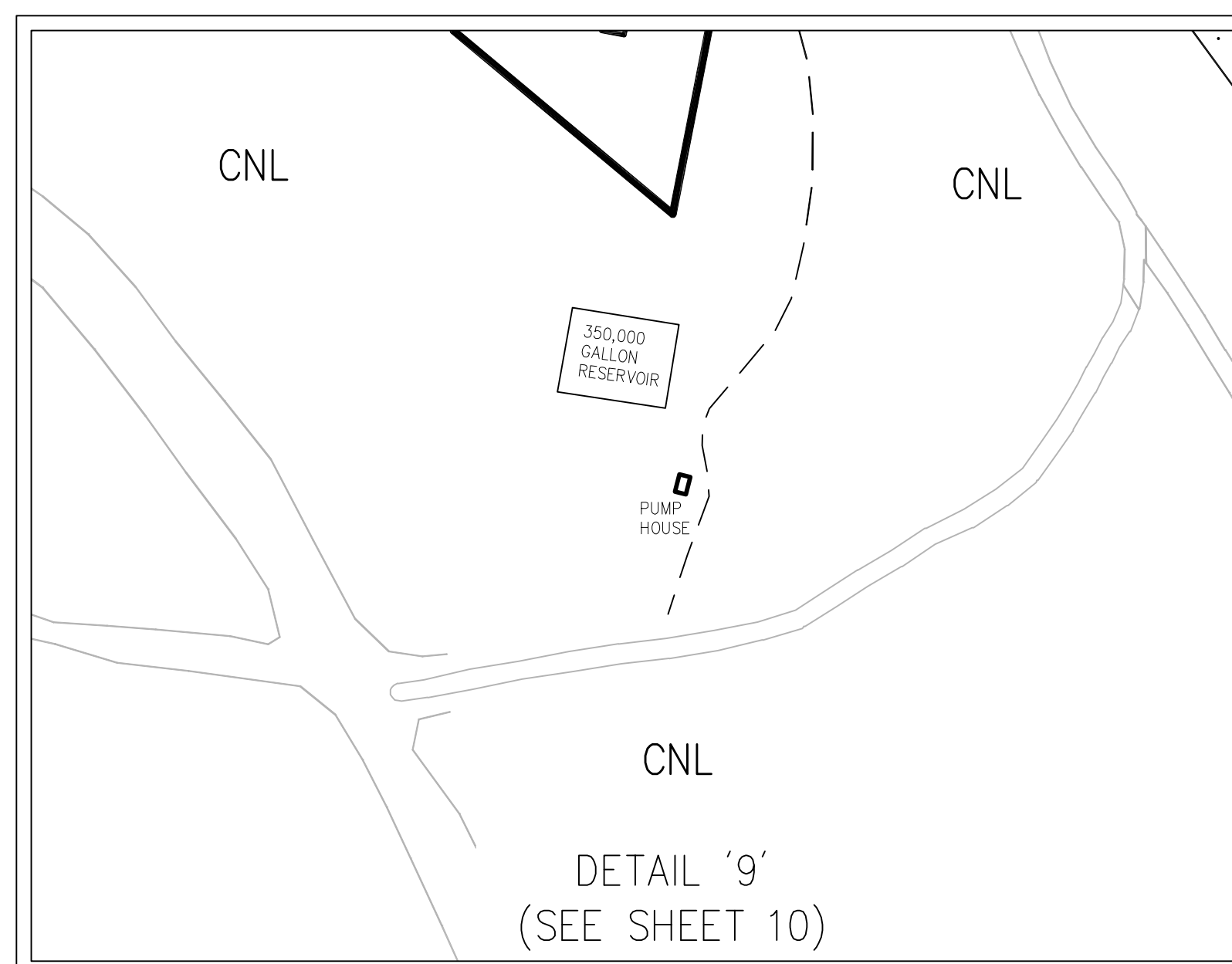
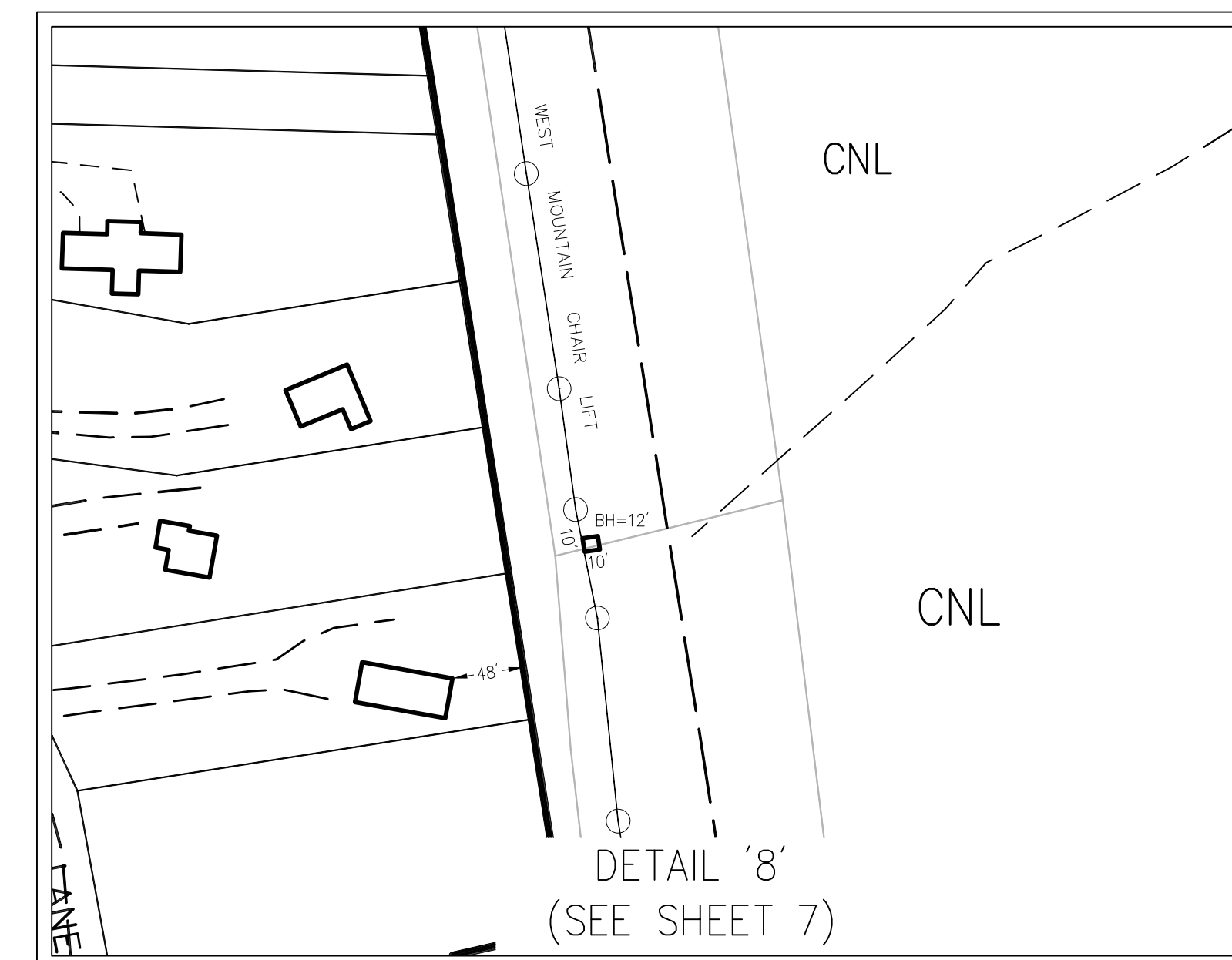
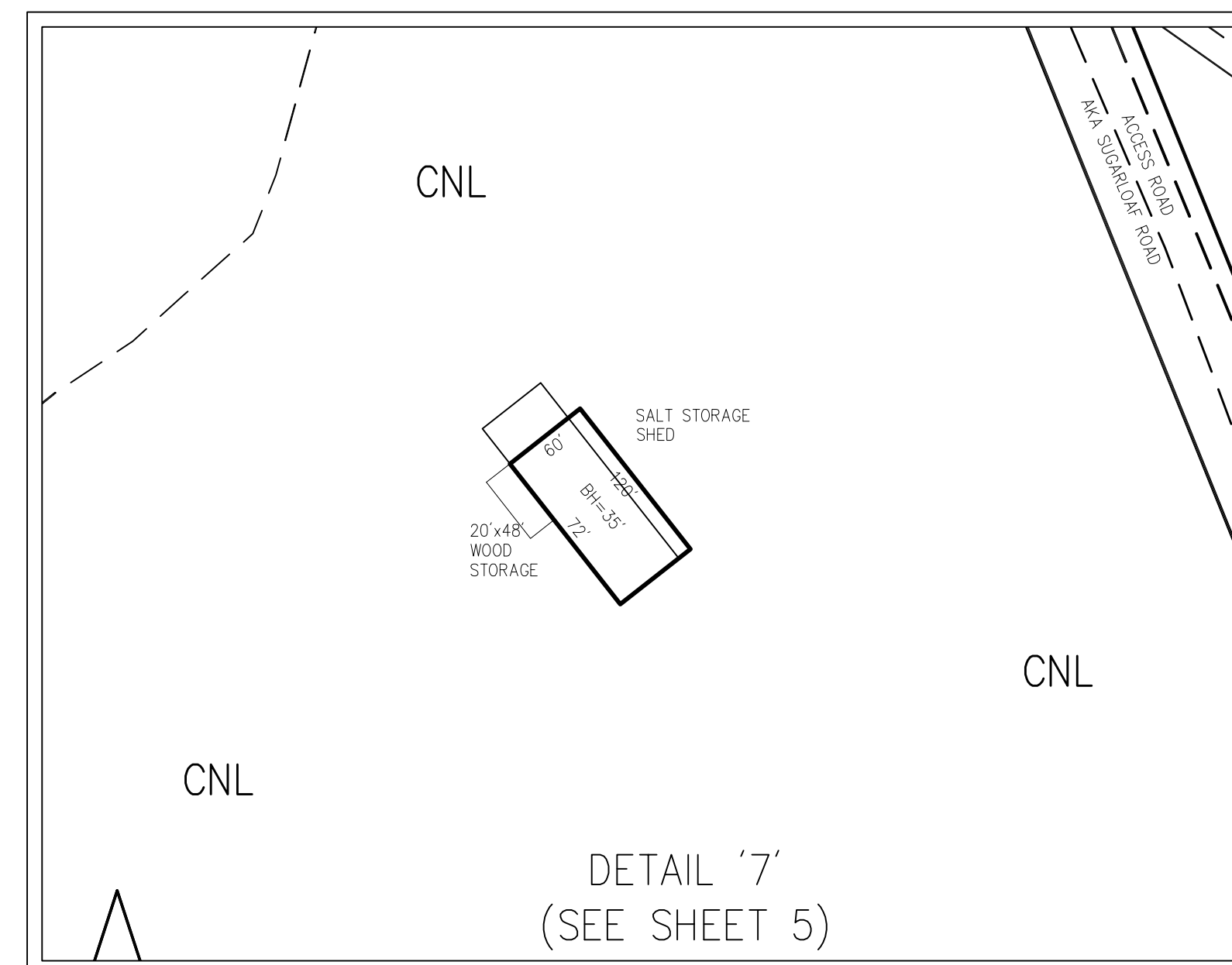
