



City of Caribou, Maine

*Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954
www.cariboumaine.org*

AGENDA Caribou Planning Board Regular Meeting

**Thursday, November 21, 2019 at 5:30 p.m.
City Council Chambers**

- I. Call Meeting to Order
 - a. Welcome Amanda Jandreau
- II. Approval of Minutes
 - a. September 12, 2019 Planning Board Meeting Pgs 2-3
- III. Public Hearing
 - a. Hannah Lucas, DBA Hannah's Haven at 912 Sweden Street Pgs 4-6
- IV. New Business
 - a. Consider Use Permit for Hannah Lucas, DBA Hannah's Haven at 912 Sweden Street
 - b. Consider Building Permit for United States Cellular Corporation to Update and Install Equipment at the 271 Fort Fairfield Road Tower Pgs 7-42
 - c. Comprehensive Plan Update
- V. Old Business
- VI. Staff Report
 - a. Blight Demolition Update
 - b. Birdseye Demolition Update
 - c. Small Communities Grants Update
 - d. Public Services CDBG Update
- VII. New Communications
 - a. Proposed R.H. Foster Energy, LLC "On the Run" Project at 117 Bennett Drive. Pgs 43-85
- VIII. Other Business
 - a. Planning Board Terms
- IX. Adjournment



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Caribou Planning Board Meeting Minutes Thursday, September 12, 2019 @ 5:30 pm City Council Chambers

Members Present: Robert White, Phil Cyr, Christine Solman, Todd Pelletier and Dan Bagley

Members Absent: Philip McDonough III

Others Present: Ken Murchison –CEO & Zoning Administrator, Denise Lausier –Executive Assistant to the City Manager

- I. **Call Meeting to Order** –The meeting was called to order at 5:30 pm.
- II. **Approval of minutes from:**
 - a. **August 8, 2019 Planning Board Meeting** – Todd Pelletier moved to approve the minutes as presented; seconded by Christine Solman. Motion carried with all in favor.
- III. **Public Hearing** – None.
- IV. **Old Business** –
 - a. **Caribou Utilities Solar Array Site Design Review Approved and Signed** – CEO Ken Murchison told the Board this was signed and approved with conditions.
 - b. **Caribou Senior Housing Solar Array Site Design Review Approved and Signed** – CEO Ken Murchison told the Board this was signed and approved with conditions.
- V. **Staff Report** – CEO Ken Murchison
 - a. **Notice of Violation (Building w/no permit, follow-up)** – Second and third violations, focusing on houses that need to be torn down. Phil Duplessie is putting up a fence this weekend on the tree line, right on the property line.
 - b. **Birdseye Demolition Update** – Waiting on contractors, there is effluent that has been there twenty-six years, it needs to be caked up and removed. Cut out rebar, next step is to get rid of concrete and slabs to have a nice developmental site.
 - c. **Small Communities Grants Update** – Three awarded out of six applications. Hoping to get done before winter.
 - d. **Public Services CDBG Award and Update** – Phase two of CDBG grant – dispatch for ride shares to go out to socialize, doctor's appointments, etc. One hired position for dispatch and to publicize the service.

VI. New Business –

a. Comprehensive Plan Update

- i. Progress** – Waiting on the Library and Parks & Rec. Will have extensive updates. Also will have input from Cary Medical Center, Landfill and Utilities District. September 25th will be a community Visioning Session. December is the goal to complete the update. CEO Ken Murchison and the Board reviewed and discussed the Comprehensive Plan.

VII. New Communications – None.

VIII. City Manager's Review of Chapter 13 – No updates.

IX. Other Business – None.

X. Adjournment – The meeting was adjourned at 6:50 pm.

Respectfully Submitted,

Philip McDonough III
Planning Board Secretary

PM/dl



City of Caribou Use Permit Application

Planning & Code Enforcement
25 High St.
Caribou, Maine 04736
(207) 493 - 3324 X 214
kmurchison@cariboumaine.org

Public Hearing Notification fee \$90.00

Date Received: 10/25/19

If Planning Board approval is required for your requested use, please be aware that the Board meets on the second Thursday of each month. Your application must be received in the Code Enforcement Office at least 15 business days in advance of the meeting in order to meet notification requirements. Please provide a dimensional site plan of your property showing the location of all buildings, parking and access from the public way.

