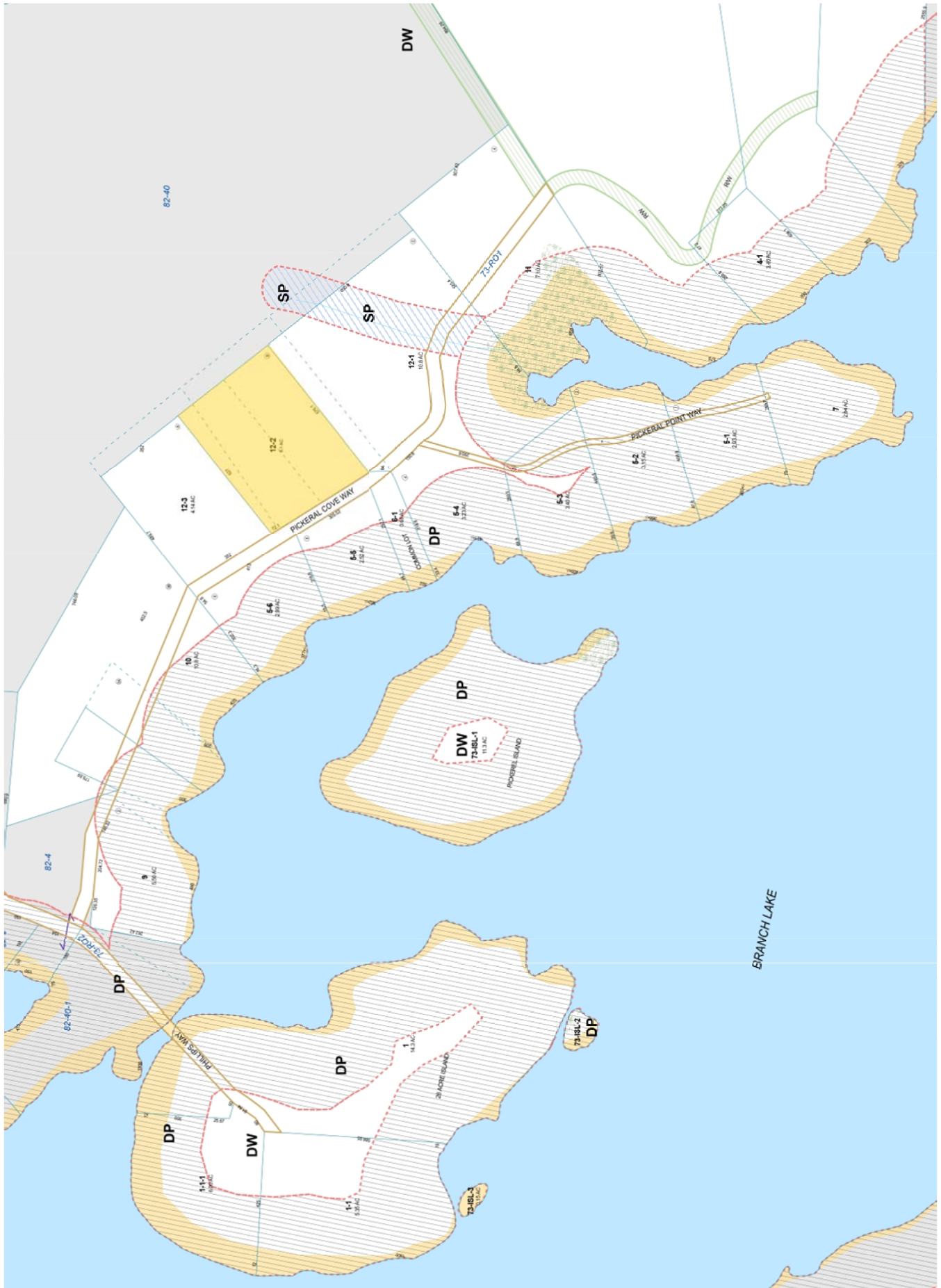


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Tax Map 73, Lot 12-2



Branch Lake Info - Page 1

BRANCH LAKE

Ellsworth Twp., Hancock Co.
U.S.G.S. Branch Lake, Maine (7½')

