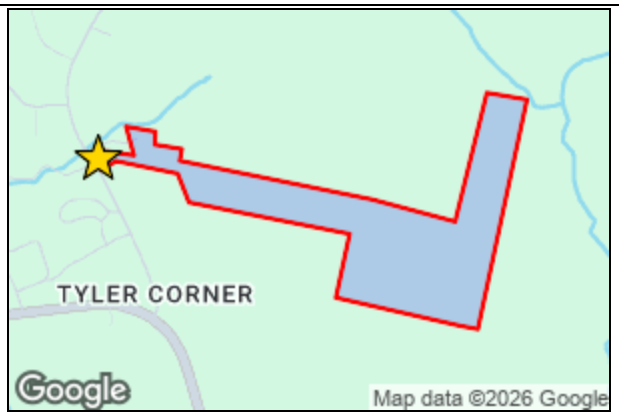
Public Detail Report

MLS #: 1688750 **County:** Kennebec **Seasonal:** No **List Price:** $155,000
Status: Active **Property Type:** Land **Original List Price:** $155,000
Directions: From the intersection of I-95 and Kennedy Memorial Drive, head north/west on Kennedy Memorial Drive for 1.8 miles. Continue north on Route 137 for 4.25 miles, turn right onto E Pond Road. The property is on your right after .3 miles.



0 E Pond Road
Oakland, ME 04963

List Price: $155,000
MLS#: 1688750



Land Information

Lot Size Acres +/-:	78.9	**Waterfront:**	No	**Road Frontage +/-:**	150
Source of Acreage:	Public Records	**Water Views:**	No	**Source of Road Frontage:**	Deed
Mobile Homes Allowed:	Yes			**Zoning:**	Rural, Shoreland
				Zoning Overlay:	Unknown

Property Features

Driveway:	Gravel	**Electric:**	No Electric	**Roads:**	Paved; Public
Parking:	1 - 4 Spaces	**Gas:**	No Gas	**Site:**	Wooded
Location:	Near Town; Rural	**Water:**	None		
Recreational Water:	Nearby; Public	**Sewer:**	None		
View:	Trees/Woods				

Tax/Deed Information

Book/Page	3411/164	**Full Tax Amt/Yr:**	$1,355.82/ 2025	**Map/Block/Lot:**	40//45
Deed/Conveyance Type Offered:	Warranty			**Tax ID:**	Map40Lot45EPondRoadOakland04963

Remarks

Remarks: Enjoy nearly 80 acres of wooded land in the Belgrades Lakes Region! Excellent opportunity for large acreage in a desirable location for residential, recreational or timber investment purposes. An improved woods road winds through nearly 2000 feet of the property providing a great starting point for a future driveway. 20 acres are subject to a 1987 mineral lease. No evidence of recent mineral harvesting. Town maintained road frontage, electricity roadside, no restrictions and warranty deed. Public access to East Pond is directly across the street. Only 10 minutes to I-95, 20 minutes to downtown Waterville and 30 minutes to Augusta. Take a look today!

LO: Swift River Properties

Listing provided courtesy of:

William {Brian} Rhea
Swift River Properties
26 Stewart Street
Newcastle, ME 04553
207-756-9079
brian.swiftriver@gmail.com

Prepared by William {Brian} Rhea on Wednesday, November 25, 2026 7:14 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2026 and FBS.

