

APPENDIX I

A certain lot or parcel of land situated in said Portland on the northeasterly side of Forest Avenue, bounded and described as follows:

Beginning at an iron on the northeasterly side of Forest Avenue at the northwesterly corner of land conveyed by Eldridge G. Bailey to one Mitchell by deed recorded in Cumberland County Registry of Deeds in Book 1239, Page 212; thence running N 63° 57' E by said Mitchell land passing through an iron pipe at two hundred fifty-five and thirty-six hundredths (255.36) feet a distance of three hundred forty-six and five tenths (346.5) feet to an iron; thence running S 37° 48½' E eighty-five (85) feet to an iron; thence running N 65° 6½' E two hundred nine and fiftyeight hundredths (209.58) feet to an iron located one hundred (100) feet at right angles northwesterly from the northwesterly side of Newton Street; thence running N 5° 37' E five hundred fifty-two and seventy five hundredths (552.75) feet to an iron and land formerly of Myron Bailey; thence running by said Myron Bailey land S 45° W passing through an iron at six hundred eighty and twenty-five hundredths (680.25) feet a distance of nine hundred thirty-two and twenty-three hundredths (932.23) feet to an iron on the northeasterly side of Forest Avenue; thence running S 37° 48½' E by said Forest Avenue eighty and nine tenths (80.9) feet to the point of beginning.

Except so much of the above described parcel as was conveyed by the Grantors herein to Harrison Butterworth by deed dated June 27, 1991, and recorded in the Cumberland County Registry of Deeds in Book 9616, Page 56.

Also, a certain lot or parcel of land situated in said Portland on the southeasterly side of Stuart Street, bounded and described as follows:

Beginning at a point of said southeasterly side of Stuart Street three hundred forty-five and forty-eight hundredths (345.48) feet northeasterly by Stuart Street from the northeasterly side of Forest Avenue; thence southeasterly at right angles to Stuart Street eighty-four (84) feet, more or less, to the parcel of land above described; by said aforesaid land northeasterly at right angles fifty (50) feet to a point; thence northwesterly at right angles eighty-four (84) feet, more or less, to Stuart Street; thence southwesterly by Stuart Street fifty (50) feet to the point of beginning.

Being a portion of the premises conveyed to the Grantors herein by Bessie A. Dennett by Warranty Deed dated July 1, 1966 and recorded in the Cumberland County Registry of Deeds in Book 2963, Page 862.

Also, a certain lot or parcel of land situated in said Portland on the southeasterly side of Harmony Road shown as Lots 336-L-8 to 12 on the Assessor's Plans on file in the Assessor's Office at Portland City Hall, being the same property conveyed to Charles Rodway by Quit Claim Deed from the City of Portland and recorded in Book 6324 Page 133 in the Cumberland County Registry of Deeds.

Reference is made to the Final Subdivision of Condominium Plan of Homes at Meadow Woods Condominiums dated May 22, 2001 by Sebago Technics, Inc.

**EXHIBIT A
(DEED)**

The following property located in the City of Portland, County of Cumberland and State of Maine:

Unit No. 12 (the "Unit") of Homes at Meadow Woods Condominium (the "Condominium") as described in the Declaration of Condominium for Homes at Meadow Woods Condominium dated June 22, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16446, Page 34 as affected by Certain Joinder Agreement dated July 30, 2001 and recorded in said Registry of Deeds in Book 16598, Page 285 and a certain First Amendment to Declaration dated May 30, 2002 and recorded in said Registry of Deeds in Book 17697, Page 100 (collectively the "Declaration") and as further shown on the Plats and Plans of Homes At Meadow Woods Condominium, recorded in said Registry of Deeds in Plan Book 201, Page 250 ("Plats and Plans").

The Premises is conveyed to Grantee TOGETHER WITH:

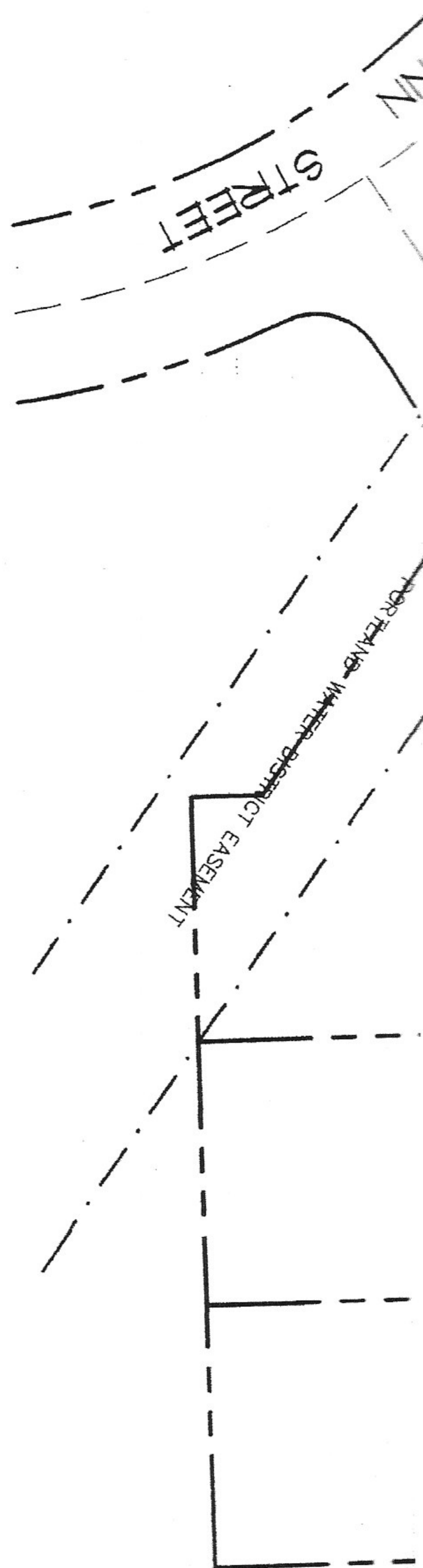
1. Its allocated undivided percentage interest in the Common Elements and Facilities of the Condominium as set forth in the Declaration;
2. An exclusive right to use the Limited Common Elements appurtenant to the Unit as specified in the Declaration, and shown on the Plats and Plans; and
3. All rights and easements as described in the Declaration.