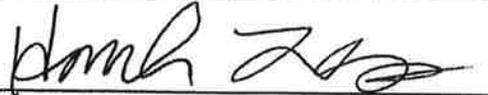
Owner of Property: Hannah Lucas Phone: (757) 968-6655

Mailing Address: 912 Sweden St
Caribou, ME, 04736

Location of Property: Woodland/Caribou line

Tax Map: 13 Lot Number: 356 Zone: A-3

Requested Use: Show/sled dog racing kennel
DBA Hannah's Haven

Signature of Applicant:  Date: 10/25/19



Hannah's Haven



Hannah Lucas

Siberian Husky Breeder/Certified Pet
Groomer

Sweden Street

Caribou, Maine, 04736

hannahlucas97@gmail.com

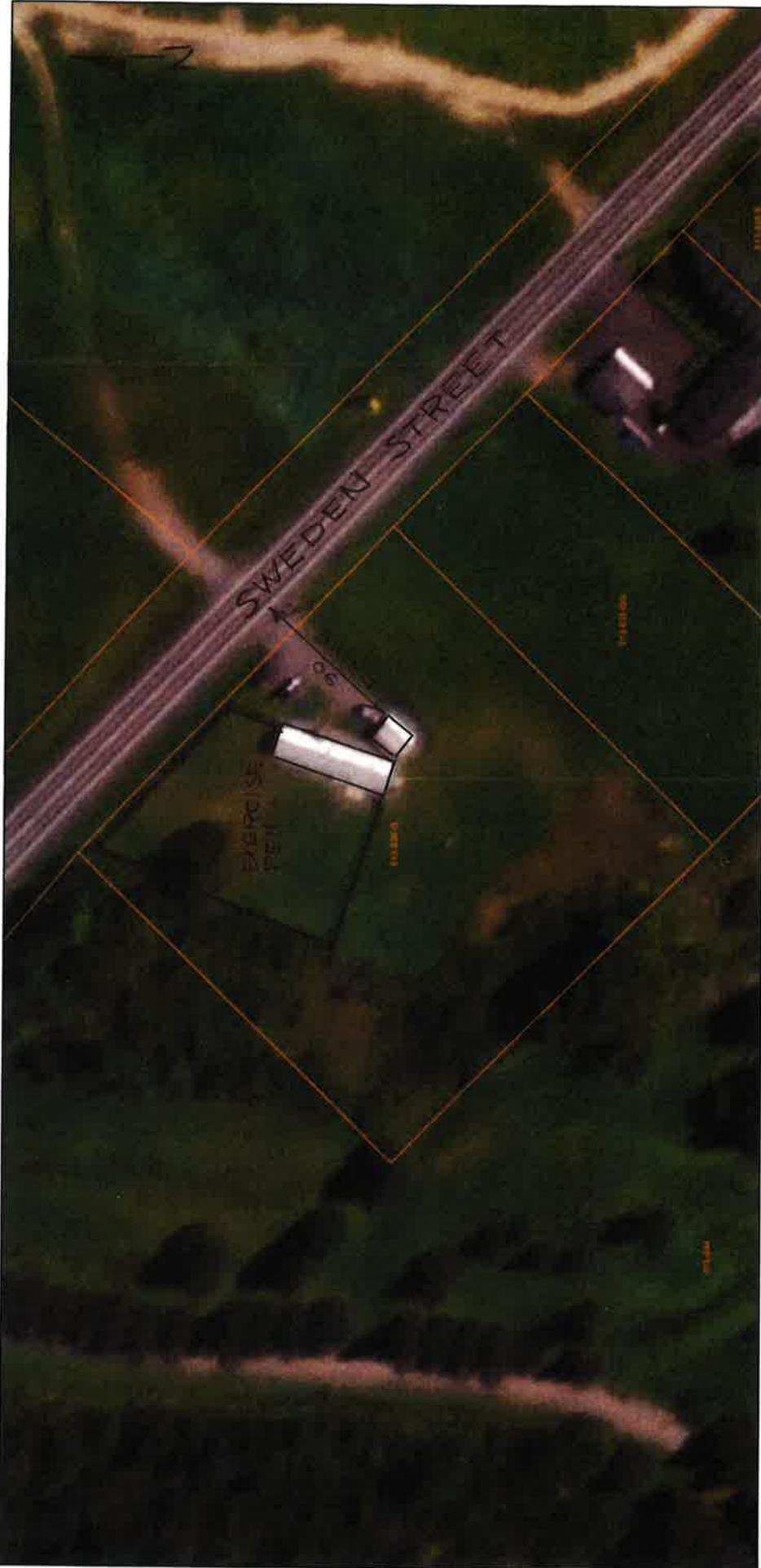
(757)968-6855

[https://www.facebook.com/](https://www.facebook.com/hannahspuppyhaven/)

[hannahspuppyhaven/](https://www.facebook.com/hannahspuppyhaven/)

Please text or message on facebook for full address or to make an appointment

912 Sweden Street



11/6/2019, 11:48:24 AM

Parcels

Parcel IDs

1:1,128

0 50 100 200 ft

0 15 30 60 m

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Not for legal description of property User assumes any risk associated with this map and data it contains
Maine Geographic Information System

CITY OF CARIBOU

BUILDING PERMIT APPLICATION

207-493-3324 ext. 3

DATE APPLICATION RECEIVED: _____
 No permits will be issued prior to 3 working days from receipt of application.

