

WARRANTY DEED

THE CUSHING FAMILY CORPORATION, a corporation organized and existing under the laws of the State of Maine and with a principal place of business at Hampden, County of Penobscot and State of Maine (mailing address: P.O. Box 687, Hampden, ME 04444-0687), for consideration paid, grants to UNION SQUARE, LLC, a limited liability company organized and existing under the laws of the State of Maine and with a principal place of business at Hampden, County of Penobscot and State of Maine (mailing address: P.O. Box 603, Hampden, ME 04444-0603), with WARRANTY COVENANTS, certain real estate, land and buildings, situated in Dover-Foxcroft, County of Piscataquis and State of Maine, further bounded and described in Schedule A attached hereto and made a part hereof.

No Transfer Tax Paid

IN WITNESS WHEREOF, Vincent W. Cushing, in his capacity as President of The Cushing Family Corporation, has hereunto set his hand and seal this 16 day of ~~May~~ July, 2009.

Signed, Sealed and Delivered in presence of:

Susan Morris  
Witness

THE CUSHING FAMILY CORPORATION  
By: [Signature]  
Vincent W. Cushing  
Its President  
Hereunto Duly Authorized

STATE OF MAINE

CUMBERLAND, ss.

July 16, 2009

Personally appeared the above-named, Vincent W. Cushing and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

N.P.  
SEAL

[Signature]  
Notary Public/Attorney at Law  
Name: ANNE QUIRION  
Commission Expires: \_\_\_\_\_

Anne Quirion  
Notary Public, State of Maine  
My Commission Expires  
July 10, 2015

Brown Lardy + Morris  
PO Box 478  
Newport 04953

**SCHEDULE A**

Certain real estate situated on the northerly sides of Main and River Streets in **Dover-Foxcroft**, County of Piscataquis and State of Maine, known as the Koritsky Block and adjacent parking lot, bounded and described as follows:

Beginning on the northerly side of Main Street, at a point which is twelve (12) feet six (6) inches easterly from the southeast corner of the "Brick Store", so-called, now or formerly owned by Harold Preble; thence northerly through an iron marker which is twenty-two (22) feet easterly of the shed on the "Brick Store" property; thence continuing northerly to a point which is twelve (12) feet west of the southwest corner of a house formerly situated on the land hereby conveyed; thence continuing northerly through a point which is sixteen (16) feet west of the southwest corner of the shed annexed to said house, to Piscataquis River; thence running easterly by said river to the Waterman Lot, so-called; thence continuing easterly by said River and by said Waterman lot and by the Caswell lot, so-called, to the easterly line of land conveyed to J. Koritsky, Inc. by Oliver T. Caswell by deed dated April 30, 1957, recorded in Piscataquis Registry of Deeds, Vol. 323, Page 498; thence southerly by the easterly line of said last named land, being the westerly line of land now or formerly of Harold Nutter, et ux., to the northerly line of River Street; thence westerly and southerly by the northerly and westerly line of River Street to an iron stake set in the ground on the westerly line of River Street at the northeasterly corner of land conveyed by Jacob Koritsky to Clarence H. Tyler, et al. by deed dated May 10, 1951, recorded in said Registry, Vol. 304, Page 249; thence westerly on the northerly line of said Tyler land and about six (6) feet northerly of the building on said Tyler land to an iron stake at the northwest corner thereof; thence southerly on the westerly line thereof about seventy-four (74) feet to an iron stake at the southwest corner thereof; thence to a point on the foundation of the storage shed on the premises conveyed by the said Koritsky Department Stores to F. V. Peters et ux. by deed dated September 13, 1973, recorded in said Registry, Vol. 408, Page 528; thence N 23° 06' 21" E about six and forty-one one hundredths (6.41) feet to the northeasterly corner of said shed; thence N 61° 30' 33" W about fourteen and forty-four one hundredths (14.44) feet to the northwesterly corner of said shed; thence S 29° 57' 01" W about twenty-eight and eighty one hundredths (28.80) feet to the northerly foundation wall of the building on said Peters' premises formerly used as a liquor store; thence N 60° 02' 59" W about twelve one hundredths (0.12) feet to the westerly foundation wall of said liquor store building and the easterly line of an alley leading northerly from Main Street; thence S 29° 57' 01" W about forty-five and fifty-one hundredths (45.51) feet by the westerly edge of said foundation wall and a projection thereof to the northerly line of Main Street; thence northwesterly by said Main Street to the point of beginning.