The Premises is conveyed to Grantee SUBJECT TO:

All easements, covenants, obligations and conditions, restrictions, reservations, and encumbrances contained in or referred to in the Declaration.

The provisions of the Maine Condominium Act, Chapter 31 of Title 33 M.R.S.A., the Declaration, the Plats and Plans, and the Bylaws for Homes at Meadow Woods Condominium Association, all as the same have been or may be amended or modified from time to time, which provisions, TOGETHER WITH any amendments or modifications thereto, shall constitute covenants running with the land and Shall bind any person or entity having at any time any interest or estate in the Unit.

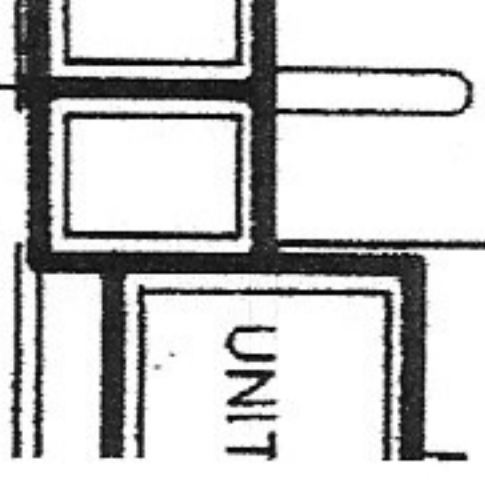
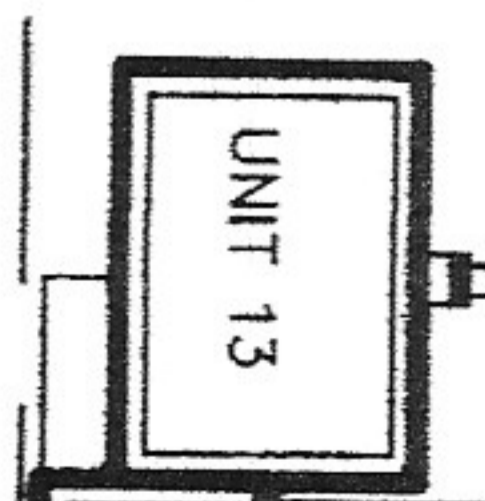
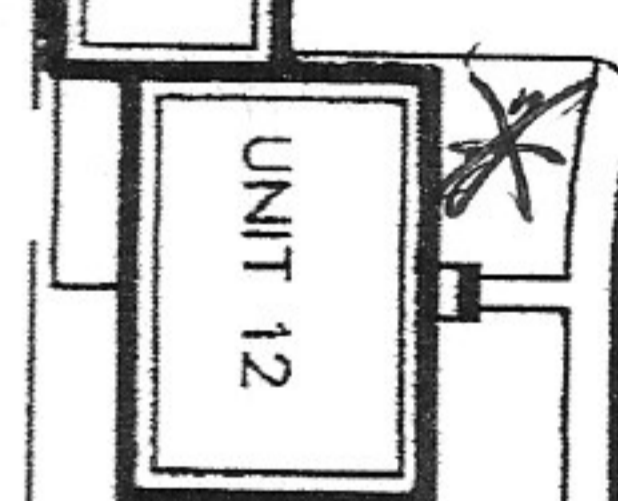
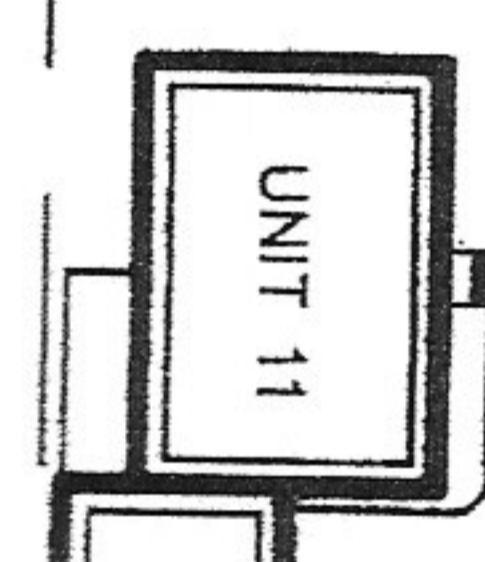
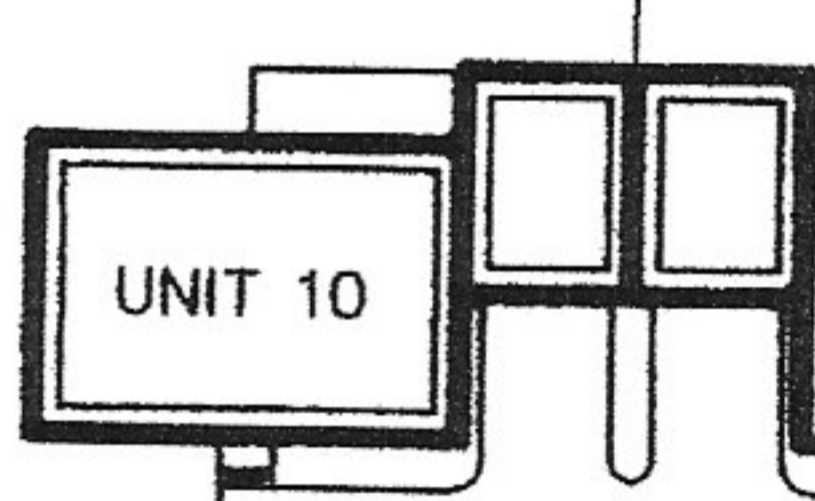
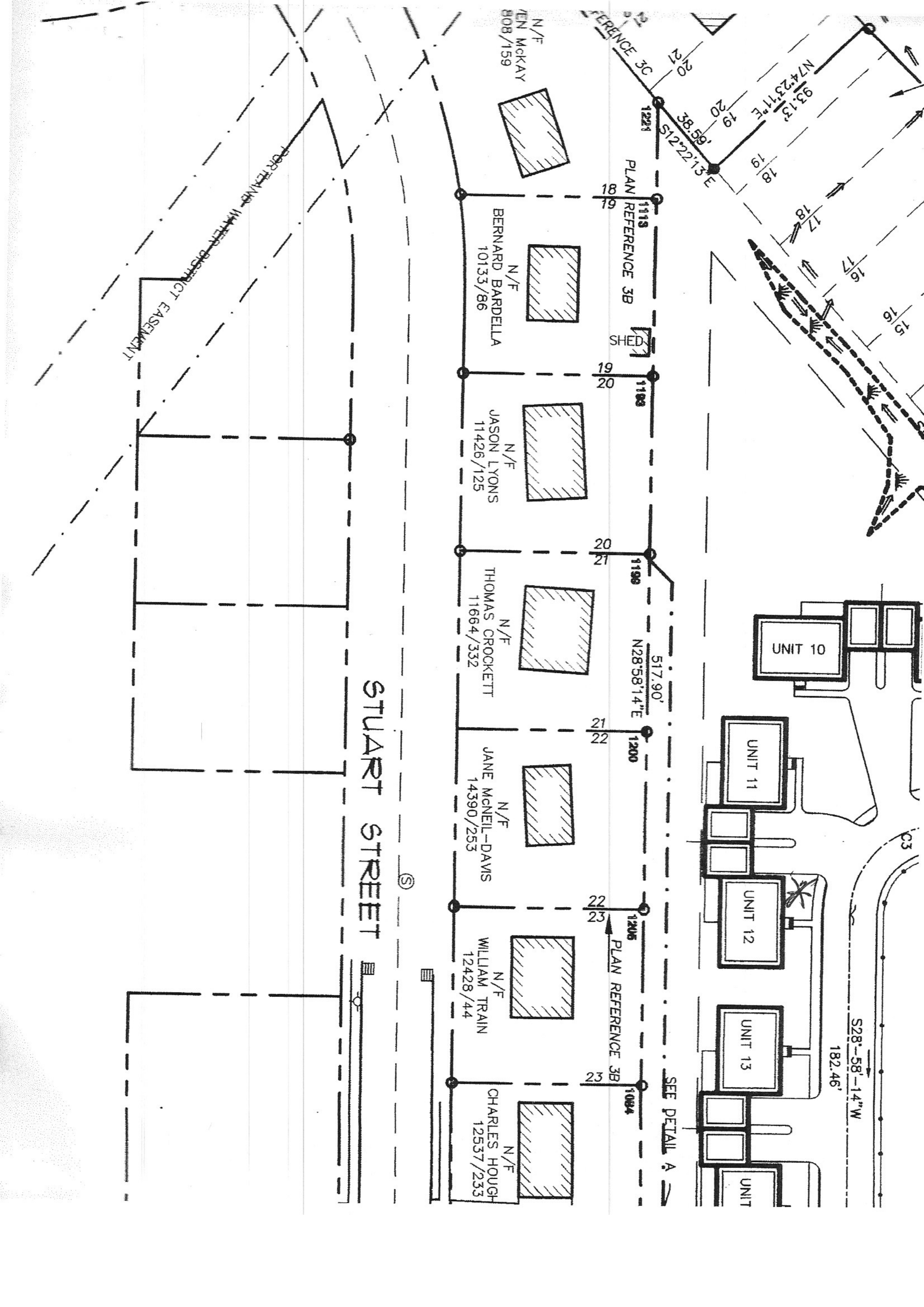
Any and all local, state or federal land use laws and zoning permits, approvals, orders or regulations, utility easements or other easements, covenants,



LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED	
DESCRIPTION	PROPOSED	EXISTING	PROPOSED	DESCRIPTION	PROPOSED	EXISTING	PROPOSED
PROPERTY/ROW	---	⋈	---	GATE VALVE	---	⋈	---
SETBACK	---	○	---	UTILITY POLE	---	○	---
EASEMENT	---	⊖	---	HYDRANT	---	⊖	---
IRON PIPE/ROD	○	⊖	---	CATCH BASIN	---	⊖	---
CURVE/LINE NO.	●	⊖	---	MANHOLE	---	⊖	---
BUILDING	▧	⊖	---	SHEEP WIRE FENCE	---	⊖	---
WETLANDS	▨	⊖	---	STOCKADE FENCE	---	⊖	---
EDGE WETLAND	▨	⊖	---	DECIDUOUS TREE	---	⊖	---
EDGE PAVEMENT	▨	⊖	---	CONIFEROUS TREE	---	⊖	---
GRAVEL ROAD	▨	⊖	---	BENCHMARK	---	⊖	---
CURBLINE	▨	⊖	---	SURVEY CONTROL	---	⊖	---
TREELINE	▨	⊖	---	DRAINAGE DIRECTION	---	⊖	---
CONTOURS	▨	⊖	---				
WATER	8"W	⊖	---				
SEWER	8"S	⊖	---				
STORM DRAIN	12"SD	⊖	---				
OVERHEAD ELEC. & TEL.	OHE	⊖	---				
UNDERGROUND ELEC. & TEL.	UGE	⊖	---				

