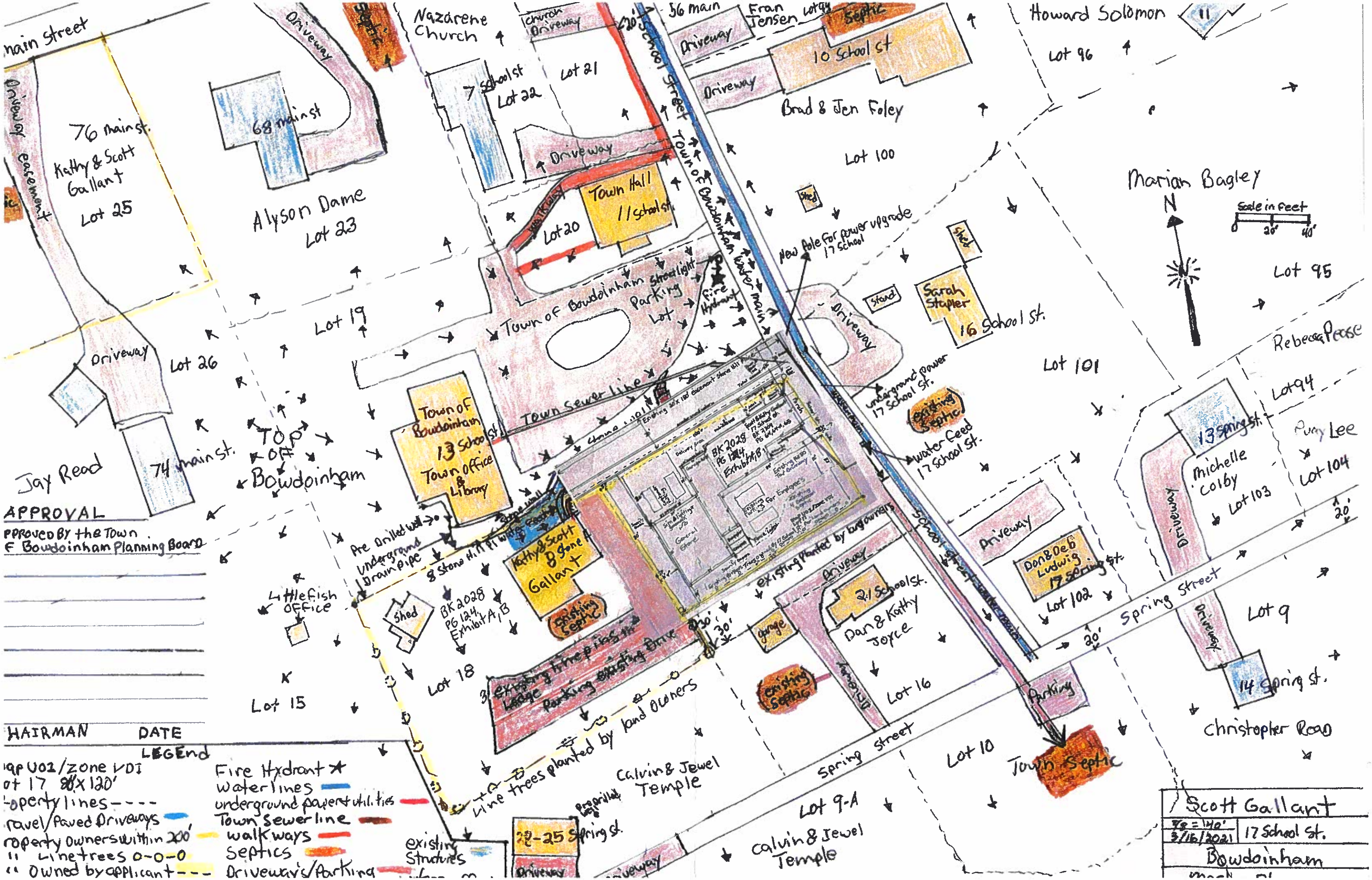

APPROVAL

APPROVED BY the Town of Bowdoinham Planning Board

CHAIRMAN DATE

Town of Dowdoinham

Existing 20'x 180' easement Stone Hill Place

20'

underground water

Town Sewer pipe

Driveway width 36'

20' easement

new Pole

N

120'

Delivery Area

predrilled well

16' Added to easement

underground power

IR

Security camera

53'

Scott & Kathy Gallant
17 School St.
BK 2309
PG 64, 64-A, 65
Exhibit A, B

BK 2184
PG 62

BK 2028
PG 124
Exhibit A, B

Porch

20'

27'

underground water

6'

Security camera

26'

80'

Existing 16X80 Tar Driveway

16'

53'

School St. 20' wide

80'

Existing Parking for Employees

Existing 4 Bedroom Septic

Fence Locked

Kathy & Scott Gallant
Stone Hill Place
BK 2028 PG 124 Exhibit A, B

Lot 18

BK 2309 PG 64 A, B

IP

30'

customer parking

29'1"

16'

Security camera

entrance

29'

80'

sign & lighting at gooseneck

General Store

36'

IP

11'4"

29'

Security camera

11'9"

Garage 16X24

16'

16'

