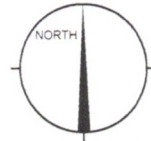


EXHIBIT B

LIMITED ACCESS EASEMENT
BERNARD J. & BONNIE D. BOISVERT
64 + 70 FREEMAN RIDGE ROAD
SOUTHWEST HARBOR, MAINE



GRID NORTH
MAINE STATE COORDINATE
SYSTEM OF 1983, EAST ZONE
NAD_83_2011_11E_P004-2010_0000

Tax Map 14, Lot 9
now or formerly
ROBERT H. GRAHAM
NIKOLE D. GRAHAM
Book 6622, Page 15

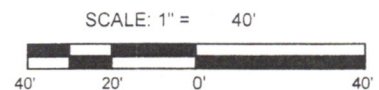
64 Freeman Ridge Road
Tax Map 14, Lot 8
now or formerly
BERNARD J. BOISVERT
BONNIE D. L. BOISVERT
Book 2169, Page 329

Tax Map 14, Lot 8
now or formerly
BERNARD J. BOISVERT
BONNIE D. L. BOISVERT
Book 4941, Page 282

70 Freeman Ridge Road
Tax Map 14, Lot 7
now or formerly
BERNARD J. BOISVERT
BONNIE D. BOISVERT
Book 5358, Page 30

LEGEND

- No. 6 REBAR SET, CAPPED "PLS 2604"
- IRON ROD, FOUND
- EDGE OF GRAVEL / PAVEMENT
- ADJOINER / INTERIOR LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- P.O.C. POINT OF COMMENCEMENT



LIMITED ACCESS EASEMENT
64 + 70 FREEMAN RIDGE ROAD
TOWN OF SOUTHWEST HARBOR - HANCOCK COUNTY, MAINE

A 15.00-foot-wide access easement over 64 Freeman Ridge Road (Southwest Harbor Tax Map 14, Lot 8) with the right to access by foot or by vehicle as necessary to maintain and or service the septic area that services 70 Freeman Ridge Road (Southwest Harbor Tax Map 14, Lot 7), this easement does not allow any additional tree clearing be done in said access easement area and is more particularly described as follows:

COMMENCING at a 1" bolt located at the intersection of the southwesterly sideline of Freeman Ridge Road with the northwesterly boundary of land described in a deed from Dan M. Digirolamo and Heather M. Digirolamo to Bernard J. Boisvert and Bonnie D. Boisvert, recorded in the Hancock County Registry of Deeds in Book 5358, Page 30, said bolt having a northing of 223,511.19 US survey feet and an easting of 1,027,529.00 US survey feet with reference to the Maine Coordinate System of 1983, East Zone 1801;

Thence along the southwesterly sideline of said Freeman Ridge Road North 29° 22' 35" West a distance of 39.31 feet to an iron rod set flush, said point being the true POINT OF BEGINNING;

Thence by and along the following courses and distances:

- South 65° 25' 35" West a distance of 42.47 feet to an iron rod set flush;
- South 33° 40' 02" West a distance of 48.76 feet to an iron rod set flush;
- South 11° 56' 43" West a distance of 27.49 feet to an iron rod set on the northwesterly sideline of said property now or formerly of Bernard J. Boisvert and Bonnie D. Boisvert;
- South 60° 39' 00" West by and along the northwesterly sideline of said property now or formerly of Bernard J. Boisvert and Bonnie D. Boisvert a distance of 19.97 feet to a 3/4" iron rod set flush;
- North 11° 57' 13" East a distance of 43.65 feet to an iron rod set flush;
- North 33° 40' 23" East a distance of 55.91 feet to an iron rod set flush;
- North 65° 26' 10" East a distance of 45.46 feet to an iron rod set flush on the sideline of said Freeman Ridge Road;
- South 29° 22' 35" East a distance of 15.04 feet to the POINT OF BEGINNING, enclosing 0.045 acres or 1,978 square feet.

Iron rods set are three-quarter inch reinforcing rods with a cap marked "Plisga & Day PLS 2604".

Bearings referenced herein are oriented to Grid North referencing the Maine Coordinate System of 1983, East Zone, as determined by a survey conducted by Plisga & Day, Land Surveyors in October of 2025 (reference project number: 25221). Coordinate values identifying the point of beginning are provided as an aid in location of the property and are not intended to control bearings, distances or the positions marked by monuments defining the property boundaries.

February 6, 2026 – Shawn M. Mitchell – Professional Land Surveyor, Maine License # 2604