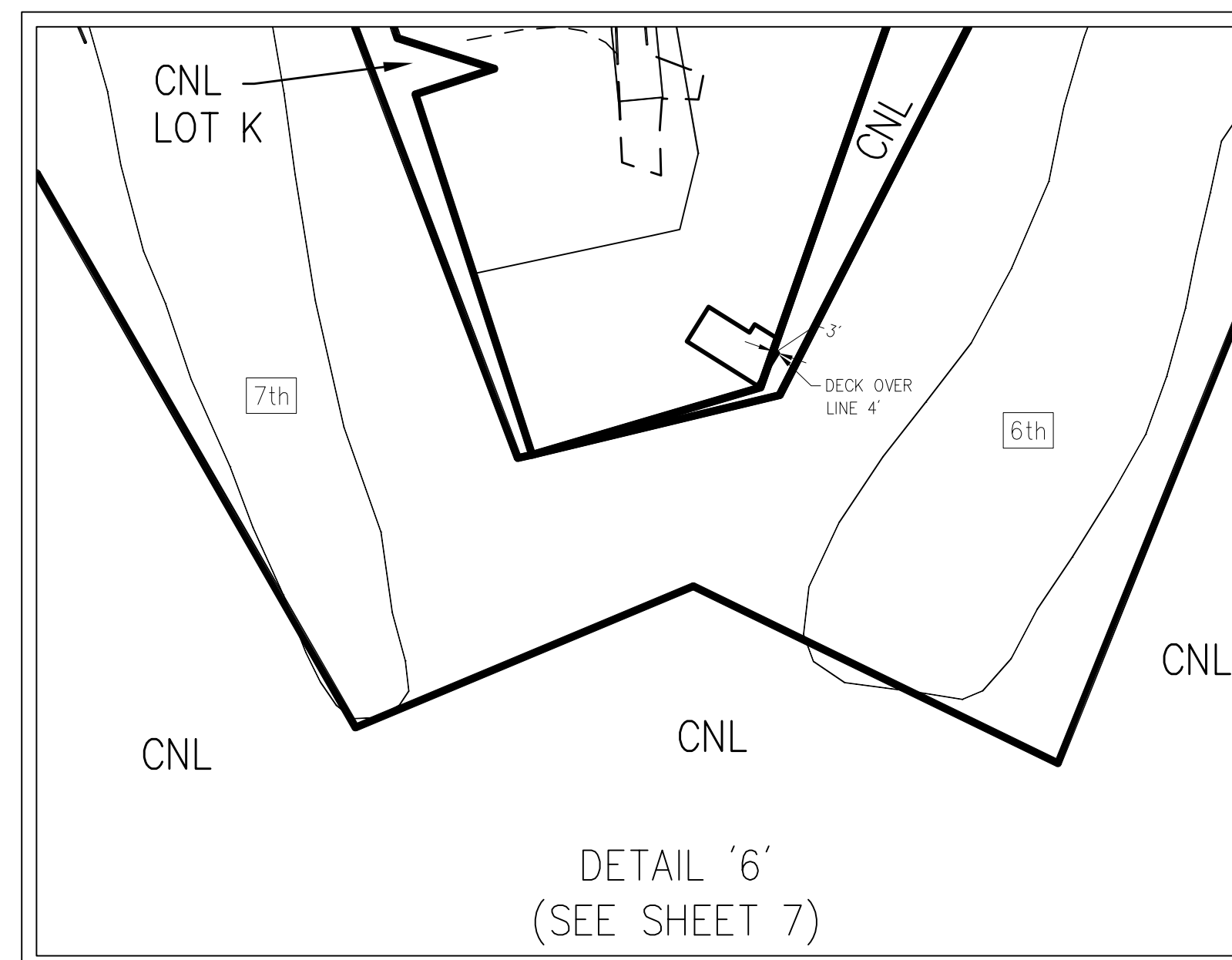
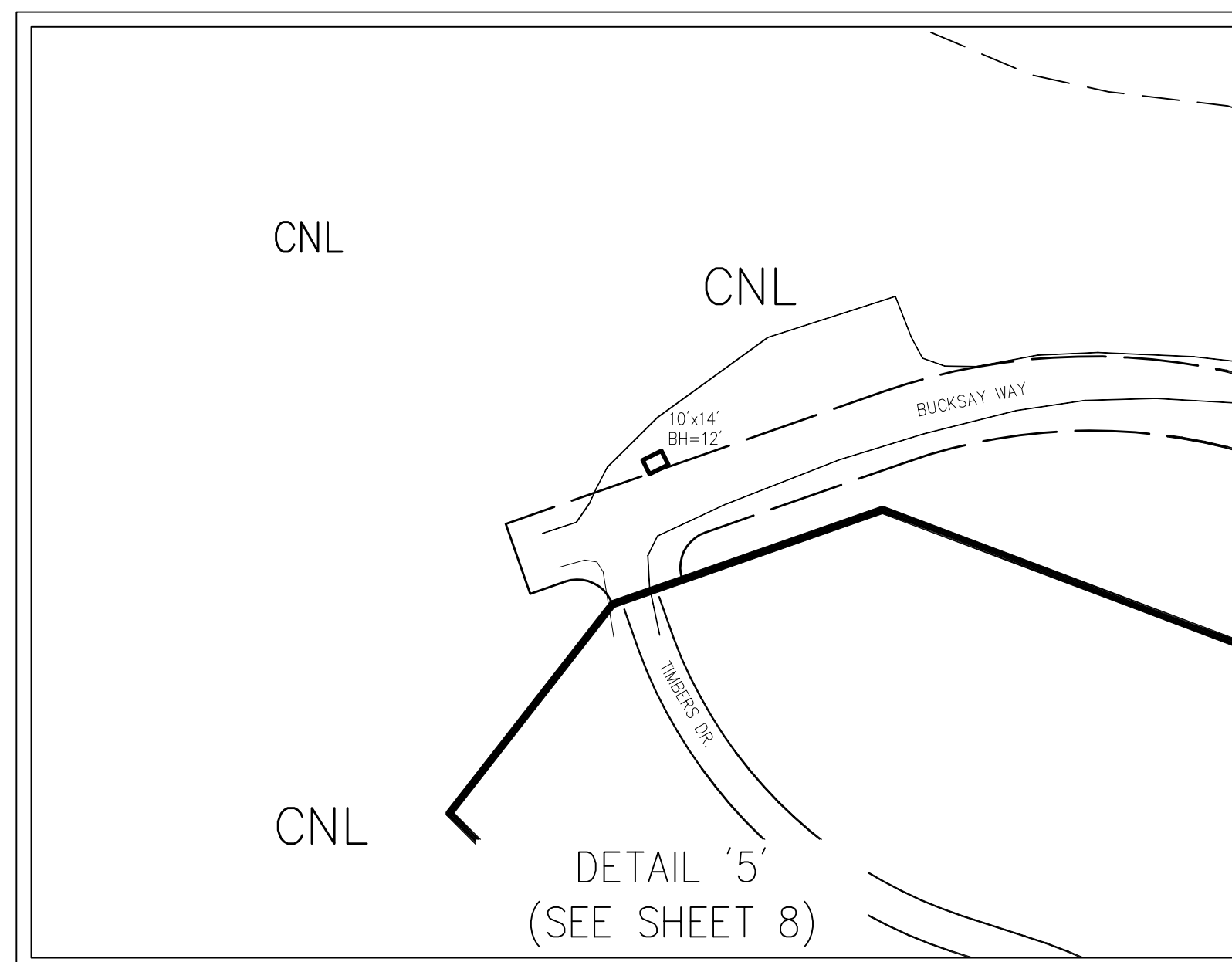
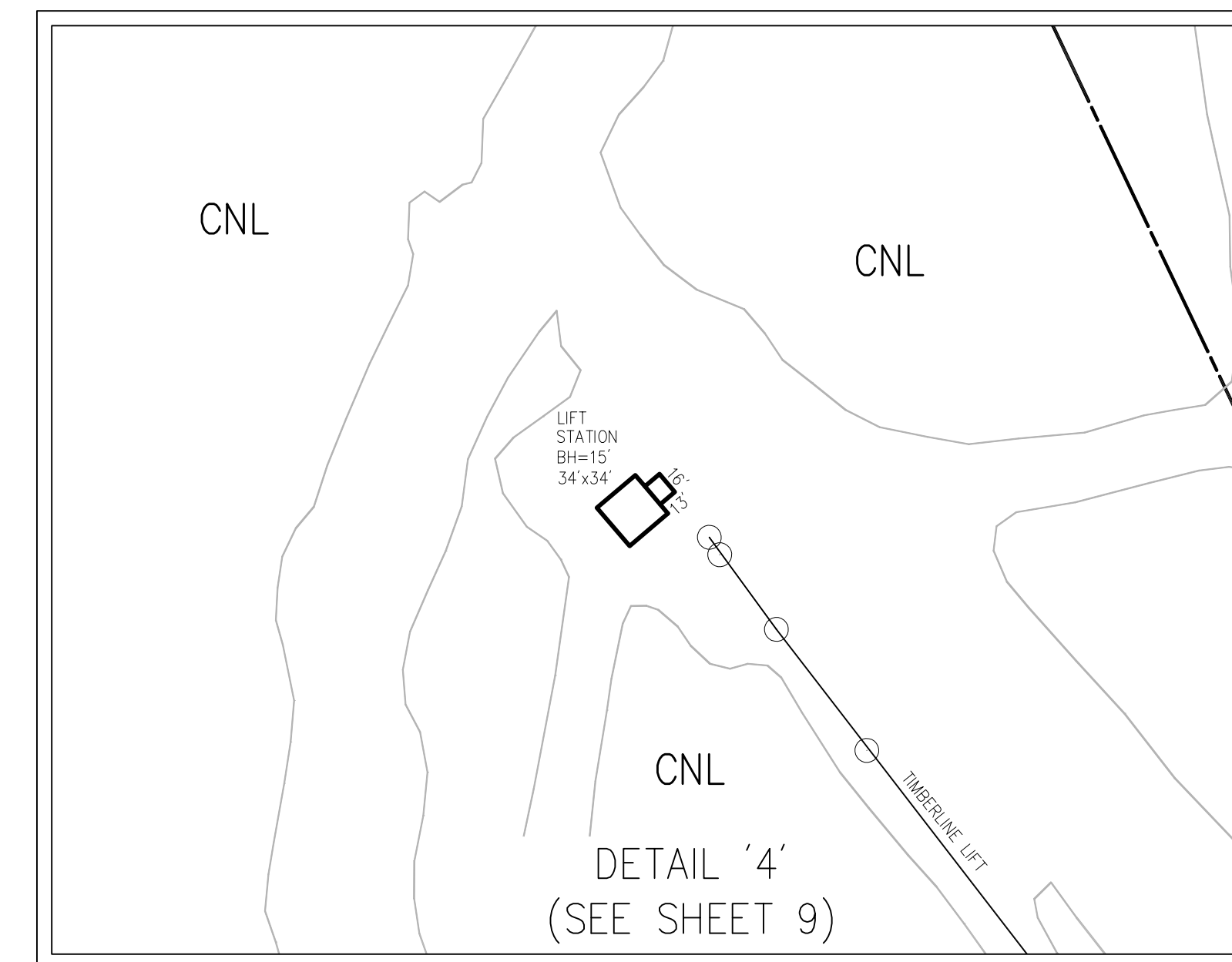