Dumpster

compost

gooseneck light

16'

Existing 40+Years Trees owned By 17 School St. Per "Land owners"

135'

map U01/Zone VDI
Lot 17

Bk 2309 Pg64 #13435
11-04-2003 @ 03:20p

RECORDING ORDER: 2 of 2

QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL MEN BY THESE PRESENTS, that we, KATHLEEN GALLANT and SCOTT A. GALLANT, of the Town of Bowdoinham, County of Sagadahoc and State of Maine, for no consideration paid, hereby grants to KATHLEEN GALLANT and SCOTT GALLANT, as joint tenants and not tenants-in-common, and whose mailing address is 17 School Street in said Bowdoinham, Maine 04008, a portion of the real property described in Exhibit B attached hereto and incorporated herein by reference, situated in Bowdoinham, County of Sagadahoc and State of Maine, which portion is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of October, 2003.

Pamela C Ross
Witness

Kathleen Gallant

Pamela C Ross
Witness

Scott A. Gallant

STATE OF MAINE)
) ss. Bowdoinham
COUNTY OF SAGADAHOC)

Personally appeared before me the above-named KATHLEEN GALLANT and SCOTT A. GALLANT and acknowledged the foregoing instrument to their free act and deed.

(SEAL)

Kimberly Sparks
Notary Public/~~Attorney at Law~~
My Commission Expires:

KIMBERLY A. SPARKS
Notary Public, Maine
My Commission Expires 4/27/2010

EXHIBIT A
TO DEED
(DEED RECORDING ORDER: 2 of 3)

A portion of a certain lot or parcel of land described in Exhibit B, with the buildings thereon, situated in said Bowdoinham, and identified on the Town of Bowdoinham, Maine tax maps on file at the Municipal Offices, to wit: Map U1, Lot 17), which portion is bounded and described as follows:

Beginning at an iron post set in the southwest corner of land owned by Grantees, and as identified on the Town of Bowdoinham, Maine tax maps on file at the Municipal Offices, to wit: Map U1, Lot 18; thence in a general southerly direction sixty-three (63) feet to an iron post at land formerly owned by Prindall (Map U1, Lot 15); thence running in a general easterly direction one-hundred and fifty feet (150) to an iron post; thence running in a general northerly direction 63 feet to an iron post; thence running in a general westerly direction to 140 feet to the point of beginning.

Being a portion of the premises as conveyed to Kathleen Gallant and Scott A. Gallant by Kathleen Gallant dated May 2, 2003 and recorded in the Sagadahoc County Registry of Deeds in Book 2184 Page 62, and described in Exhibit B.

Said portion to be made a part of the property described in a deed from Dianna J. Thibodeau to Kathleen Gallant dated July 12, 2002 and recorded in the Sagadahoc County Registry of Deeds in Book 2028 Page 124, and further described in a deed dated October 27, 2003 from Kathleen Gallant to Kathleen Gallant and Scott A. Gallant, and recorded on even date herewith.

A. The purpose of this conveyance is as follows:
1) Kathleen Gallant and Scott A. Gallant, Grantors and Grantees, are the owners of Tax Map Lots 17 and 18, referenced above.
2) In order to meet Town setback ordinances, it was necessary for the above-described portion of land to be carved out of Lot 17 and made a part of Lot 18.

KG

EXHIBIT B
TO DEED
(DEED RECORDING ORDER: 2 of 2)

A certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham (and as identified on the Town of Bowdoinham, Maine tax maps on file at the Municipal Offices, to wit: Map U1, Lot 17), and bounded and described as follows:

Beginning on the south line of the School house Lot ten (10) rods westerly of land formerly owned by Thomas Grows; running from thence South twenty-seven (27) degrees east six (6) rods and eighteen (18) links; from thence north seventy-one and one-half (70 and ½) degrees east to the road; from thence on the road to the South line of the School House lot; from thence on the south line of said School House lot to the first mentioned bound.

EXCEPTION NUMBER ONE: Excepting from the above land a certain lot sold to Josephine Lange on November 3, 1939, and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three (3) rods along line of Walter Road; thence at right angles northwesterly forty-eight (48) feet along land formerly owned by Andros; thence at right angels southwesterly three (3) rods along land owned by Land; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION NUMBER TWO: Excepting from the land first described in this deed another parcel of land thirty (30) feet by one hundred thirty-five (135) feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which reference is hereby made for further description of said exception.

Meaning and intending to describe the same premises as conveyed in a Quitclaim Deed without Covenant from Kathleen Gallant to Kathleen Gallant and Scott A. Gallant as joint tenants, dated May 2, 2003 and recorded in the Sagadahoc County Registry of Deeds at Book 2184, Page 62.

SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

Stone Hill General:

Phase 1 Operational intentions are as follows: Monday through Sunday Stone Hill Apothecary storefront shall operate during the hours of 9am-6pm subject to change. We shall typically always have a minimum of 2 staff members during operating hours to ensure compliance with all state laws. During peak cultivation times we may have up to 5 employees in our cultivation area. Cultivation area hours will typically range from 8am-8pm depending on stage of plants. Stone Hill General will comply with all state and local laws regarding Maine MMMP and OMP.