PROPERTY OWNER

Property Owner: United States Cellular Corporation

Property Address: 271 Fort Fairfield Road, Caribou, ME 04769
8410 Bryn Mawr Ave Suite 700

Mailing Address: Chicago, Illinois 60631

Ph: 773-399-8900 Cell: _____

CONTRACTOR(S)

General Contractor: Redzone Wireless, LLC

Ph: 207-596-5700 Cell: 207-390-5787

Excavating Contractor: _____

Ph: _____ Cell: _____

Foundation Contractor: NA

Ph: _____ Cell: _____

PROJECT DESCRIPTION

Installation of 3-Alpha Wireless AW3007 Panels, 3-Telrad BreezeCOMPACT 3000 Radio's, 1-Ubiquiti AF-11G35 Dish, 1-4 x4 Removable Concrete pad, 1-Outside Cabinet that will sit on top of the concrete pad and 1-Electrical Meter. This will supply broadband internet service on an existing 190' Self Supported Tower.
 Please see attached CD drawings from Black Diamond Consultants Inc.

All Public Buildings require State Fire Marshal's Approval.
 Please ask for a SFMO Permit Application.

ESTIMATED COST OF PROJECT

\$ 41,778.00

OFFICE USE ONLY

Permit Number: _____

Issue Date: _____

Fee: \$ _____

Approved By: _____

Map # _____ Lot # _____

Zone: _____

Setbacks:

Front _____ Rear _____ Sides _____

Special Zones:

- Shoreland
- Flood Zone
- Wetland
- Wellhead Protection District

BUILDING INFORMATION

Number of Stories:

_____ Present
 _____ Proposed
 _____ Total

Height of Buildings:

_____ Present
 _____ Proposed
 _____ Total

Number of Bathrooms:

	FULL	HALF
Present	_____	_____
Proposed	_____	_____
Total	_____	_____

Number of Bedrooms:

_____ Present
 _____ Proposed
 _____ Total

Present Septic System is approved for _____ Bedrooms

Type of Use (Check one)

- Year Round
- Seasonal

Residential Site Plan:

Please indicate the following items on the site plan:

Exact position of all new construction and existing structures (including accessory structures).

- Setback distances from property lines to all structures (front, back, and sides)
- Location of well and septic system including distances from structures and property lines
- Area to be cleared of trees and other vegetation
- Any wetlands or water bodies and setback distances from shoreline if applicable

Note: For all projects in the shoreland zone involving filling, grading or other soil disturbance, you must provide a soil erosion control plan describing the measures to be taken to stabilize areas before, during, and after construction.

Note: The State of Maine has adopted the following codes and standards and has mandated that Caribou enforce these codes as well as all existing fire and life safety codes as of January 23, 2018:

2015 International Building Code
2015 International Residential Code
2009 International Energy Conservation Code
2015 International Existing Building Code
2013 ASHRAE 62.1, Commercial Ventilation Standard
2013 ASHRAE 62.2, Residential Ventilation Standard
2013 ASHRAE 90.1, Commercial Energy Standard
2008 ASTM E 1465, Radon Code

Building Plans:

Note: All new construction of both Residential and Commercial structures now requires a complete set of Building Plans and Energy Conservation Detail Plans.

Floor Plan & Elevations
Complete Foundation
Radon Collection System
Complete Framing for Floors, Walls, Roof System, Stairways & Decks
Energy Conservation Detail for Basement Slab, Walls, Ceiling, Windows & Doors,

Note: All new construction of Commercial & Residential structures now require a complete set of Building Plans and Energy Conservation Detail Plan. Commercial building plans must be stamped by a Maine Licensed Professional Engineer or Architect. COMcheck Compliance Certificate is required for commercial projects. REScheck Compliance Certificate is required for residential construction.

Note: Storage and similar small buildings of 120 square feet or less do not require building permits.

SIGNATURE & POLICY PAGE

ADDITIONAL REQUIREMENTS FOR NEW CONSTRUCTION ON AN UNDEVELOPED SITE

1. Property location, street address, map and lot number from City Assessor
2. Curb Cut / Culvert Permit from Public Works or MDOT
3. Sub Surface Waste Water Design, HHE-200 (if applicable)
4. Copy of Deed, Lease, or Purchase & Sale Agreement (for undeveloped lot)

Please read and initial each item below, sign, and date the application

- I understand that building permits do not include plumbing, septic, or electrical work.
- I understand that building permits are valid for one year.
- I agree to comply with all applicable Building Codes, Energy Conservation Codes, Fire Codes & the 2009 Life Safety Code.
- I understand that my building(s) cannot be within the set back from my property line.
- NA I agree to schedule all inspections and get written permission before backfilling the foundation.
- NA I agree to schedule an inspection of the Radon Control System prior to placement of the basement slab.
- NA I will not close in the walls until the framing, insulation, vapor barrier, electrical, and plumbing has been inspected.
- I authorize inspections necessary to insure compliance with regulations.
- NA I understand that a Certificate of Occupancy is required prior to occupying the building.
- I certify that all information given in this application is accurate and complete.