EXCEPTING AND RESERVING that portion of the above described premises conveyed by Richard Edwards, et als. to Frederick V. Peters, Jr. and Violet S. Peters by Warranty Deed dated December 27, 1983 and recorded at the Piscataquis County Registry of Deeds in Vol. 553, Page 357, therein described as follows:

"A certain lot or parcel of land situated in Dover-Foxcroft, County of Piscataquis and State of Maine, bounded and described as follows, to wit:

Beginning at the southwesterly corner of land now or formerly of H. Nutter on the northerly line of River Street; thence westerly along the northerly line of said Street two hundred five feet (205'), to a point; thence northerly in a line parallel with the westerly line of said Nutter land to the southerly bank of the Piscataquis River; thence easterly along the southerly bank of said River to the northwesterly corner of said Nutter land; thence southerly along the westerly line of said Nutter land one hundred feet (100') more or less, to point of beginning."

The above-described premises are conveyed subject to the right of eavesdrip, access for repairs, and the right to the use of said last named alley more fully set forth in the aforesaid deed from the said Koritsky Department Stores to said Peters.

There is also conveyed hereby as appurtenant to the above described premises the right reserved in the aforesaid deed to said Tylers to pass and repass over so much of said Tyler land as was in 1951 used as a driveway, and also the right, in common with others having similar rights, to pass and repass, on foot and with vehicle and as appurtenant to the premises hereby conveyed over the passageway extending northerly from said Main Street by the "Brick Store property" next westerly of the premises hereby conveyed and also the right to pass and repass, in common with others, over that eight (8) foot strip of land lying between the Peters' property on the south and the Tyler property on the north, used as a right of way leading westerly from River Street.

For source of title, reference is hereby made to Warranty Deed given by Joshua A. Tardy and Mary Ellen Tardy to The Cushing Family Corporation, dated December 30, 2008 and recorded January 2, 2009 at the Piscataquis County Registry of Deeds in Book 1961, Page 242.

Piscataquis County  
Recorded  
Jul 27, 2009 01:35:54P  
Linda M. Smith  
Register of Deeds



**Property Card: 64 EAST MAIN STREET**  
 Dover Foxcroft, ME

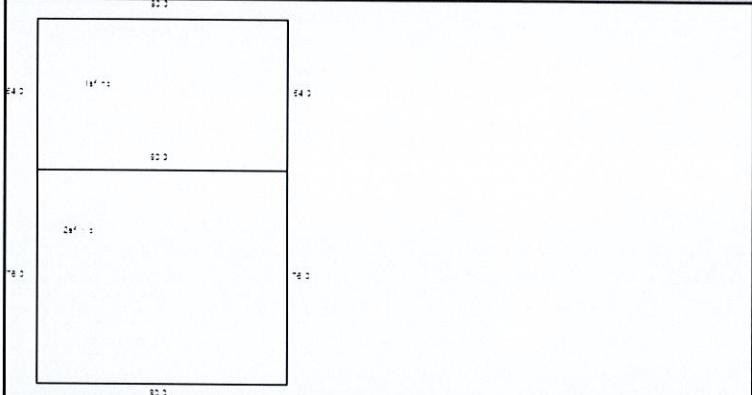


**Parcel ID:** 040-009  
**Trio Account #:** 1179

**Owner:** Union Square LLC  
**Co-Owner:**  
**Mailing Address:** PO Box 603  
 Hampden, ME 04444

| Valuation | Building Sketch |
|-----------|-----------------|
|-----------|-----------------|

**Card Number:** 1  
**Acreage:** 0.6  
**Land Value:** \$41,600  
**Building Value:** \$317,400  
**Total Value:** \$359,000  
**Exemption Amount:** \$0  
**Net Assessment:** \$359,000  
**Sale Date:** 07/16/2009  
**Sale Type:** 2  
**Sale Price:** \$0  
**Book/Page:** B1961P242 01/02/09 B1595P16 09/10/04  
 B1180P342 02/19/98  
**Exempt Code:** 0



| Building Information |  |
|----------------------|--|
|----------------------|--|

**Living Area (sqft):** 0  
**Number of Rooms:**  
**Number of Bedrooms:**  
**Number of Full Baths:**  
**Number of Half Baths:**  
**Number of Fireplaces:**  
**Bath Style:**  
**Attic:**  
**Chimney(s):**  
**Basement:**  
**Wet Basement:**  
**Basement Garage # of cars:**  
**S/F Basement Living Area:**  
**Cooling Type:**  
**Cooling Percent:**