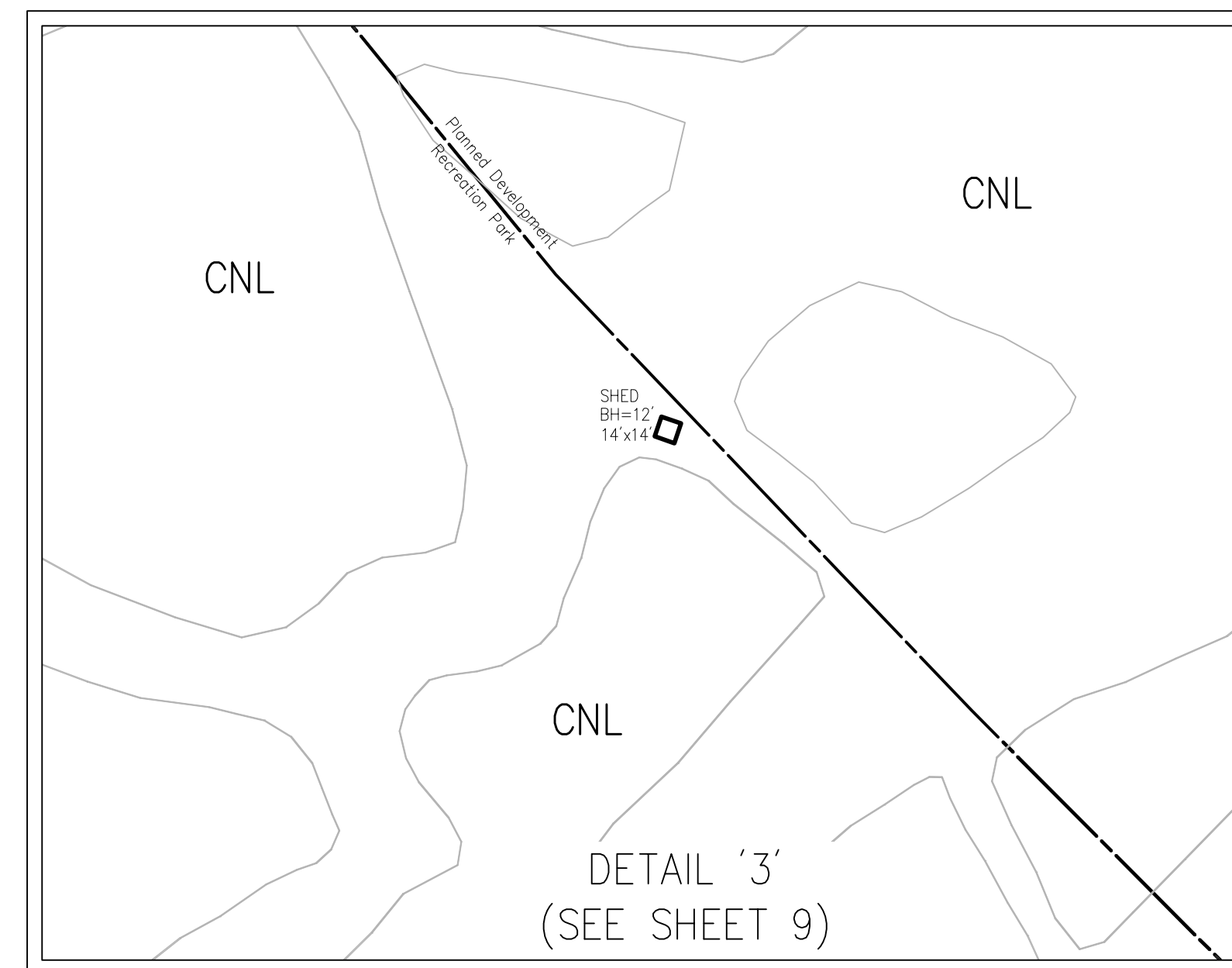
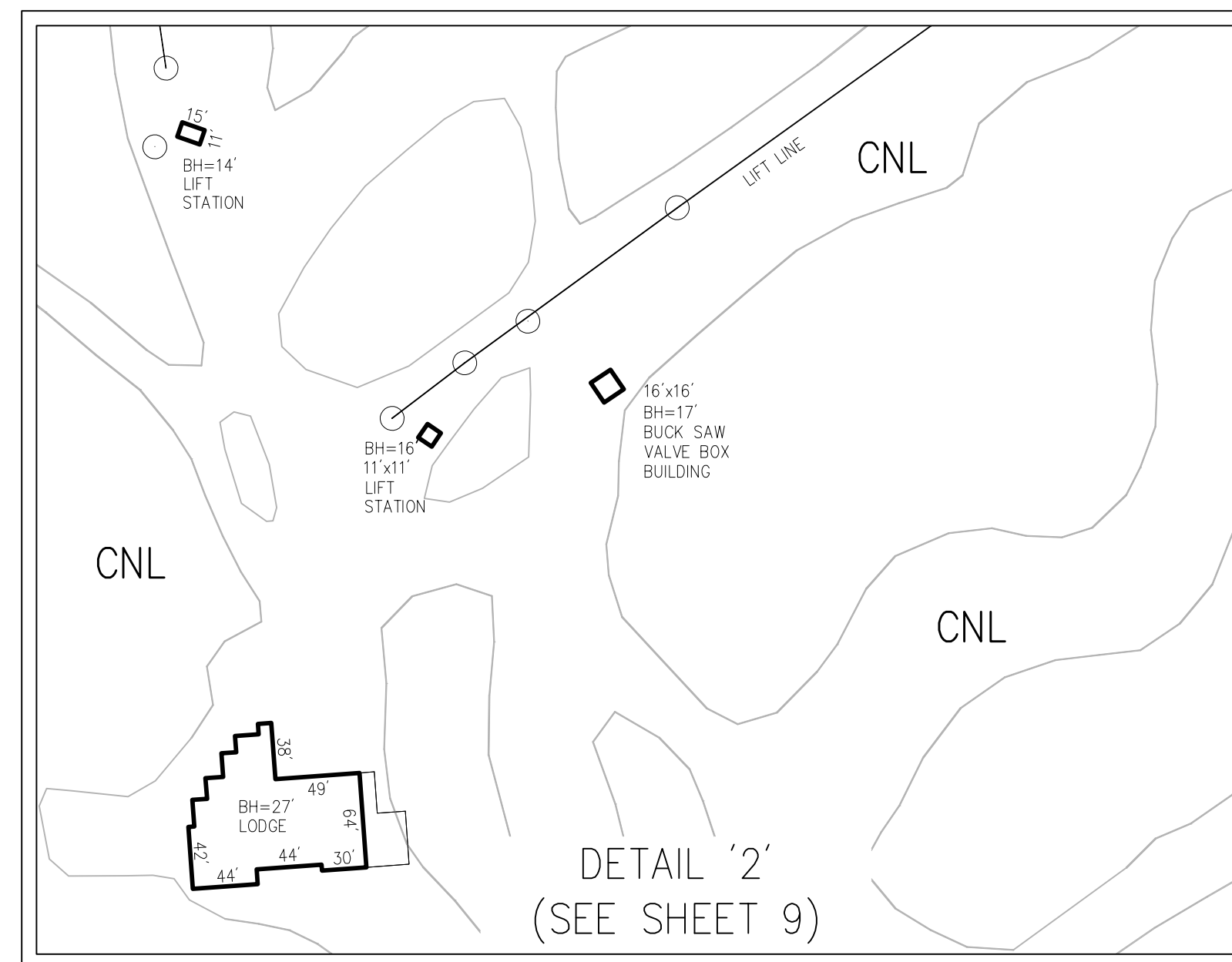
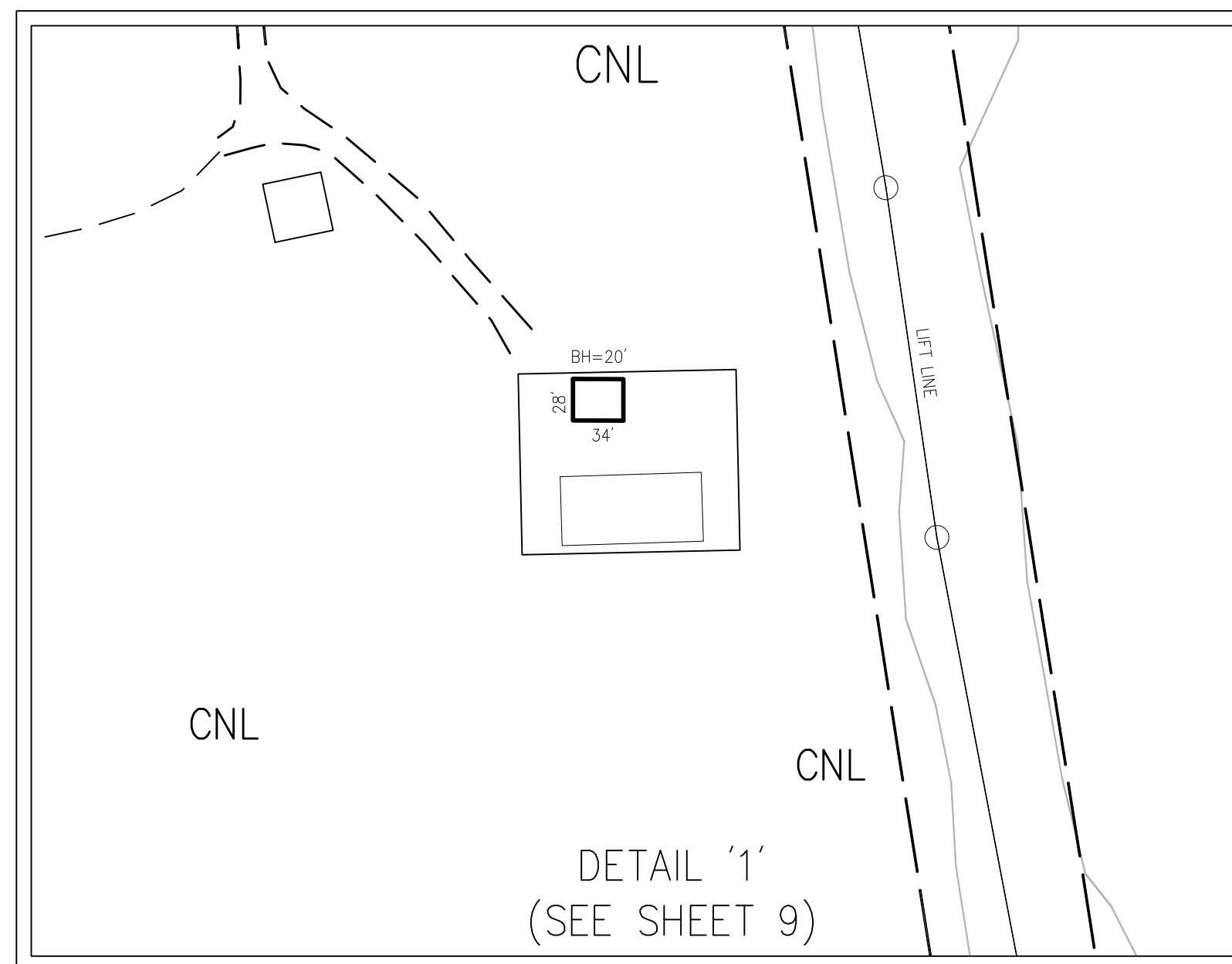
Project Title  
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**20**  
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**Detail Sheet**

