

EASEMENT DEED

BAS Eldredge, LLC, a Maine limited liability of York, Maine, for full value and consideration paid, hereby grants to Maine Yacht Center, LLC, a Maine limited liability company of Portland, Maine, with quitclaim covenant, an easement over the following land in the City of Portland, Cumberland County, Maine:

The 50 foot wide private road located south of the land of Maine Yacht Center, LLC described in the 2012 deed to BAS Eldredge, LLC from St. Lawrence & Atlantic Railroad Company recorded in the Cumberland County Registry of Deeds in Book 29365, Page 256.

This easement may only be used for access by pedestrians and vehicles to and from the adjacent land of Maine Yacht Center, LLC described in two 2012 deeds recorded in Book 30168, Pages 179 and 181. No rights to install any utility lines are included in this easement.

All easement rights are subject to and in common with similar rights held by the grantor and others having the right to use the private road.

This easement shall be appurtenant to and run with the adjoining land to the north owned by Maine Yacht Center, LLC, its successors and assigns.

The holder of this easement shall be subject to the terms of a road maintenance agreement to be recorded in the Registry of Deeds with this Easement Deed.

Dated: April 26, 2013

Signed, Sealed and Delivered
in the Presence of:

[Signature]

BAS Eldredge LLC

by: [Signature]
print name: SCOTT W. ELDRIDGE
Its Manager

STATE OF MAINE
Cumberland County

April 26, 2013

Scott W. Eldredge, as Manager of BAS Eldredge LLC, personally appeared before me and acknowledged that his/her signature on this Easement Deed was his/her free act and deed on behalf of BAS Eldredge LLC.

[Signature]
Attorney at Law/Notary Public
Printed Name: Cheryl T. Staff
MAY 24, 2013