MONUMENT POINT #	DESCI
10000	5/8"
1046	5/8"
1084	1" IR
1086	1" IR
1087	1" IR
1096	5/8"
1113	5/8"
1119	3/4"
1122	3/4"
1130	3/4"
1132	3/4"
1133	1" IF
1144	3/4"
1174	1" IF
1193	5/8"
1199	5/8"
1200	5/8"
1205	5/8"
1221	REB
1240	3/4"
1241	5/8"



S28°58'14"W
182.46'

N/F
JEN MCKAY
808/159

N/F
BERNARD BARDELLA
10133/86

N/F
JASON LYONS
11426/125

N/F
THOMAS CROCKETT
11664/332

N/F
JANE MCNEIL-DAVIS
14390/253

N/F
WILLIAM TRAIN
12428/44

N/F
CHARLES HOUGH
12537/233

REFERENCE 3C

PLAN REFERENCE 3B

517.90'
N28°58'14"E

PLAN REFERENCE 3B

SEE DETAIL A

STUART STREET

FOR TRAILER WINTER DISHRICT EASEMENT

S12°22'13"E
38.59'

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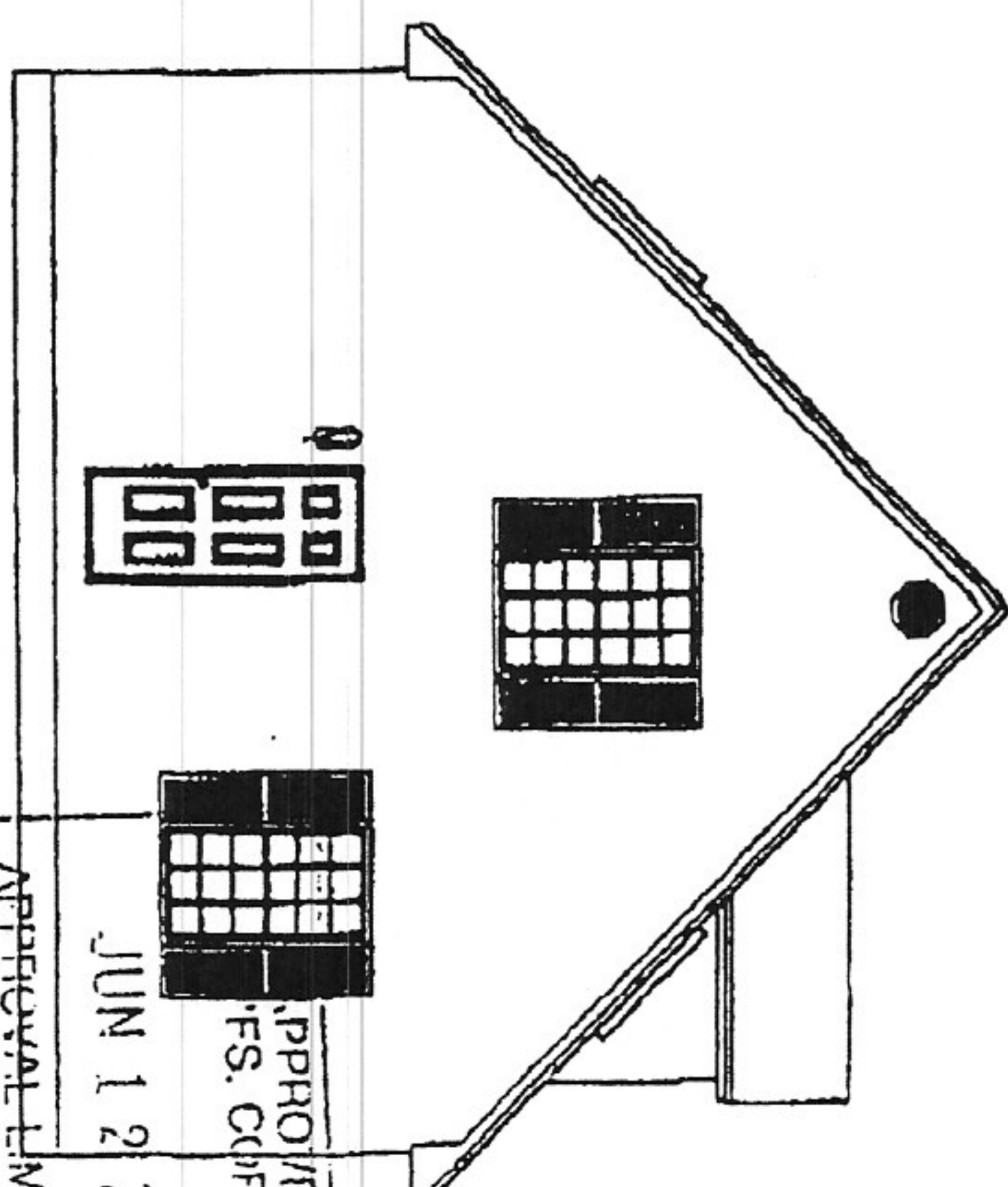
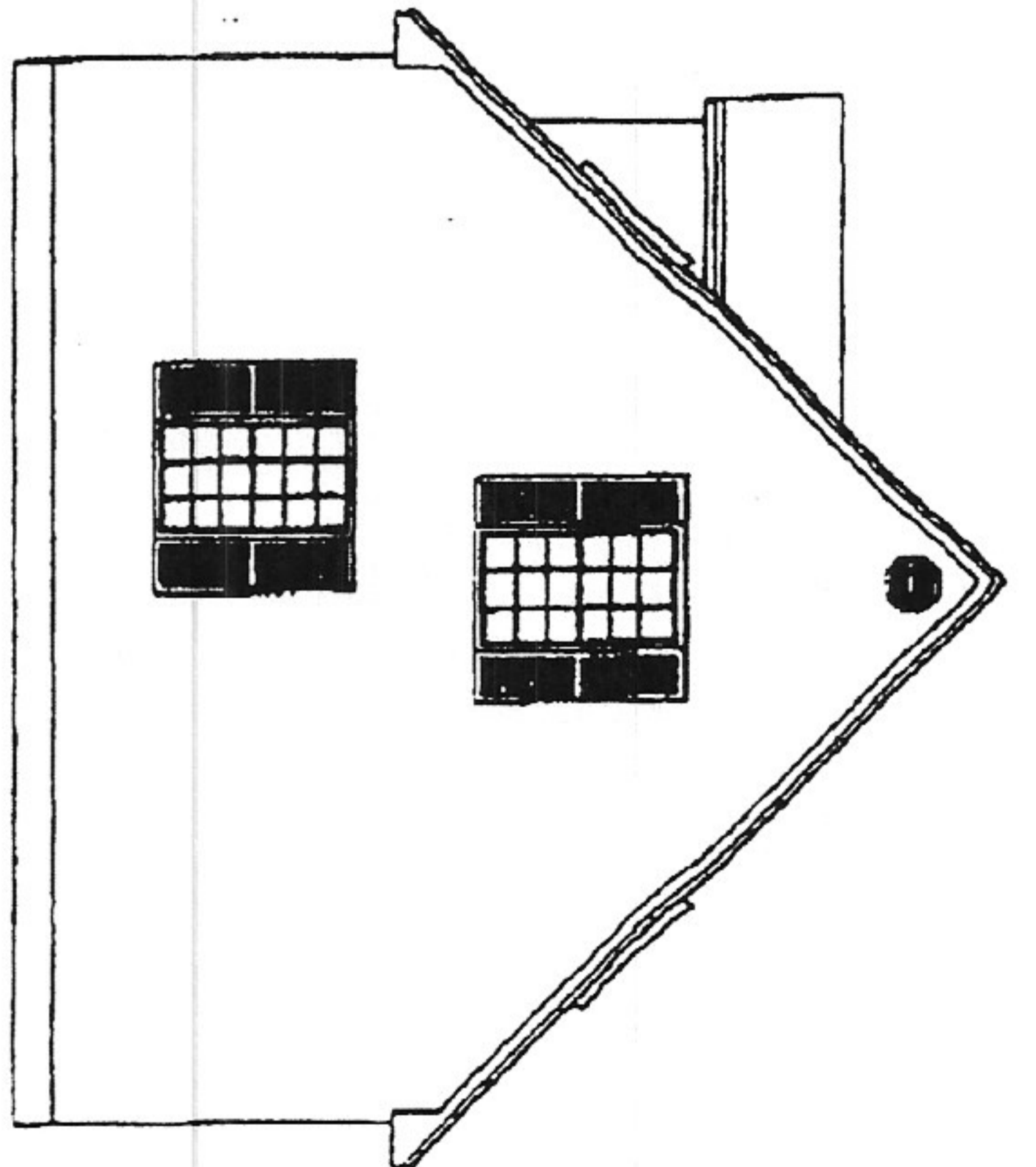
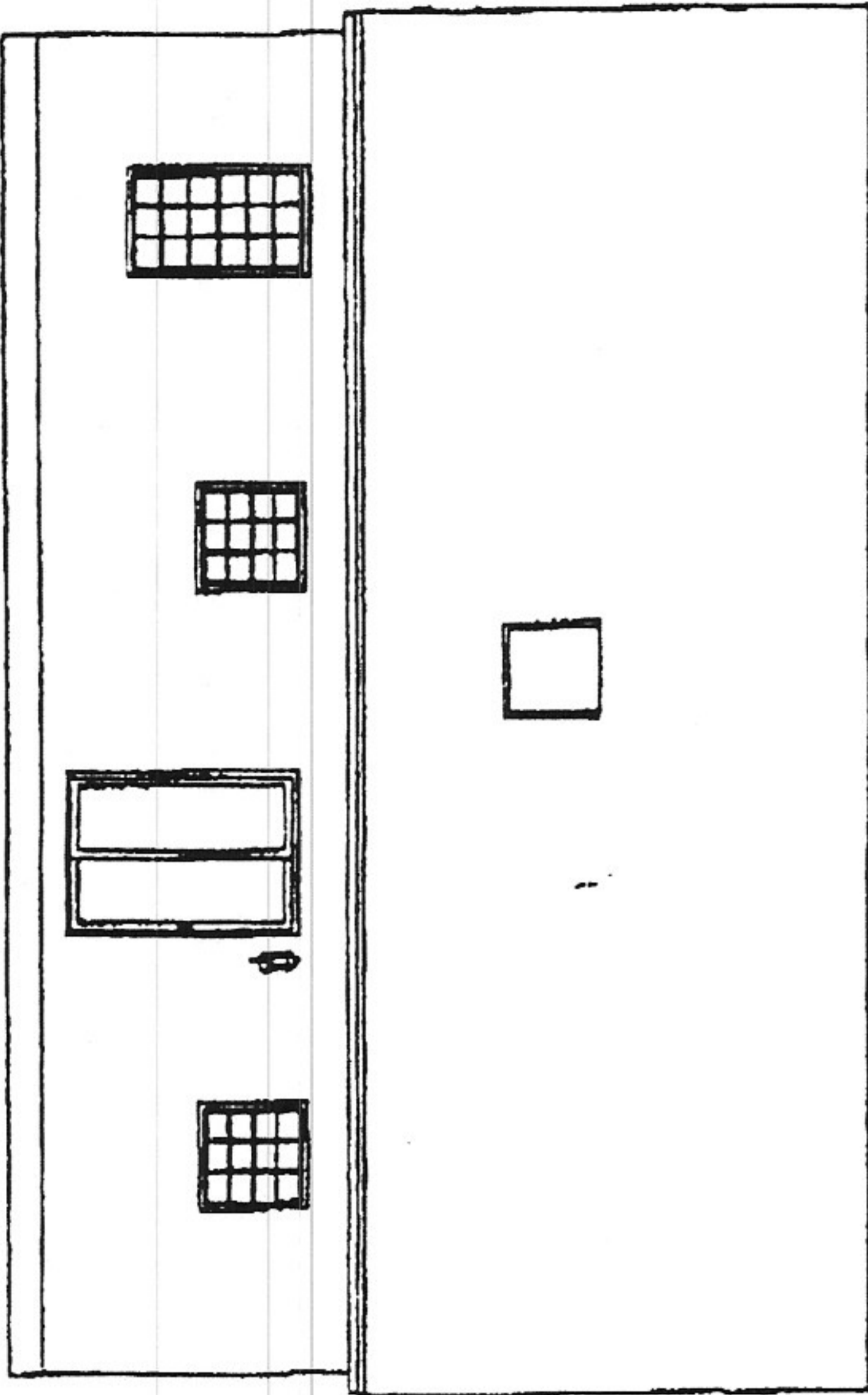
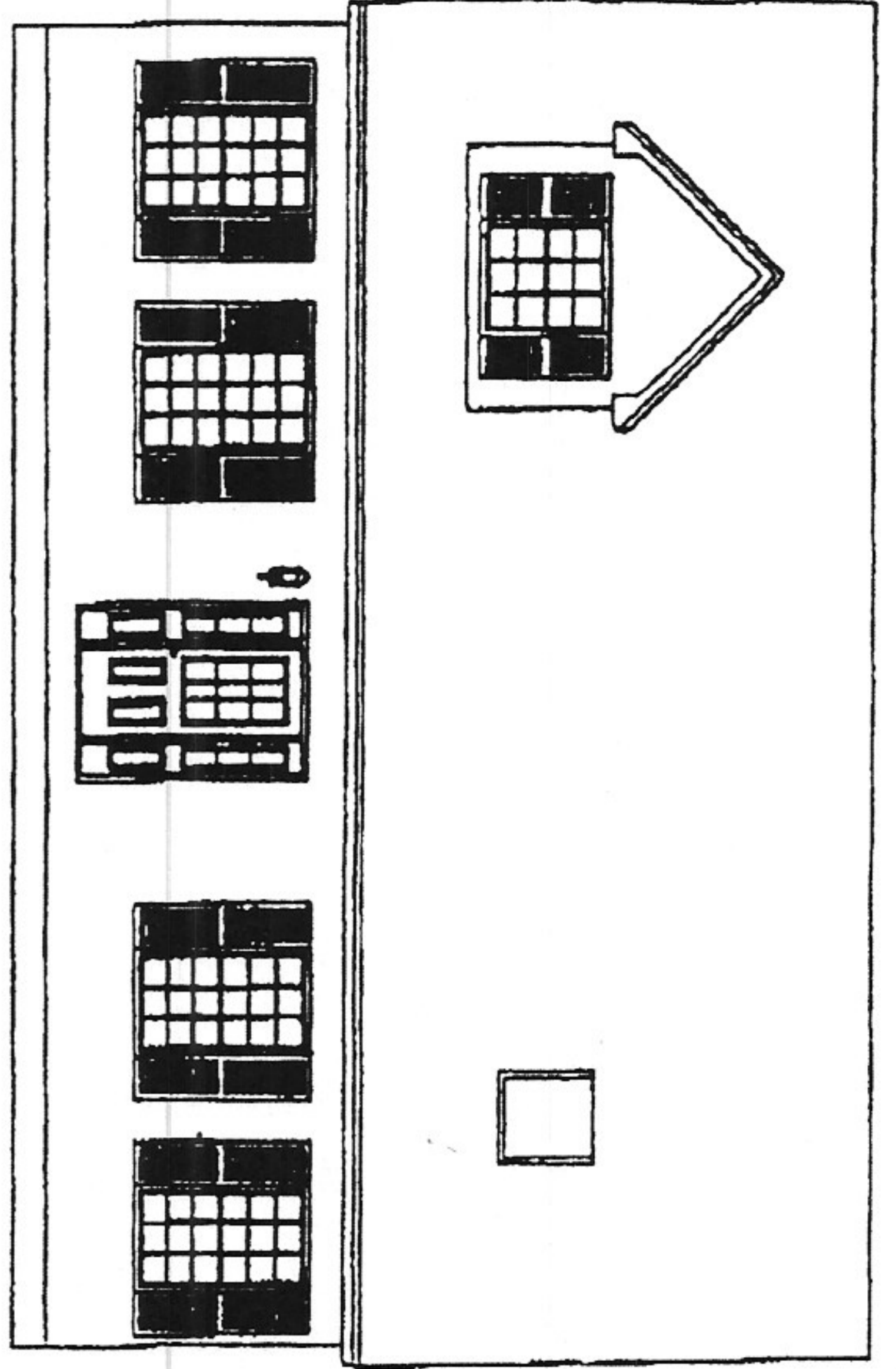
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APPENDIX III