- 1) THE PURPOSE OF THIS SHEET AND THE FOLLOWING DETAIL SHEETS IS TO SHOW THE LOCATION, SIZE & HEIGHT OF THE NUMEROUS BUILDINGS WITHIN THE CNL PARCELS.
- 2) DIMENSIONS FROM THE BUILDINGS TO THE NEAREST BOUNDARY LINES ARE ONLY DEPICTED WITHIN 50' OF A CNL BOUNDARY LINE.



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**Legend**

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	APPROXIMATE INTERIOR PROPERTY LINES
	STREAM
	ZONE LINE
	EDGE OF PAVEMENT
	GRAVEL PATH / ROAD
	FOOTPATH
0017-0008	TAX PARCEL INFO
(1,170 Ac. ±)	AREA DERIVED ON ORIGINAL PARCEL DESCRIPTION
	CNL PARCELS OWNED BY CNL



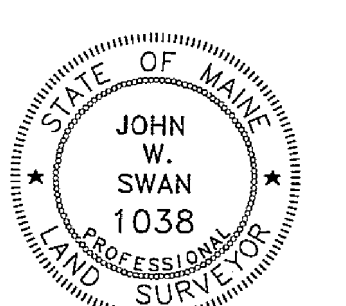
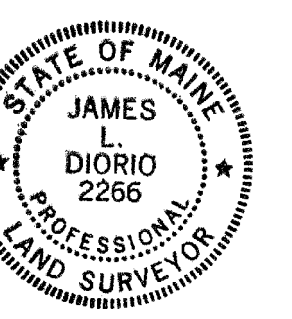
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2	Phase III Revisions	10/12/10	J.D.
1	Phase III Survey	08/19/10	J.D.