Map 40 Lot 45 E Pond Road, Oakland

Approximately 78.9 acres

1 inch = 500 Feet

0 500 1000 1500

November 23, 2026

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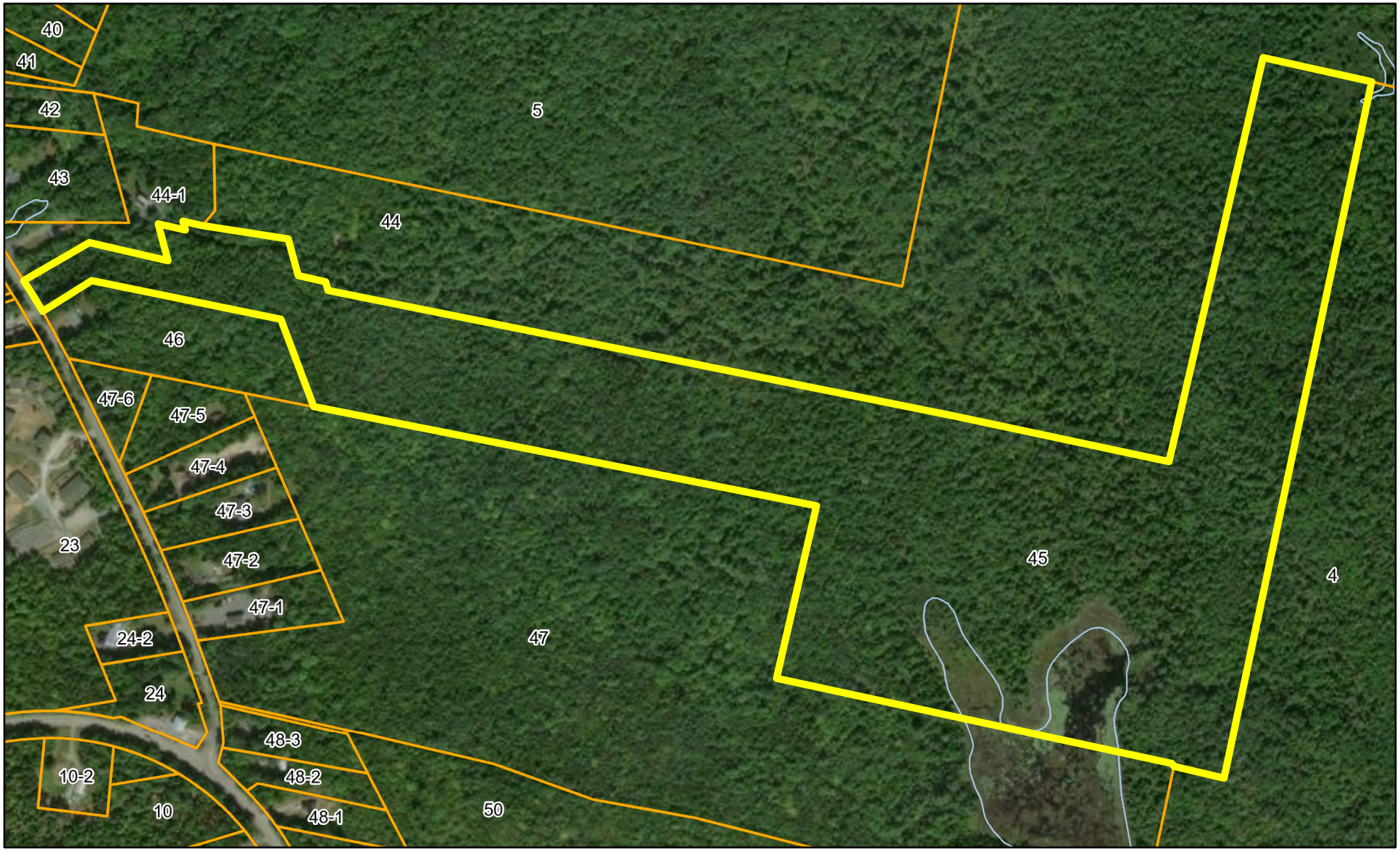
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

78.9 acres - East Pond Road, Oakland

Belgrade Lakes Region

November 23, 2026

1 inch = 8592 Feet

0 8592 17184 25776

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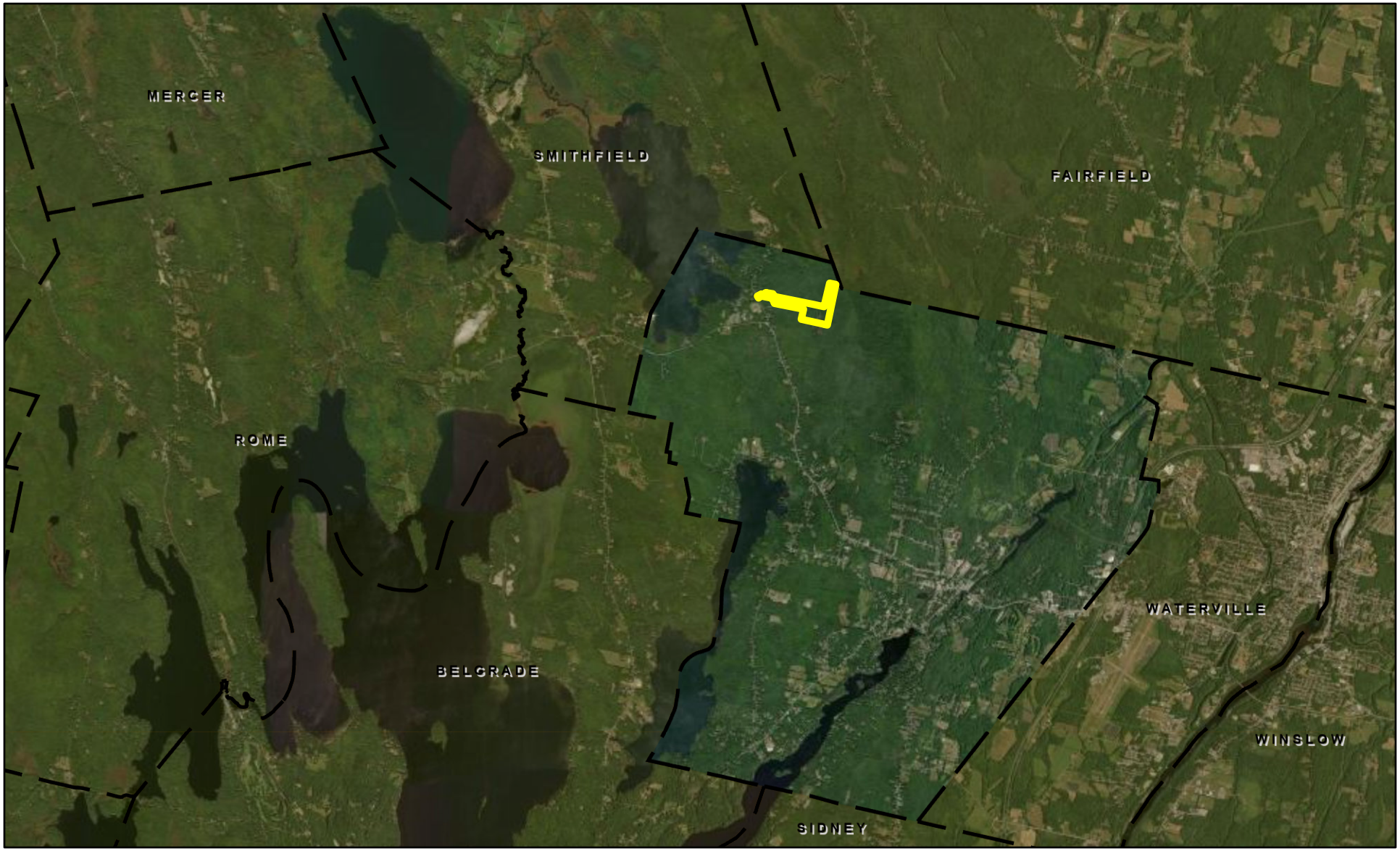