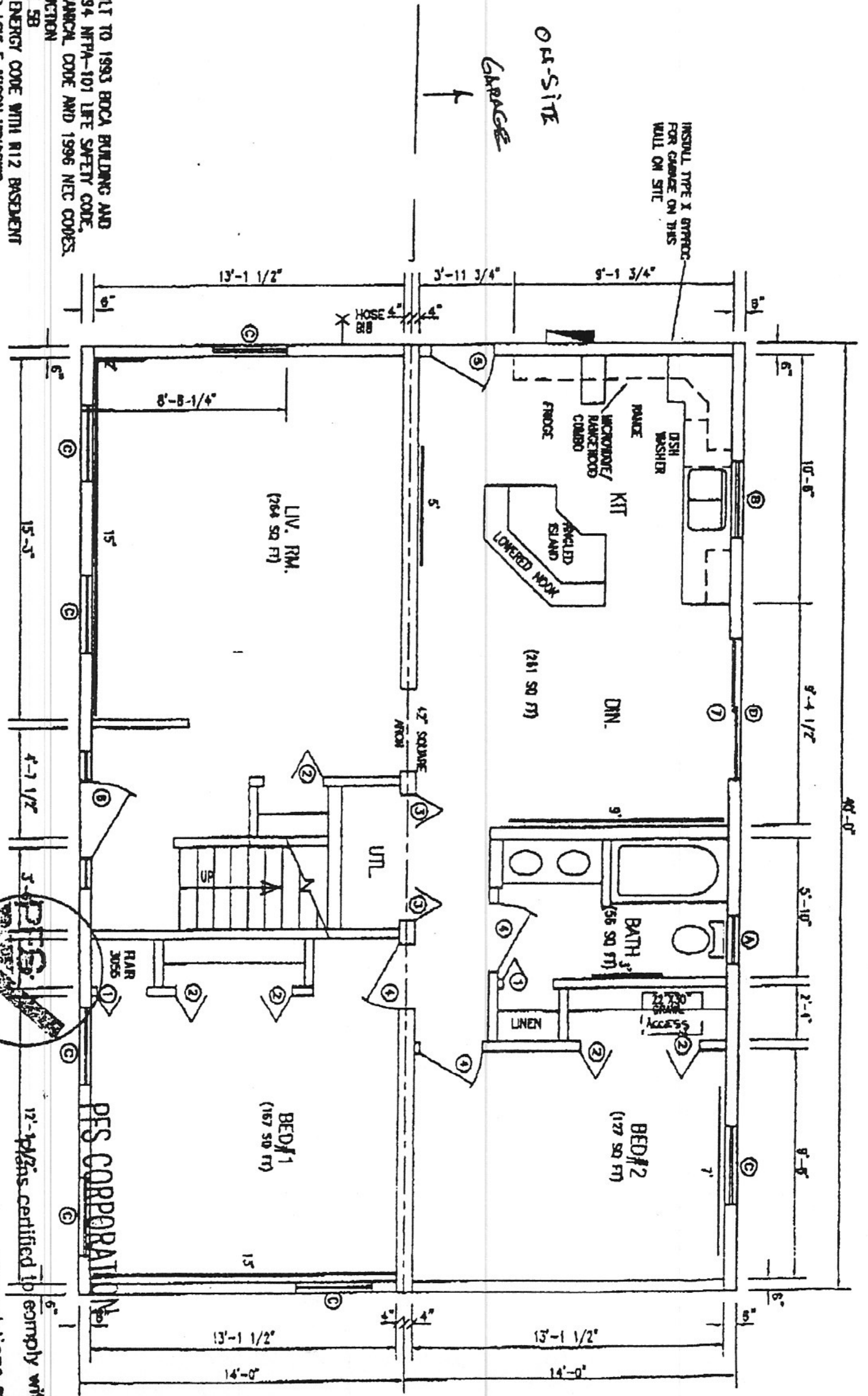
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APPROVED
 J.F.S. CORP.
 JUN 12 2001
 APPROVAL LIMITED TO
 FACTORY BUILT PORTION