Fishes

Landlocked salmon	Minnows
Brown trout	Creek chub
Lake trout(togue)	Fallfish(chub)
Brook trout	White sucker
Rainbow smelt	Hornpout(bullhead)
Smallmouth bass	Redbreast sunfish
White perch	Pumpkinseed sunfish
Yellow perch	
Chain pickerel	

Physical Characteristics

Area - 2703 acres	Temperatures
	Surface - 69 °F
Maximum depth - 124 feet	120 feet - 50 °F

Principal fishery: Lake trout, salmon, smallmouth bass

Branch Lake is one of the major recreational lakes located between Bangor and Ellsworth. Its proximity to these cities, coupled with its legitimate reputation as one of the better fishing locales in eastern Maine, accounts for the heavy fishing pressure it receives. Boats can be launched at Hanson's Landing for a fee, or at the outlet end(a poor site).

This water provides excellent habitat for coldwater sportfish. A substantial volume of deep, cold, well-oxygenated water makes the lake especially well-suited for togue. Knownedgable

anglers enjoy an unusually consistent fishery for nicely shaped wild togue which average about 3 lb. Because of the heavy fishing pressure, few togue reach weights exceeding 5 lb.

Salmon are stocked annually, generally at a rate of .50 spring yearlings/acre. This rate produces a satisfactory fishery in most years for 17-19 in fish. In the better years when smelt are abundant, some 3 lb salmon are creeled by anglers. In an effort to allow more of the smaller, age II salmon to survive to age III, a reduced daily bag limit of 1 salmon is in effect.

A limited fishery for wild, 3-4 lb brown trout augments the togue and salmon fisheries. To help maximize natural reproduction, a 20 in legal minimum length limit is in effect. Winkumpough Brook is the principal spawning tributary, although wild juvenile brown trout have been sampled by electrofishing in 5 tributaries. Increased levels of silt and sediment have been noted in Winkumpough Brook(John Gray Brook) in recent years due to road erosion problems. This is a matter of substantial concern because increased sediment loading is likely to result in reduced production of the valuable wild brown trout.

Smallmouth bass are the only warmwater sportfish of note. The bass fishery is good with a good proportion of the catch comprised of medium-size fish in the 13-15 in range. Larger 3-3 1/2 lb bass are caught with some regularity by knowedgable anglers.