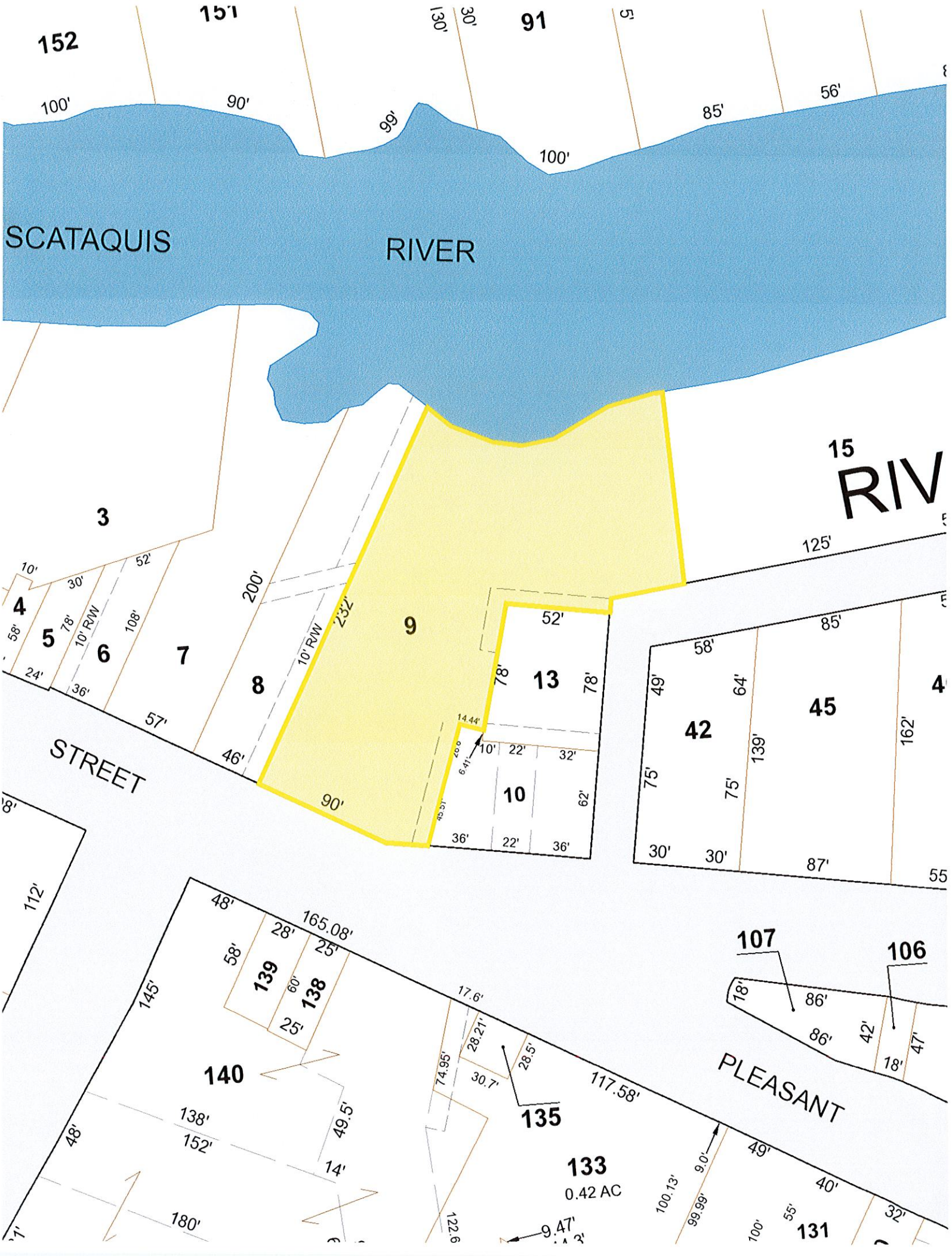
**Foundation:**  
**Insulation:**  
**Kitchen Style:**  
**Roof Surface:**  
**Building Style:**  
**Heat Type:**  
**Heat Percent:**  
**Topography:** 00  
**Utilities:** 20  
**Street Surface:** 0  
**Dwelling Units:**  
**Other Units:**  
**Stories:**  
**Year Built:**  
**Year Remodeled:**



SCATAQUIS

RIVER

15  
RIV



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151

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30'

91

5

100'

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Union Square LLC  
Profit & Loss