 <p>MAPLE LEAF HOMES INC. FREDERICTON, N.B.</p>		<p>DATE: JUN 4 2001</p>	
<p>DRN. BY: (A.B.)</p>		<p>CUSTOMER: STOCK</p>	
<p>CIRCD BY: D. BRYANT</p>		<p>SCALE: N.T.S. SHEET 6 OF 8</p>	
<p>DRG # 1855700</p>		<p>PLAN #1855700</p>	

APPENDIX III
1 of 6



- 2:11 PM
- MAPLE LEAF HOMES FREDERICTON
- NOTES:
1. THIS UNIT TO BE BUILT TO 1993 BOCA BUILDING AND PLUMBING CODES, 1994 NFPA-101 LIFE SAFETY CODE, 1997 NFPA-31 MECHANICAL CODE AND 1996 NEC CODES.
 2. MEETS 1993 MODEL ENERGY CODE WITH R12 BASEMENT WALL INSULATION AND LOW-E ARGON WINDOWS
 3. LABEL, DATA PLATE AND PFS LABELS FOR THE KITCHEN SIDE AND UPSTAIRS TO BE PLACED ON THE SIDE OF THE CABINET UNDER THE KITCHEN SINK AND IN BED#1 CLOSET FOR THE FRONT SIDE OF THE HOME
 4. EGRESS WINDOW OPENINGS ARE 27 3/4" HIGH x 34 1/2" AND PROVIDE 6.65 SQ. FT. CLEAR
 5. ALL CHASES TO BE FIRE STOPPED AT CEILINGS AND FLOOR
 6. STAIRS TO HAVE 8 1/4" RISE (MAX.) AND 9" RUN (MIN.)
 7. UNIT TO GO ON A FROST WALL

WINDOW SCHEDULE	WINDOW SIZE (SQ. FT.)	LGTH SIZE (SQ. FT.)	VENT. SIZE (SQ. FT.)	EGRESS OPENING (SEE NOTE 4)	TYPE
A	24'x28' = 672	3'x6'	1.67	NO	SH
B	36'x29' = 1044	8'x2'	3.56	NO	SH
C	20'x24' = 480	13'x0'	6.65	YES	SH
D	72'x80' = 5760	31'x5'	15.40	YES	SH
E					