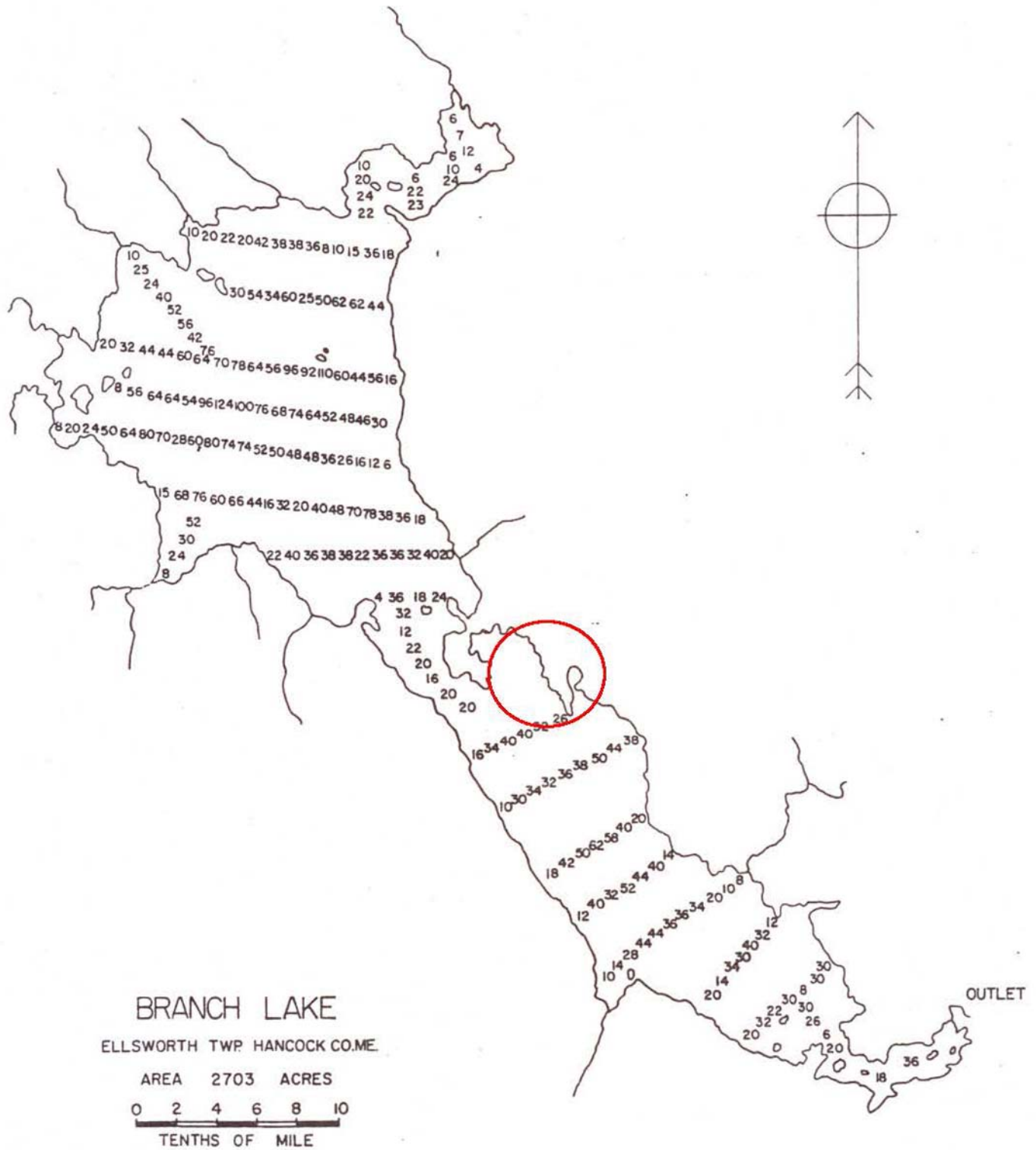
Surveyed - August, 1942

(Revised - 1952, 1972, 1985, 1999)

Maine Department of Inland Fisheries and Wildlife
Funded in part by the Federal Aid in Restoration
Act under Federal Project F-28-P

L 4328 C

Branch Lake Info - Page 2



Restrictions in Book 1688, Page 182 (noted in current deed)

BOOK 1688 PAGE 182

3843

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, STEPHEN M. LAFRIENIERE, of Belgrade Lakes, County of Kennebec and State of Maine, for consideration paid, grant to THOMAS CHRISTINAT, of P.O. Box 232, East Dennis, Massachusetts, 02641, with Warranty Covenants, the following described real estate:

Certain lots or parcels of land situated in Ellsworth, County of Hancock and State of Maine, bounded and described as follows, viz:

PARCEL ONE: Being all of Pickerel Island, so-called, and being the smaller island shown on lot #273 of the Original Plan of Lots of Ellsworth, Maine.

PARCEL TWO: Beginning at a point in the easterly shoreline of Branch Pond Cove, so-called, said point being two thousand and three hundred, and five tenths feet (2300.5') northerly of an iron bolt set in a large rock which bolt also marks the northwesterly corner of a lot of land now or formerly owned by the Finn Trust; thence westerly and southerly by and along the shoreline of said Cove, one thousand one hundred and thirteen feet (1113'), and to an iron pin driven into the ground; thence S 82° 26' 15" W, and through an iron pin three hundred and forty-four and seven tenths feet (344.7'), more or less, to a point in the easterly shoreline of Branch Pond; thence northerly and by and along the easterly shoreline of said Pond, two thousand two hundred and seventy-four feet (2274'), more or less, to an iron pin driven into the ground; thence N 57° 09' 00" W, nine hundred fifty-two, and two tenths feet (952.2') to an iron pin driven into the ground; thence S 32° 51' 00" W, one thousand four hundred and one and six tenths feet (1401.6') to an iron stake driven into the ground; thence S 57° 09' 00" E, six hundred sixty and four tenths feet (660.4') to the point of beginning, being a parcel of land of forty-two and three tenths feet (42.3') acres.

Being a portion of Lot #273 of a Plan of Lots of the Original Plan of the City of Ellsworth.