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Town of Oakland, ME

November 23, 2026

1 inch = 1074 Feet

0 1074 2148 3222

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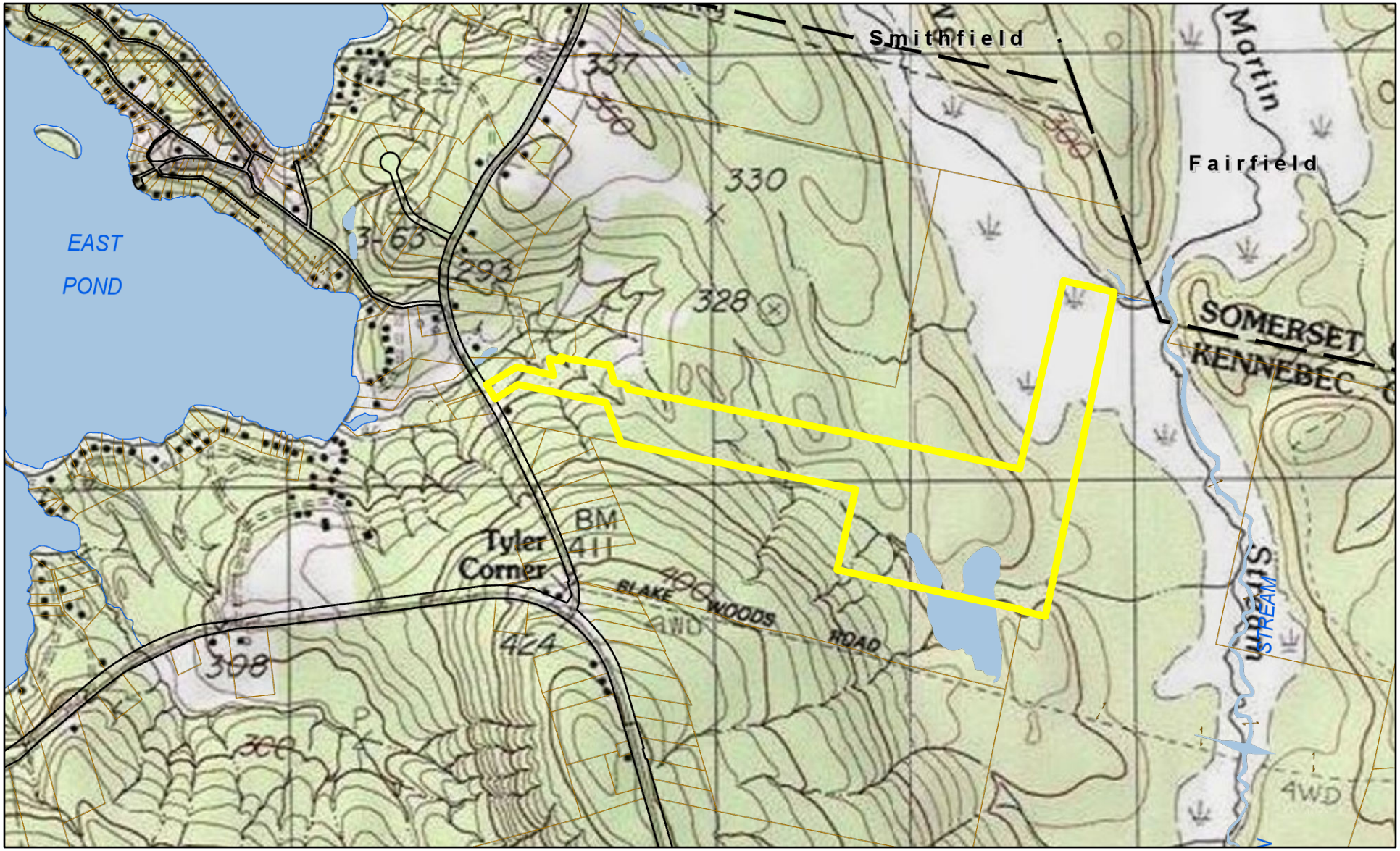