DOOR SCHEDULE	DOOR SIZE	TYPE	MATERIAL
1	24'x80"	BI FOLD	HOLLOW CORE
2	30'x80"	BI FOLD	HOLLOW CORE
3	32'x80"	BI FOLD	HOLLOW CORE
4	32'x80"	PASSAGE	HOLLOW CORE
5	34'x80"	EXTERIOR	STEEL
6	36'x80"	EXTERIOR	STEEL C/W WINDOW
7	72'x80"	PATIO	PVC & BRASS



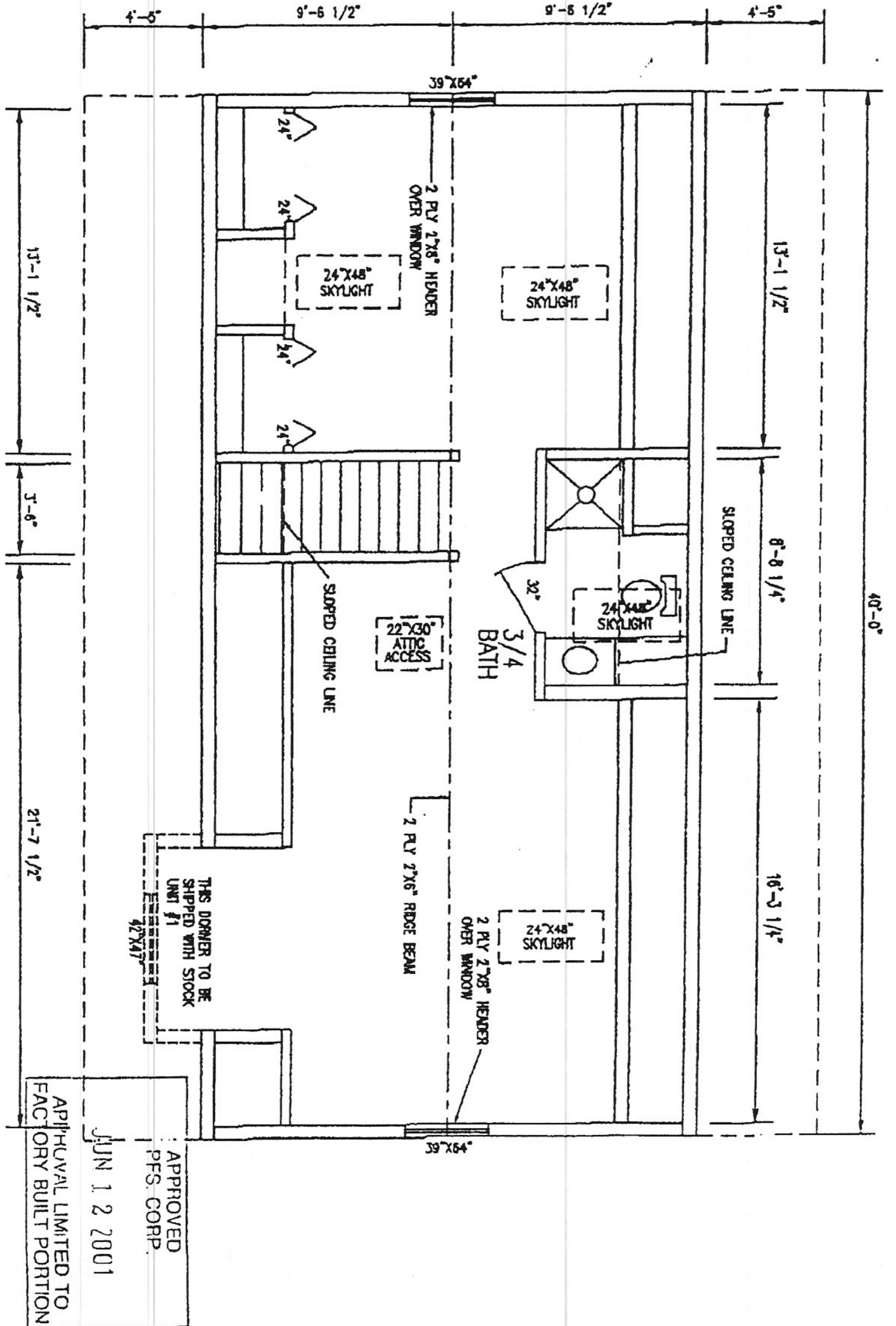
all applicable codes and regulations etc.
12-1/2" pins certified to comply with
PFS CORPORATION

DATE JUN 12 2001
DRAWN BY: O. BRYANT
DATE: JUN 4 2001
CUSTOMER: STOCK
SCALE: N.T.S.
SHEET 1 OF 8

MAPLE LEAF HOMES
FREDERICTON, N.B.
MAIN FLOOR PLAN
Factory/Full Invention Only

APPENDIX III

5 of 6



THIS DORMER TO BE SHIPPED WITH STOCK UNIT #1 427X17

APPROVED
P.F.S. CORP.
JUN 12 2001
APPROVAL LIMITED TO FACTORY BUILT PORTION

<p>MAPLE LEAF HOMES INC. FREDERICTON, N.B.</p>		<p>TITLE: SECOND FLOOR PLAN PLAN # MSS5600</p>	
<p>DRN. BY: M. YERGA</p>	<p>DATE: JUNE 6, 2001</p>	<p>CUSTOMER: STOKY/2</p>	<p>SCALE: N.T.S.</p>
<p>CHK'D BY: D. BRANT</p>	<p>DWG # MSS5600</p>	<p>SHEET 5 OF 6</p>	