January 2018 through December 2020

|                                      | Jan - Dec 18     | Jan - Dec 19     | Jan - Dec 20     | TOTAL             |
|--------------------------------------|------------------|------------------|------------------|-------------------|
| <b>Ordinary Income/Expense</b>       |                  |                  |                  |                   |
| Income                               |                  |                  |                  |                   |
| Late Fees                            | 0.00             | 0.00             | 40.00            | 40.00             |
| Rental Income                        | 33,180.00        | 39,200.00        | 35,420.00        | 107,800.00        |
| <b>Total Income</b>                  | <u>33,180.00</u> | <u>39,200.00</u> | <u>35,460.00</u> | <u>107,840.00</u> |
| <b>Gross Profit</b>                  | <u>33,180.00</u> | <u>39,200.00</u> | <u>35,460.00</u> | <u>107,840.00</u> |
| Expense                              |                  |                  |                  |                   |
| Advertising and Promotion            | 160.00           | 0.00             | 0.00             | 160.00            |
| Bank fee                             | 192.00           | 65.00            | 1.00             | 258.00            |
| Cleaning Services                    | 3,676.00         | 4,206.48         | 4,515.88         | 12,398.36         |
| DSL Service                          | 948.35           | 875.40           | 875.40           | 2,699.15          |
| Miscellaneous Expense                | 385.00           | 601.00           | 85.00            | 1,071.00          |
| Office Supplies                      | 59.27            | 0.00             | 0.00             | 59.27             |
| Professional Fees                    | -984.99          | 85.00            | 760.00           | -139.99           |
| Property Management Fees             | 3,450.00         | 4,400.00         | 5,000.00         | 12,850.00         |
| Repairs and Maintenance              |                  |                  |                  |                   |
| Building Supplies                    | 1,116.05         | 237.66           | 1,220.33         | 2,574.04          |
| Carpet                               | 1,419.21         | 0.00             | 0.00             | 1,419.21          |
| Heating                              | 637.19           | 98.84            | -76.14           | 659.89            |
| Labor                                | 16,566.88        | 8,040.62         | 1,104.00         | 25,711.50         |
| Plowing                              | 1,537.89         | 1,436.93         | 1,029.34         | 4,004.16          |
| Supplies                             | 3,309.24         | 2,644.05         | 4,743.37         | 10,696.66         |
| Repairs and Maintenance - Other      | 750.00           | 650.00           | 900.00           | 2,300.00          |
| <b>Total Repairs and Maintenance</b> | <u>25,336.46</u> | <u>13,108.10</u> | <u>8,920.90</u>  | <u>47,365.46</u>  |
| Sales Tax                            | 0.00             | 0.00             | 34.86            | 34.86             |
| Small Tools and Equipment            | 0.00             | 34.79            | 0.00             | 34.79             |
| Taxes - Property                     | 7,604.67         | 7,764.90         | 7,713.95         | 23,083.52         |
| Trash Removal                        | 627.00           | 650.00           | 600.00           | 1,877.00          |
| Utilities                            |                  |                  |                  |                   |
| Electric                             | 14,603.69        | 15,793.69        | 12,219.22        | 42,616.60         |
| Sewer                                | 668.55           | 657.78           | 467.86           | 1,794.19          |
| Utilities/water                      | 480.37           | 489.90           | 451.52           | 1,421.79          |
| <b>Total Utilities</b>               | <u>15,752.61</u> | <u>16,941.37</u> | <u>13,138.60</u> | <u>45,832.58</u>  |

7:55 AM  
 05/11/21  
 Accrual Basis

**Union Square LLC**  
**Profit & Loss**

January 2018 through December 2020

|                      | <u>Jan - Dec 18</u> | <u>Jan - Dec 19</u> | <u>Jan - Dec 20</u> | <u>TOTAL</u>      |
|----------------------|---------------------|---------------------|---------------------|-------------------|
| Write Off/Bad Debt   |                     |                     |                     |                   |
| Total Expense        | 1,500.00            | 0.00                | 0.00                | 1,500.00          |
| Net Ordinary Income  | 58,706.37           | 48,732.04           | 41,645.59           | 149,084.00        |
| Other Income/Expense | -25,526.37          | -9,532.04           | -6,185.59           | -41,244.00        |
| Other Income         |                     |                     |                     |                   |
| Misc Income          | 0.00                | 0.00                | 40.00               | 40.00             |
| Total Other Income   | 0.00                | 0.00                | 40.00               | 40.00             |
| Other Expense        |                     |                     |                     |                   |
| Interest Expense     | 7,019.71            | 8,410.39            | 6,895.02            | 22,325.12         |
| Total Other Expense  | 7,019.71            | 8,410.39            | 6,895.02            | 22,325.12         |
| Net Other Income     | -7,019.71           | -8,410.39           | -6,855.02           | -22,285.12        |
| Net Income           | <u>-32,546.08</u>   | <u>-17,942.43</u>   | <u>-13,040.61</u>   | <u>-63,529.12</u> |