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Docusign Envelope ID: 8FACBACA-2BAC-82B3-8360-00618113150D

PROPERTY LOCATED AT: **Map 40 Lot 45 E Pond Road, Oakland, ME 04963**

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ..... ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? **n/a**

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): **n/a** Size of tank(s): **n/a**

Location: **n/a**

What materials are, or were, stored in the tank(s): **n/a**

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: **Seller has no knowledge of underground storage tanks.**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: **Seller has no knowledge of other hazardous materials.**

Source of information: **Seller**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____ _____ _____ _____ Seller Initials Initial AM _____ _____ _____

Docusign Envelope ID: 8FACBACA-2BAC-82B3-8360-00618113150D

SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Mineral lease on 20.3 acres from 1987 and right of way**

Source of information: **Public records, deed**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? **Town road**

Road Association Name (if known): **n/a**

Source of information: **Public records**

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **n/a**

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **n/a**

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **n/a**

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, indicate the dates of each claim: **n/a**

Docusign Envelope ID: 8FACBACA-2BAC-82B3-8360-00618113150D

PROPERTY LOCATED AT: **Map 40 Lot 45 E Pond Road, Oakland, ME 04963**

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: **n/a**

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Zone X, Zone A

Relevant Panel Number: **23011C0155D** Year: **2011** (Attach a copy)

Comments: **Only a small portion along back line is in the flood zone**

Source of Section III information: **FEMA**

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **Shoreland zoning along bog in the rear**

Source of information: **Public records**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain:

Source of information: **Public records**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **none**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☐ Yes ☒ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **Seller, public records**

Additional Information: **Owner states that the mineral lease has been inactive for many years.**

Continued... See Addendum additional information 1

Initial

Buyer Initials _____ _____ _____ _____ Seller Initials AM _____ _____ _____ _____

Docusign Envelope ID: 8FACBACA-2BAC-82B3-8360-00618113150D

PROPERTY LOCATED AT: **Map 40 Lot 45 E Pond Road, Oakland, ME 04963**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Signed by: Adan Maldonado BEADC88D670D48C... 11/23/2026

SELLER DATE SELLER DATE

Stillpoint Land, LLC

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

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REALTOR®

EQUAL HOUSING OPPORTUNITY

Docusign Envelope ID: 8FACBACA-2BAC-82B3-8360-00618113150D

ADDENDUM

PROPERTY: **Map 40 Lot 45 E Pond Road, Oakland, ME 04963**

1) additional information

Seller has entered into a purchase and sale agreement for the purchase of property that is contingent on Seller closing on the transaction described in this Agreement. The agreement for Seller's purchase is subject to a kick-out clause that allows the seller of the property to terminate the agreement under certain circumstances ("Kick-Out Clause"). If the Kick-Out Clause is exercised and the agreement for Seller's purchase is terminated any time prior to closing on this transaction, Seller shall have the right to declare this Agreement null and void by notifying Buyer in writing. The transaction is intended to close simultaneously, with Seller acquiring the property immediately prior to or concurrently with the Buyer's closing.

Date: 11/23/2026

Signed by:
Adan Maldonado
Signature 8FACBACA-2BAC-82B3-8360-00618113150D...

