

**CONFIRMATORY  
AND SUPPLEMENTAL DEED**

STEVEN S. HILL of Scarborough, MAINE  
County, Maine and MICHAEL A. HILL of Freeport, Cumberland County, Maine (collectively, the "Grantor"), duly appointed and acting Co-Personal Representatives of the **ESTATE OF JANET STIMPSON HILL**, deceased (testate), as shown by the probate records of the County of Cumberland, Maine (Probate Docket No. 2013-1638), and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, hereby grant to **TWO PENGUIN PROPERTIES, LLC**, a Maine limited liability company with a mailing address of 2 Davis Point Lane, Suite 1B, Cape Elizabeth, Maine 04107 (the "Grantee") a certain lot or parcel of land, together with all improvements thereon and rights appurtenant thereto, located in the Town of Cape Elizabeth, Cumberland County, Maine; being more particularly described in **Exhibit A** attached hereto and incorporated herein.

This deed is being given for the purposes of confirming and supplementing a certain Deed of Sale by Personal Representative from the Grantor to the Grantee dated October 31, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31886, Page 202 (the "2014 Deed"), in order to describe the premises conveyed therein by a current surveyed metes and bounds description. For informational purposes, the 2014 Deed and prior deeds of record used a historical description dating back to a time when the premises conveyed therein was bounded on the west and on the south by Ocean House Road. However, the location of Ocean House Road has been shifted and the roads surrounding the premises have been renamed, such that the premises currently lies southerly of Ocean House Road, easterly of Hill Way, and northerly of Scott Dyer Road.

[Signature Pages Follow]

IN WITNESS WHEREOF, the said STEVEN S. HILL and MICHAEL A. HILL, duly appointed and acting co-personal representatives of the Estate of Janet Stimpson Hill, have hereunto set their hands and seals this 22 day of February, 2016.

[Signature]  
WITNESS

[Signature]  
Steven S. Hill, Co-Personal Representative  
of the Estate of Janet Stimpson Hill, as  
aforesaid

STATE OF MAINE  
CUMBERLAND COUNTY, ss.

February 22, 2016

Personally appeared the above-named Steven S. Hill, Co-Personal Representative of the Estate of Janet Stimpson Hill and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

[Signature]  
Notary Public/Attorney-at-law

Print name: Tracy E Cole

My Commission Expires: \_\_\_\_\_  
TRACYE COLE  
Notary Public - Maine  
My Commission Expires: 02/27/2019

[Signature]  
WITNESS

[Signature]  
Michael A. Hill, Co-Personal Representative  
of the Estate of Janet Stimpson Hill, as  
aforesaid

STATE OF MAINE  
CUMBERLAND COUNTY, ss.

March 7, 2016

Personally appeared the above-named Michael A. Hill, Co-Personal Representative of the Estate of Janet Stimpson Hill and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me

[Signature]  
Notary Public/Attorney-at-law

Print name: Mary C Howe

My Commission Expires:

Mary C Howe, Notary Public  
State of Maine  
My commission expires 04/21/2022

**EXHIBIT A**

**12 Hill Way, Cape Elizabeth, Maine**

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Ocean House Road (State Route 77) in the Town of Cape Elizabeth, County of Cumberland and State of Maine bounded and described as follows:

Beginning at an iron pipe on the southerly sideline of Ocean House Road at the most easterly corner of land now or formerly of the Town of Cape Elizabeth as described in deed book 3925 page 286;

Thence, S 49°06'11" E along the southerly sideline of said Ocean House Road 169.05 feet to land now or formerly of VSH Realty, Inc. as described in deed book 6544 page 102;

Thence, S 21°58'14" E along land of said VSH Realty, Inc. 285.69 feet to land now or formerly of Janet E. Hill as described in deed book 2079 page 392;

Thence, S 79°43'49" W along land of said Hill 60.00 feet;

Thence, S 21°58'14" E along land of said Hill 100.00 feet to the northerly sideline of Scott Dyer Road;

Thence, S 79°43'49" W along the northerly sideline of said Scott Dyer Road 158.35 feet to the northeasterly sideline of Hill Way;

Thence, N 20°08'11" W along the northeasterly sideline of Hill Way 458.97 feet to land of said Town of Cape Elizabeth;

Thence, N 52°50'49" E along land of said Town of Cape Elizabeth 126.44 feet to the southerly sideline of said Ocean House Road and the point of beginning, containing 92,348 +/- square feet.