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CAD checked by \_\_\_\_\_ Approved by \_\_\_\_\_  
Scale: 1"=100' Date: December 19, 2008  
Project Name: \_\_\_\_\_

**Sugarloaf/USA**  
Route 27

Carrabassett Valley, Maine  
Prepared for  
CNL Income Properties  
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**ALTA- Land**  
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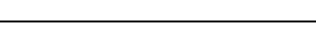


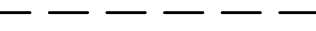
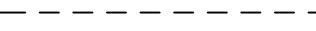





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-  CNL PARCELS OWNED BY CNL
-  SKI TRAIL NETWORK

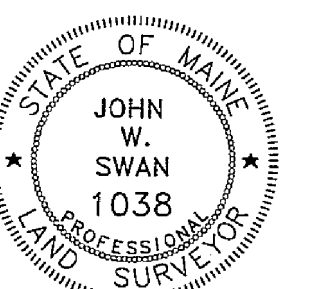
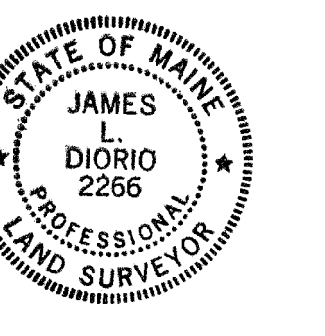
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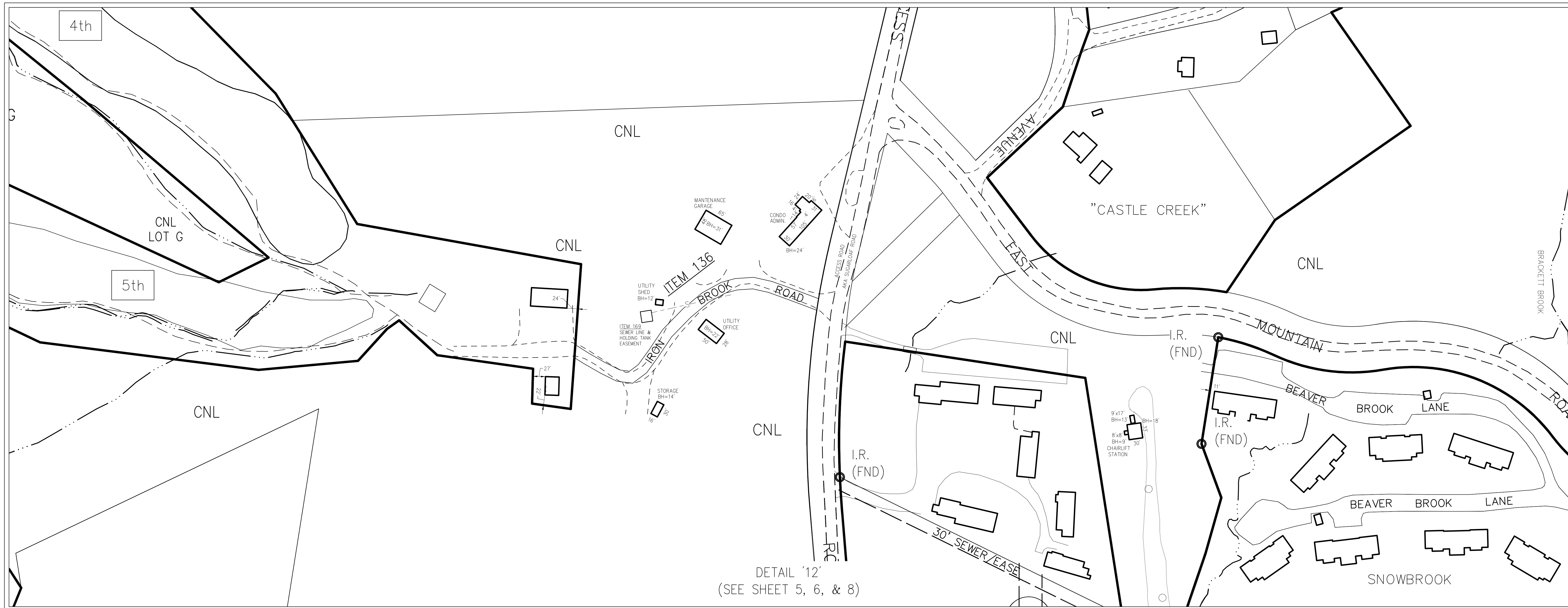
**Sugarloaf/USA  
Route 27**

Carrabasset Valley, Maine  
Prepared for  
**CNL Income Properties**  
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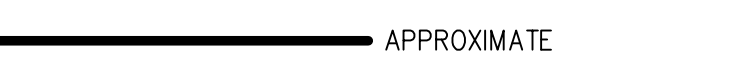

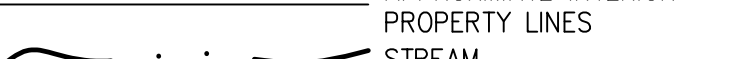

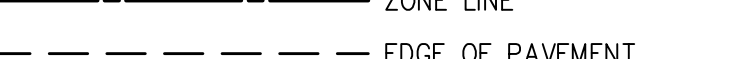
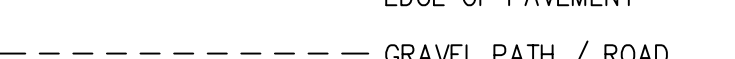
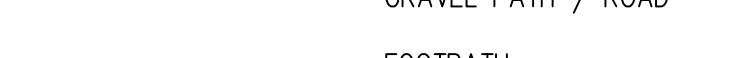
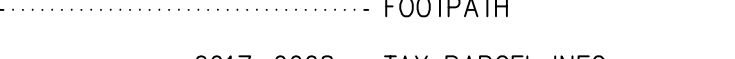
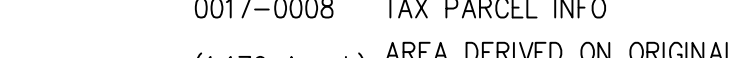
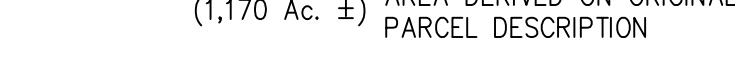
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-  CNL PARCELS OWNED BY CNL



Phase	Revisions	Date	Appr.
2	Phase III Revisions	10/12/10	J.D.
1	Phase III Survey	08/19/10	J.D.