Date:

Signature

Date:

Signature

Date:

Signature

NOTES TO USERS

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Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

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NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

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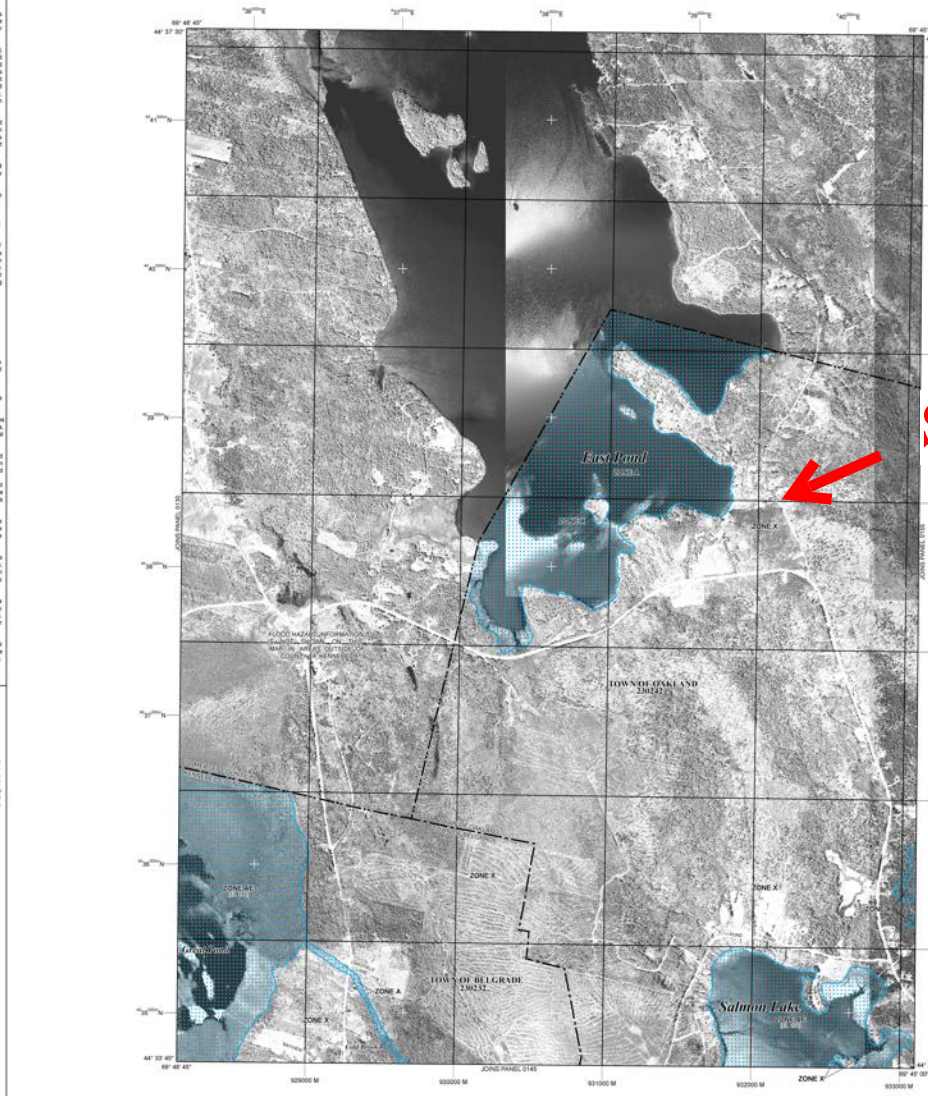
If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

State of Maine Floodway Note: Under the Maine Revised Statutes Annotated (M.R.S.A.) Title 38 § 436-A, 7C where the floodway is not designated on the Flood Insurance Rate Map, the floodway is considered to be the channel of a river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain, as measured from the normal high water mark to the upland limit of the floodplain, unless a technical evaluation certified by a registered professional engineer is provided demonstrating the actual floodway based upon approved FEMA modeling methods.



Subject

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, ARR, A, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.

ZONE AE — Base Flood Elevations determined.

ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE ARR — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway Boundary

Zone D Boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.

Base Flood Elevation line and value; elevation in feet*

Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

Cross section line

Transect line

Cutsell

Bridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western hemisphere

1000-meter Mercator Easting values, Maine State Plane West Zone (FIPS Zone 1802), Transverse Mercator projection

1000-meter Universal Transverse Mercator grid values, zone 19N

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
June 16, 2011

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0135D

FIRM

FLOOD INSURANCE RATE MAP

KENNEBEC COUNTY, MAINE

(ALL JURISDICTIONS)

PANEL 135 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BELGRADE, TOWN OF	230232	0135	D
OAKLAND, TOWN OF	230242	0135	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
23011C0135D
EFFECTIVE DATE
JUNE 16, 2011

