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	СО	Exhibit		- II
	N	O T Notice of C	* NOT /	T. H.
SWEB	This Notice of Option is made Development 854, ELC,	denthis 9th day of Second	ptember , 2010, Rability company of S	between
	(the "Company") and Firm	thy Hisgins	# 15i and Higg	(the "Owner").
		Backgrou	und /	
	A. The parties have entered purchase of property identify		ent dated 9/9	, 2016 for the

**B.** The parties agree to record this Notice of Option in the Registry of Deeds where the property is located.

## **Conditions**

- 1. Property Description. Company holds an Option to purchase certain real estate being acres located in Clifton, in the County of Penobscot, State of Maine, as further described in a deed to Owner [Owner being the surviving joint tenant] from Peter A. Lyford, Marcia J. Lyford, and Susan Xirinachs dated July 13, 1998, recorded at the Penobscot County Registry of Deeds in Book 6749, Page 198 the "Property") and as further described on Exhibit A.
- 2. Term: The Option shall have an option term of 5 years, beginning on 9/9, 2016..
- 3. Assignment; Covenant Against Further Encumbrances. Company can assign the terms of the Option, without consent of Owner. Owner may not further encumber the property described herein without the consent of the Company and all such further encumbrances shall be subordinate and subject to Company's Option rights, and all such unconsented-to encumbrances shall be void as against the Company.

(Signature Page to Follow)

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Timo thy O A Fod, Sid A L Date: 9/8/60 PY	OF F J DIANA HIGGINS COP YSEPT. 9, 2016

STATE OF MAINE

ONOBSCOT, S	SS.
, "	- /

On this The day of September, 2016, before me, personally appeared Income And Diana Hisson, as aforesaid and acknowledged the foregoing instrument as his/her/its free act and deed.

Notary Public
My Commission Expires:

RUSSELL J. SMITH

Notary Public • State of Maine

My commission expires January 16, 2018

**COMPANY** 

By: Stuart Lawne

Its: <u>CEO</u>

Date: 285-016

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96749 P I C I A L

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## MARRANTY DEED

PSTER A. LYFORD and MARCIA J. LYFORD, husband and wife, both of Eddington, County of Penobscot, State of Maine and SUSAN LIRINACHS of Brewer, County of Penobscot and State of Maine, for consideration paid, grant to TIMOTHY HIGGINS and DIAMA HIGGINS, husband and wife, of Eddington, County of Penobscot, State of Maine, as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Clifton, County of Penobscot, State of Maine, being bounded and described as follows, to wit:

Beginning at a 3/4 inch rebar set on the northerly line of the premises described in a deed to Charles L. Drillen recorded in the Penobscot County Rogistry of Daeds in Volume 1058, Page 476, said rebar also marking the southwesterly corner of the premises described in a deed from Peter Lyford, Marcia J. Lyford and Susan Xirinachs to David A. and Sandra J. Sanzaro dated April 21, 1993 and recorded in said registry in Volume 5306, Page 171, said rebar being located North 82° 35' West a distance of 1670 feet, more or less, from the shore of Middle Springy Pond;

thence North 82° 35° West along the common line between said land now or formerly of Charles L. Drillen and land of Peter A. Lyford and Marcia J. Lyford as described in a deed recorded in Volume 3774, Page 32 a distance of 3636 feet, more or less, to the southwesterly corner of said land of Lyford;

thence in a northerly direction along the westerly line of said land of Peter and Marcia Lyford a distance of 2745 feet, more or less, to the northwesterly corner of said land of Lyford;

thence in an easterly direction along the northerly line of said land of Lyford, also being the southerly line of land now or formerly of Champion International Corp., to a 3/4 inch rebar marking the northwesterly corner of said premises conveyed to David and Sandra Sanzaro by deed recorded in Volume 5306, Page 171, said rebar being located 1610 feet westerly of the easterly side of the gravel road leading from Route 180 to Springy Pond;

thence South  $56^{\circ}$   $04^{\circ}$   $30^{\circ}$  West along the westerly line of said land of Sanzaro a distance of 588.49 feet to a 3/4 inch

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O F F rebar set on the northeasterly eiderof a grayel road, said C here in-conveyed premises; C O P Y

thence South 10° 59' 15" West along the westerly line of Sanzaro a distance of 389.83 feet to a 3/4 inch rebar set;

thence South 13° 45' 30" East along the westerly line of Sanzaro a distance of 1192.12 feet to a 3/4 inch rebar set 2 feet easterly of a 15 inch maple tree;

thence South 0° 06' 00" Wast along the westerly line of Sanzaro a distance of 831.50 feet to a 3/4 inch rebar set at the point of beginning.

The above-described parcel contains by estimation about 210 acres and is a portion of the premises conveyed to Peter A. and Marcia J. Lyford by Lawrence W. Lyford by daed dated January 7, 1986, and recorded in Volume 3774, Page 32, in the Penobscot County Registry of Deeds. Reference may also be had to the deed from Peter A. Lyford and Marcia J. Lyford to Susan Xirinachs, dated May 23, 1986 and recorded in Volume 3827, Page 368, conveying a one-fourth interest.

Also conveying a right of way for all purposes, 50 feet in width, the centerline of said right of way being the centerline of the existing gravel road which begins on the easterly boundary of said land of Sanzaro about 800 feet southerly of the northeast corner of their land and runs in a generally westerly and northwesterly direction to the easterly line of the herein conveyed premises, just southerly of a 3/4 inch rebar marking an angle in said line. In the event that the location of this road is ever changed by the said Sanzaro, for any reason, the grantees herein shall retain a 50 right of way along its new location to insure the convenient access to their land.

Also granting a right of way over the existing gravel road that forms the easterly boundary of said land of Sanzaro and over another existing gravel road that branches in a southwesterly direction to land of Charles Drillen heirs and to Floods Pond.

The above description was prepared by Maine Land Services of Brewer, Maine based on a survey dated July 2, 1992 and on descriptions contained in deed to Peter and Marcia Lyford recorded in Volume 3774, Page 32. Searings being magnetic as observed in 1992.

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

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ı	Witness	Sugan Xirinad	firmack
		STATE OF MAINE	
	acknowledged the forego:	1 the above-named Peter Ping instrument to be his	July 13 , 1998 I. Lyford and free act and
	Before me,	unisuR. Uposaon	
	Printed Name:	Notary Public  DENISE R. HODSDON  HODRAY PUBLIC, MAINE  MY COMMISSION ELYMES  MARCH 3, 2002	- GFA
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Susan F. Bulay, Register Penobscot County, Maine