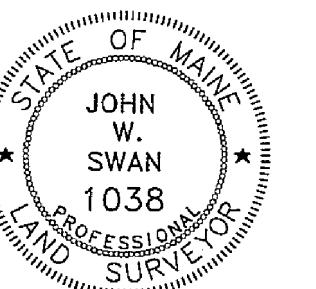
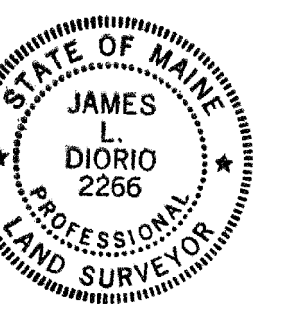
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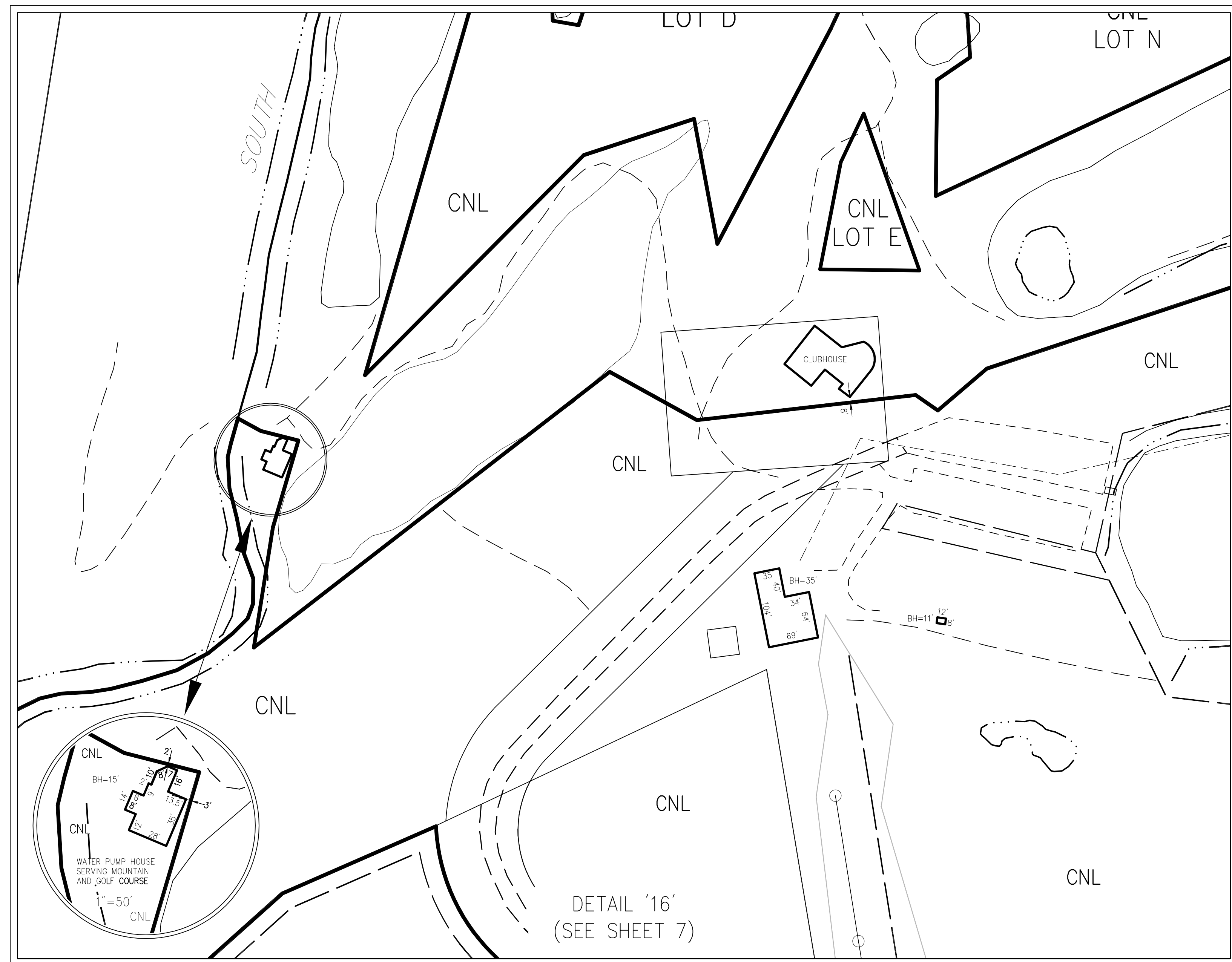
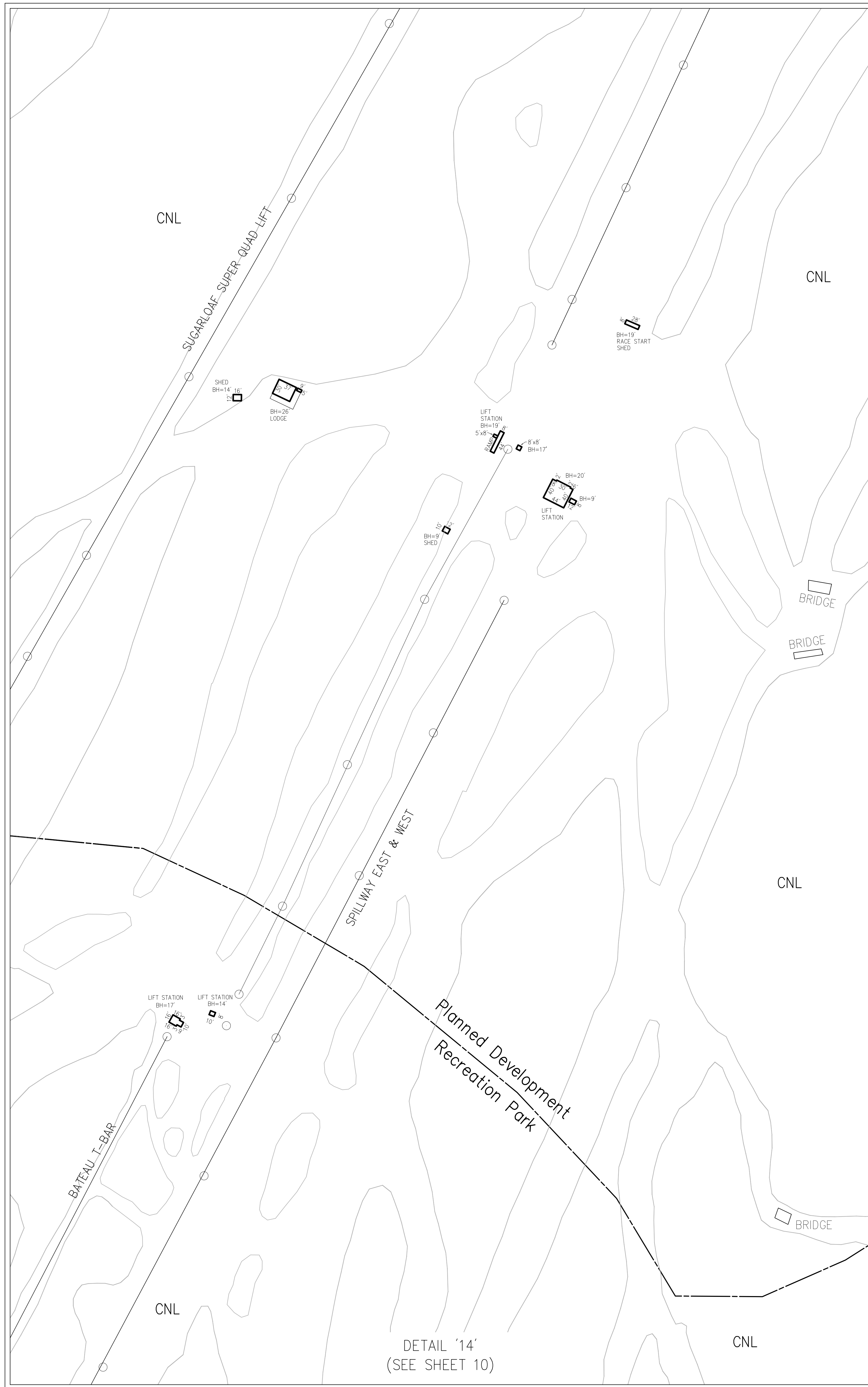
**Sugarloaf/USA  
Route 27**

Carrabasset Valley, Maine  
Prepared for  
**CNL Income Properties**  
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No.	Revision	Date	Appr.