Federal Emergency Management Agency

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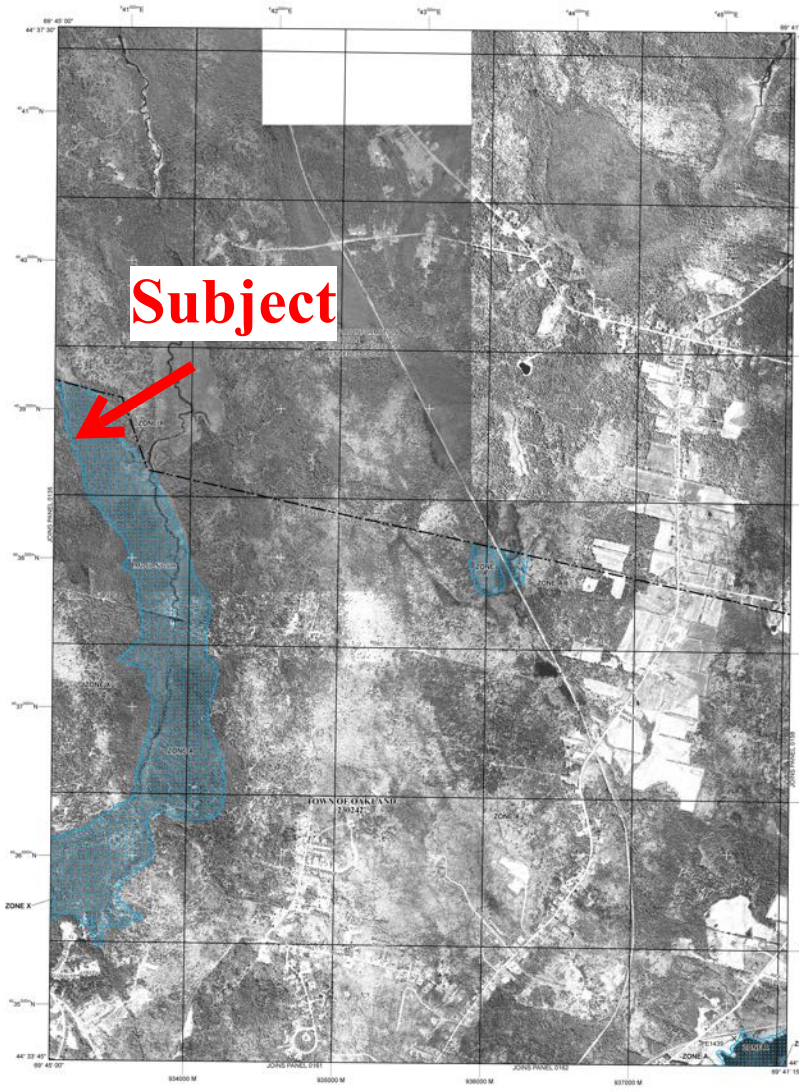

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.

ZONE AE — Base Flood Elevations determined.

ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway Boundary

Zone D Boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.

Base Flood Elevation line and value; elevation in feet*

(EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

Cross section line

Transect line

Cutsell

Bridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere

1000-meter Universal Transverse Mercator grid values, zone 19N

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
June 16, 2011

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0155D

FIRM

FLOOD INSURANCE RATE MAP

KENNEBEC COUNTY, MAINE

(ALL JURISDICTIONS)

PANEL 155 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
OAKLAND, TOWN OF	230047	0155	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
23011C0155D
EFFECTIVE DATE
JUNE 16, 2011

Federal Emergency Management Agency

BK3411PG 164

Wayne R. Leach and Pauline F. Leach

of RFD 2, North Vassalboro, Maine 04962

~~[illegible]~~ for consideration paid,

grant to

019345

Diane L. Poulin and Ronald J. Poulin

of 46 Western Avenue, Waterville, Maine 04901

with warranty covenants, as joint tenants, the land in Kennebec County, State of Maine, described as follows:

TRANSFER
TAX
PAID

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

~~wife of said grantor,~~

~~[illegible]~~

Y-3116

Witness our hands and seals this 19th day of August 1988

R. E. York — Wayne R. Leach
Wayne R. Leach

R. E. York — Pauline F. Leach
Pauline F. Leach

The State of Maine Kennebec ss. August 19th 1988

Then personally appeared the above named Wayne R. Leach and Pauline F. Leach

SEAL

and acknowledged the foregoing instrument to be their free act and deed.

Before me, Robert E. York
~~Justice of the Peace - Attorney at Law~~ - *Notary Public*

Robert E. York

12205 Warranty Deed - Joint Tenancy - Short Form

EXHIBIT A

Two certain lots or parcels of land, situated in Oakland, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

PARCEL ONE: Starting on the east side of the East Pond Road at a point two hundred fifty (250) feet southerly of the southwest corner of land of one Van Wickler; thence in an easterly direction two hundred sixty-five (265) feet to an iron pin; thence easterly two hundred ninety (290) feet to an iron pin; thence northerly one hundred thirty-seven (137) feet to an iron pin; thence easterly one hundred (100) feet; thence northerly thirty-three (33) feet; thence easterly four hundred (400) feet; thence southerly one hundred thirty-seven (137) feet; thence easterly one hundred (100) feet; thence southerly thirty-three (33) feet; thence easterly twenty-two hundred (2200) feet, more or less, to a point, which point is four hundred and fifty (450) feet northerly of land of Diamond National; thence southerly four hundred fifty (450) feet to a point bounding the land of Diamond National; thence westerly twenty-four hundred (2400) feet more or less along the northerly bound of land of Diamond National to an iron pin; thence in a northerly direction three hundred twenty (320) feet to an iron pin; thence northwesterly seven hundred (700) feet to an iron pin; thence southwesterly a distance of two hundred feet (200') to an iron pin on the east side of the East Pond Road; thence northerly one hundred fifty (150) feet along the said Road to the point of beginning.