Also conveyed herewith is a right-of-way, for all purposes of a way, as presently laid out leading northerly and easterly to the Branch Pond Road, so-called, and southerly and easterly to U.S. Route #1A.

The restrictions and conditions marked Exhibit A and annexed hereto are made a part hereof.

Being a portion of the premises conveyed to the Grantor herein by Warranty Deed of Albert C. Pistorius, dated September 14, 1987 and recorded in Hancock County Registry of Deeds in Vol. 1662, Page 134.

WITNESS my hand and seal this 9th day of April, 1988.

IN THE PRESENCE OF

Charles W. Cox

Stephen M. LaFreniere
Stephen M. LaFreniere

STATE OF MAINE

Penobscot, ss.

April 9, 1988.

Personally appeared the above named Stephen M. LaFreniere and acknowledged the above instrument to be his free act and deed.

Before me,

Charles W. Cox
Robert E. Cox-Attorney at Law

MAINE REAL ESTATE
TRANSFER TAX PAID

Deed Book 1688, Page 183

BOOK 1688 PAGE 183

EXHIBIT A

COVENANTS AND RESTRICTIONS

BRANCH LAKE: ELLSWORTH

1. Each lot may be used only for a single family dwelling house, garage, guest house for noncommercial purpose, terraces, decks, patios, storage buildings, boat sheds and other customary accessory uses.
2. No structures of a temporary character, trailer, basements, sheds, shacks or garages or other forms of mobile dwellings or out buildings shall be used at any time as a residence, provided however, that nothing herein contained shall restrict an owner of a property from camping on his or her lot using any recreational camping equipment or vehicle. This may only be done on a seasonal basis and under no circumstances be called a residence. Recreational vehicles built after 1976 may be used for temporary camping on the lots shown hereon, however, said vehicles may not remain on any lot for more than 90 days in any given calendar year.
3. All structures erected on lots shall be finished with clapboards, log siding, stone, masonry or other finished siding which shall be compatible surrounding dwellings. Further, the color of such structure shall blend with the natural surroundings and shall not be bright, loud or of such a nature as to stand out.
4. All lot owners shall locate their respective subsurface sewerage disposal systems where designated in said plan, unless alternative sites are located under the Maine State plumbing Code Standard.
5. All lots shall have a 20 foot setback (sidelines) lines and a minimum of 20 foot setback from the sideline of the road, right-of-way.
6. All lawns or other suitable landscape areas shall be maintained in an attractive manner, no trash, waste, filth, tools, junked cars, appliances or other refuse shall be allowed to accumulate on the lot and exterior of the residence in such a manner as to give unsightly appearance, to create a nuisance or depreciate the subdivision. All clothes lines shall be placed behind ones residence so as not cause an unsightly area.
7. No mobile homes are to be allowed on the lots.
8. The owner may cut no more than twenty-five (25) percent of the trees which are six (6) inches in diameter or larger.
9. Exteriors including siding and landscaping shall be completely finished within two (2) building seasons from the date construction was commenced.
10. A minimum of foundation for each dwelling placed on said lots shall be a full wall (8 foot) foundation or a frost wall and four (4) inch slab or a floating slab of at least six (6) inches thickness on the perimeter, or other building supports deemed adequate by the Developer.
11. The Buyers agree that they will pay for electrical service when the lines are run to their lot on a figure based on a ratio of their foot frontage and the total cost of constructing the main power lines.

Deed Book 1688, Page 184

BOOK 1688 PAGE 184

12. It is mandatory that all lot owners join and contribute to the road association in order to maintain the main access roads.

13. There will be no disturbing or landscaping of the earths' natural grades within a 50 foot buffer strip from the normal high water mark of the lake. Trimming of limbs will be allowed within the 50 foot buffer but no trees shall be cut with a diameter of six inches or greater.

14. All local Zoning and Shoreline Zoning Ordinances must be complied with and a violation of either shall be the basis of a suit to be maintained by the Developer.

15. Any violation of the conditions shall be corrected or prevented by injunction brought by the Developer or any adjoining lot owner.