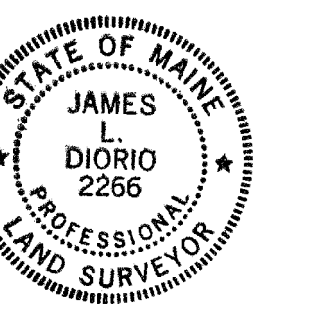
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1	Phase III Survey	08/19/10	J.D.

Scale: 1"=100' Date: December 19, 2008

**Sugarloaf/USA  
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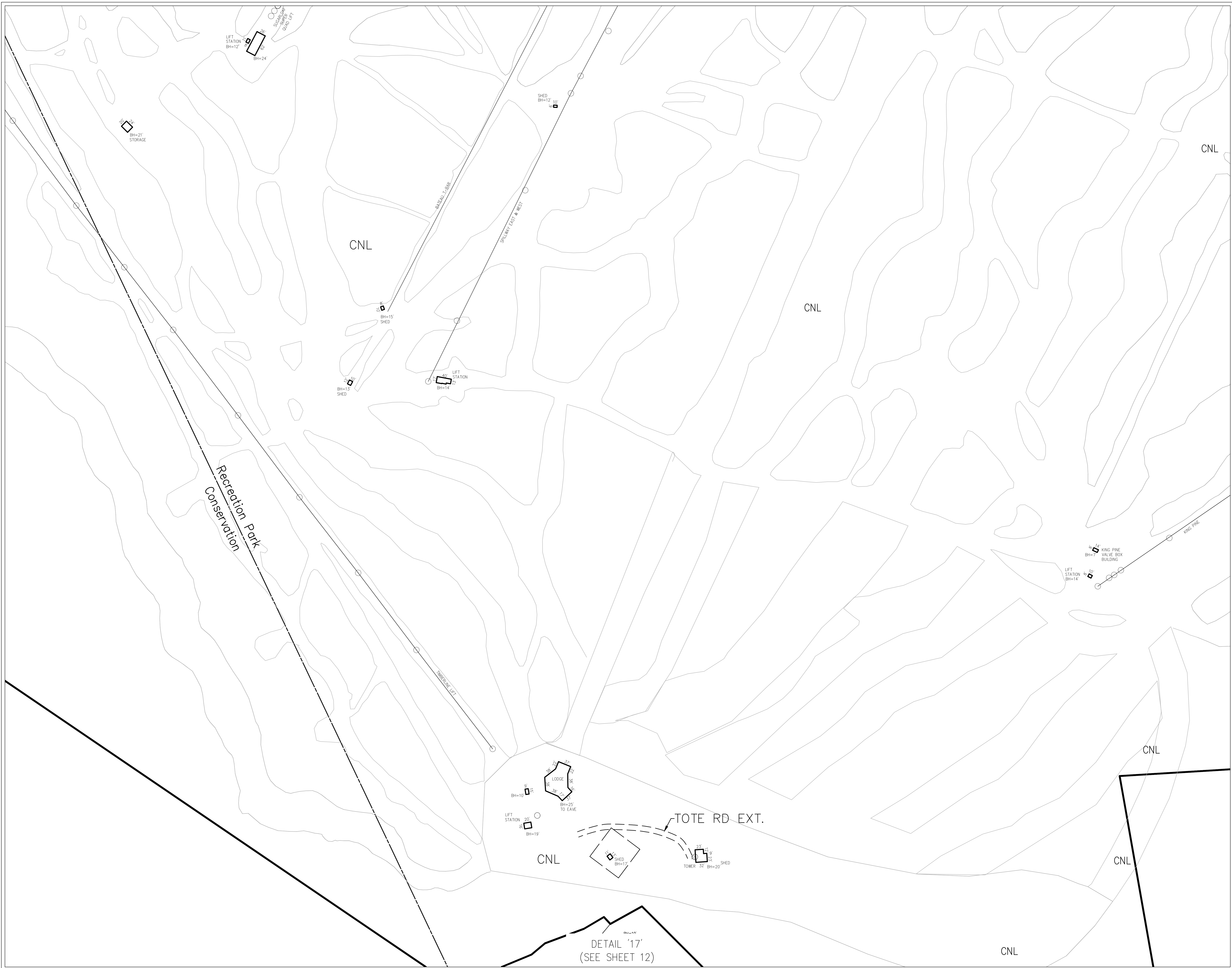
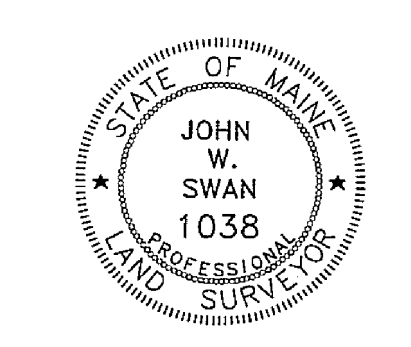


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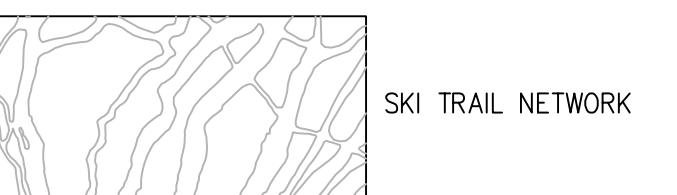


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NO.	REVISION	DATE	APPROVED
2	Phase III Revisions	10/12/10	J.D.
1	Phase III Survey	08/19/10	J.D.

DESIGNED BY	DRAWN BY	CHECKED BY

CAD checked by: \_\_\_\_\_ Approved by: \_\_\_\_\_  
Scale: 1"=100' Date: December 19, 2008  
Project Name: \_\_\_\_\_

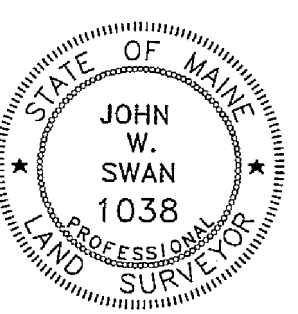
**Sugarloaf/USA  
Route 27**

Carrabasset Valley, Maine  
Prepared for:  
**CNL Income Properties**  
Orlando Florida

Project Title:  
**ALTA- Land  
Title Survey**



Drawing Number:  
**25**  
Sheet of 25 25  
Project Number:  
10211.04



DETAIL '18'  
(SEE SHEETS 8 & 12)