Being the same premises deeded to Robert A. Nickless and Alice V. Nickless by deed of Bernard Place recorded in Book 2229, Page 52 in Kennebec Registry, with the addition of the thirty-three foot (33') by one hundred foot (100') parcel deeded to Robert A. Nickless and Alice V. Nickless by deed dated April 4, 1984, and with the exception of the thirty-three foot (33') by one hundred foot (100') parcel deeded to Bernard Place and Nazelia Place dated April 4, 1984, to be recorded with this document. The added parcel and the deleted parcel are shown on the map to be recorded.

Also another lot or parcel of land adjoining the parcel described above.

PARCEL TWO: Beginning at the northeasterly corner of Parcel One, said corner being on the westerly line of Lot #22 of the Soloman Adams Plan; thence south sixty degrees east (S 60° E) and parallel to the southerly line of Lot #22 in the extension of the present northerly line of Parcel One a distance of one thousand sixty-six feet (1066') more or less to a point; thence north thirty degrees east (N 30° E) along land of Bernard Place and Nazelia Place a distance of one thousand four hundred eighty-five feet (1485') more or less to the northerly line of Lot #22; thence south sixty degrees east (S 60° E) along land of said Place a distance of four hundred feet (400') more or less to the northeasterly corner of

. . . continued . . .

Lot #22; thence south thirty degrees west (S 30° W) along land of E. D. Bessey and the easterly line of Lot #22 a distance of two thousand five hundred fifty-eight feet (2558') more or less to the southeasterly corner of Lot #22; thence north sixty degrees west (N 60° W) along land of Diamond International for a distance of one thousand four hundred sixty-six feet (1466') more or less to the southwesterly corner of Lot #22; thence north thirty degrees east (N 30° E) along land of Diamond International a distance of six hundred twenty-three feet (623') and further along the easterly boundary of Parcel One a distance of four hundred fifty feet (450') more or less to the beginning.

Excepting and reserving a right-of-way to Bernard Place and Nazelia Place to use the driveway as presently located as it enters from the East Pond Road so called and crosses a portion of Parcel One first herein described. The right-of-way will be in common with the Grantees herein, their heirs and assigns, and the said Bernard and Nazelia Place realize that the driveway as crossing this parcel may be also used for other traffic including logging equipment.

For source of title reference may be had to deed from Robert A. Nickless and Alice V. Nickless to Wayne R. Leach and Pauline F. Leach, dated April 5, 1984 and recorded in Kennebec County Registry of Deeds, Book 2669, Page 42.

RECEIVED KENNEBEC SS.

1988 AUG 23 AM 11:22

ATTEST: [signature]
REGISTER OF DEEDS

BK3696PG 344

RATIFICATION AND DIVISION AGREEMENT

STATE OF Maine §

COUNTY OF Kennebec §

003747

WHEREAS, GCO Minerals Company, herein called "Lessee", is the owner and holder of the following described lease:

Lease dated July 8, 1987, between Wayne R. and Pauline F. Leach, as Lessor, and GCO Minerals Company, as Lessee, recorded in Volume 2669, at page 42, of the Deed Records of Kennebec County, State of Maine, covering 20.30 acres of land, more or less, situated in said County, as described and/or referred to in such lease, to wit:

A section of bog land, 20.3 acres more or less, located in Lot 45, Map 40, which is an 83 acre lot in the Town of Oakland in Kennebec County, Maine, and described as being bounded by land not or formerly owned to wit:

On the North by Part of Lot 4, Map 41, by B. & N. Place.
On the East by Part of Lot 4, Map 41, by Bessey Development Co.
On the South by Lot 47, Map 40, by Diamond Occidental Forest Co.
On the West by the e. Pond Road, Lot 46, Map 40, by Wendall J. & Melody Brann.

and being the same land described in deed from Robert A. & Alice V. Nickless to Wayne R. & Pauline F. Leach dated 4-5-85, recorded in Book 2669, Page 42, in the Kennebec County Registry of Deeds.

which lease, as ratified, amended, and/or supplemented heretofore, is referred to herein as "said lease". This ratification also covers and included all other land, if any covered by said lease (whether or not described above).

WHEREAS, the undersigned desire to adopt, ratify, and confirm said lease, and to set out their proportion of any delay rental/advanced royalty payments which may be made hereafter under said lease:

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, the undersigned hereby adopt, ratify, and confirm said lease, and the undersigned hereby grant, lease, and let to Lessee, his or its heirs, successors, and assigns, the land covered by said lease, subject to and in accordance with all of the terms and conditions set forth in said lease.