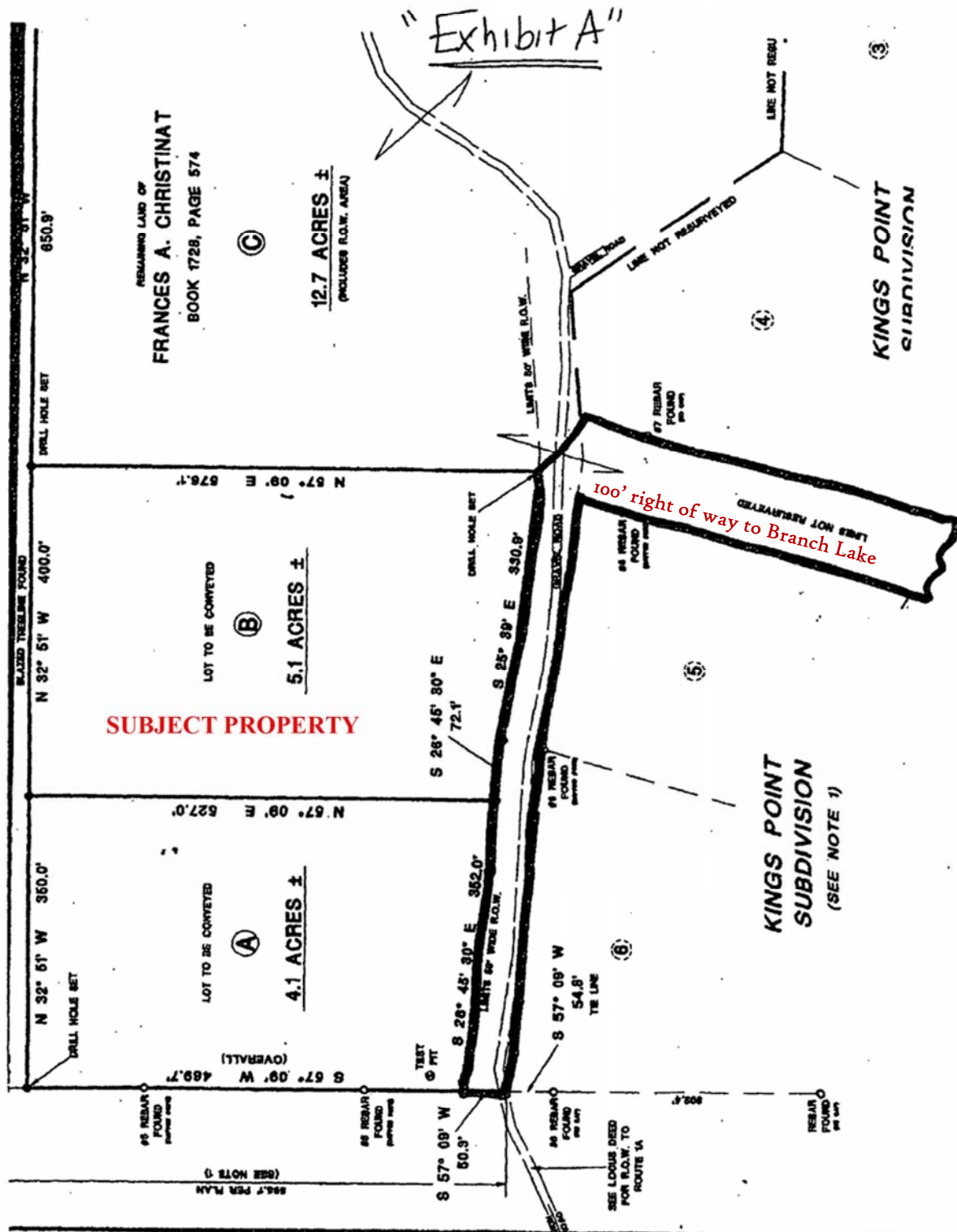
HANCOCK, SS REC'D

APR 12 1988

AT 9 H - M A M

Could not locate this survey as being recorded.
Sage Collins did it 8-9-1996

Owners of Lots A, B, C, 4 (shown on this survey) and Pickerel Island (not shown) share
in the use and maintenance of the 100' right of way shown on this survey.



6
E/Ret: Griffin + Jordan LLC
PO Box 220, Orono, ME