Notwithstanding any provisions of said lease with reference solely to the amount of annual delay rental/advanced royalty payable under said lease and the depository bank or banks in which such rental or royalty may be deposited, each party who joins herein agrees that the amount (if any) set out below opposite his name (or opposite his name and the name of other parties, jointly) shall be the total amount of delay rental/advanced royalty payable under said lease to such party, (or to such parties, jointly, as the case may be) and to the heirs, successors, or assigns of such party (or parties), and each such party who is credited with any delay rental/advanced royalty under said lease as set out below agrees that payment or tender of delay rental/advanced royalty in such amount and to such party (or parties), as specified below, his or their heirs, successors, or assigns, or to the credit of such party (or parties), his or their heirs, successors, or assigns, in the respective depository bank indicated below, or its successors, or in a depository bank named in said lease, or its successors, which payment is otherwise made in accordance with the provisions of said lease relating to delay rental/advanced royalty payments, shall continue said lease in force in accordance with the provisions of said lease as to the interest of such party.

CREDIT TO	AMOUNT	DEPOSITORY
Wayne R. Leach and Pauline F. Leach 87 College Ave., Suite 101 Waterville, ME 04901	-0-	
X Ronald J. Poulin and Diane Poulin 46 Western Ave. Waterville, ME 04901	$203.00	x Pay Direct Account #

Each party who joins herein and who is not credited herein with any delay rental/advanced royalty under said lease agrees that no delay rental/advanced royalty under said lease need be paid or credited to such party in order to continue the lease in force and that the interest (if any) of such party in the land included in said lease is subject to and covered by said lease.

Said lease (as said lease may have been amended heretofore) shall continue in full force and nothing herein contained shall serve to alter or affect in any manner the ownership or division of the royalties payable under said lease or on production from the land covered thereby. The provisions hereof shall be binding on each party who joins herein, whether or not this agreement is executed by all owners of interests under or subject to said lease, and shall extend to and be binding on the heirs, successors, and assigns of each party hereto.

EXECUTED as of the 1ST day of DECEMBER, 1989

Wayne R. Leach

Pauline F. Leach

x Ronald J. Poulin
Ronald J. Poulin
004 54 8232
Social Security Number

x Diane Poulin
Diane Poulin
005-52-7451
Social Security Number

G.C.O. Minerals B. 344
PO Box 4258 347
Houston TX 77210

STATE OF Maine §
§
COUNTY OF Kennebec §

INDIVIDUAL ACKNOWLEDGEMENT

I, Dale S. McGlauflin, a Notary Public in and for said County and State, do hereby certify that Diane Poulin, to be personally known, and known to me to be the same person _____ described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged to me that _____She_____ executed and delivered the same as her free and voluntary act and deed, for the uses, purposes and consideration therein expressed, including the relinquishment of dower and homestead.

Given under my hand and official seal this 1st day of December, 1989.

SEAL

My Commission Expires [illegible] JULY 27, 1993

Dale S. McGlauflin
Notary Public in and for said County and State,
Residing at 58 Winthrop St. #4, Augusta ME 04330

STATE OF MAINE §
§
COUNTY OF KENNEBEC §

INDIVIDUAL ACKNOWLEDGEMENT

I, Priscilla Varney, a Notary Public in and for said County and State, do hereby certify that Ron Poulin, to be personally known, and known to me to be the same person _____ described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged to me that _____(he)_____ executed and delivered the same as his free and voluntary act and deed, for the uses, purposes and consideration therein expressed, including the relinquishment of dower and homestead.

Given under my hand and official seal this 22nd day of Jan., 1990

SEAL

My Commission Expires 4-30-93

Priscilla E. Varney
Notary Public in and for said County and State
Residing at Waterville Me. Kennebec
PRISCILLA E. VARNEY

STATE OF MAINE §
§
COUNTY OF KENNEBEC §

CORPORATE ACKNOWLEDGEMENT

I, _____, a Notary Public in and for said County and State, do hereby certify that _____, to me personally known, and known to me to be the same person who executed the foregoing instrument as _____ of _____, a corporation, appeared before me this day in person and, being first duly sworn, acknowledged that he is the _____ of said corporation, that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed, sealed, and delivered in behalf of said corporation by authority of its Board of Directors, and further acknowledged said instrument and his execution thereof to be the free and voluntary act and deed of said corporation, and his own free and voluntary act and deed for the uses, purposes and considerations therein expressed.

Given under my hand and official seal this _____ day of _____, 19___.

My Commission Expires _____

_____
Notary Public in and for said County and State,
Residing at _____

RECEIVED KENNEBEC SS.
1990 FEB 28 AM 9:00
ATTEST: [illegible]
REGISTER OF DEEDS