Janice M. Cox
Digitally signed by Janice M. Cox
Date: 10/22/2019 Time: 8:30 am
email:jcox@redzonewireless.com

Applicant Signature

10/22/2019

Date

BUILDING PERMIT FEES

Effective 1/1/2017: \$50

All building permits – now a flat \$50 permit fee

It is our policy to review and process applications as quickly as possible to ensure code compliance for your safety as well as the safety of others. Fees will be collected when your permit is issued. We accept cash or checks made payable to the City of Caribou.

ADDITIONAL PERMITS, APPROVALS, AND INSPECTIONS REQUIRED

<input type="checkbox"/> Plumbing Permit	<input type="checkbox"/> Swimming Pool Permit	<input type="checkbox"/> Fire Marshall's Office
<input checked="" type="checkbox"/> Electrical Permit	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> MDOT
<input type="checkbox"/> Septic/HHE200 Permit	<input type="checkbox"/> Culvert (Public Works)	<input type="checkbox"/> DEP
<input type="checkbox"/> Septic Variance	<input type="checkbox"/> Curb Cut (Public Works)	<input type="checkbox"/> EPA
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Road Opening (Public Works)	<input type="checkbox"/> ARMY Corp of Engineers
<input type="checkbox"/> Board of Appeals	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Wetland

OFFICE USE ONLY

This application is

APPROVED

The following conditions are prescribed:

DENIED

Reason for denial:

Building Official _____

Date _____

SCHEDULE OF INSPECTIONS

INSPECTION	DATE	INSPECTOR	INSPECTION NOTES
<input type="checkbox"/> Footings	_____	_____	_____
<input type="checkbox"/> Foundation	_____	_____	_____
<input type="checkbox"/> Radon	_____	_____	_____
<input type="checkbox"/> Framing	_____	_____	_____
<input type="checkbox"/> Insulation	_____	_____	_____
<input type="checkbox"/> Plumbing	_____	_____	_____
<input type="checkbox"/> Electrical	_____	_____	_____
<input type="checkbox"/> Septic	_____	_____	_____
<input type="checkbox"/> Final Occupancy	_____	_____	_____
<input type="checkbox"/> _____	_____	_____	_____
<input type="checkbox"/> _____	_____	_____	_____

CITY OF CARIBOU

Code Enforcement Office

As of July 1, 2012, the State of Maine requires that MUBEC be enforced in a municipality with a population of over 4,000 residents. MUBEC is the Maine Uniform Building and Energy Code. MUBEC was last updated January 23, 2018 and complete information can be found here:

<http://www.maine.gov/dps/bbcs/>

The following information is required to be submitted before a residential building permit can be issued:

1. A completed "City of Caribou Building Permit Application" (4-pages)
2. A complete set of building plans which show the following (if applicable):
 - a. Footing detail including drain
 - b. Foundation detail including anchors
 - c. Radon collection detail if it is to be installed
 - If you are building a new home, please request a copy of the EPA publication "Building Radon Out"
 - d. Detail for column footings
 - e. Detail for chimney footing
 - f. Insulation detail for basement walls and floor
 - g. Floor plan for each floor indicating room use
 - h. Framing detail for floor systems
 - i. Framing detail for walls, doors, windows
 - j. Insulation and vapor barrier detail for all exterior walls
 - k. Framing detail for all stairs and stairwells
 - l. Framing detail for roof system
 - Trusses must be engineered
 - m. Ventilation detail for roof system
 - n. Insulation and vapor barrier detail for ceiling
 - o. Energy ratings for doors, windows and HVAC equipment
3. Site plan which shows the following:
 - a. Any existing buildings, structures or features that may affect construction
 - b. Set back compliance to property lines
 - c. Location of water source (well)
 - d. Location of subsurface wastewater disposal system (septic system)
 - Location of both tank and leach field
 - Proof that the system is appropriately sized for use
 - e. Location of driveway or access
 - f. Location of any pond, stream or wetland within 250 feet
 - g. Topography changes of lot within 100 feet of structure

**** YES – THE APPLICABLE ITEMS ARE REQUIRED FOR GARAGES ALSO! ****

FRONT OR REAR ELEVATION

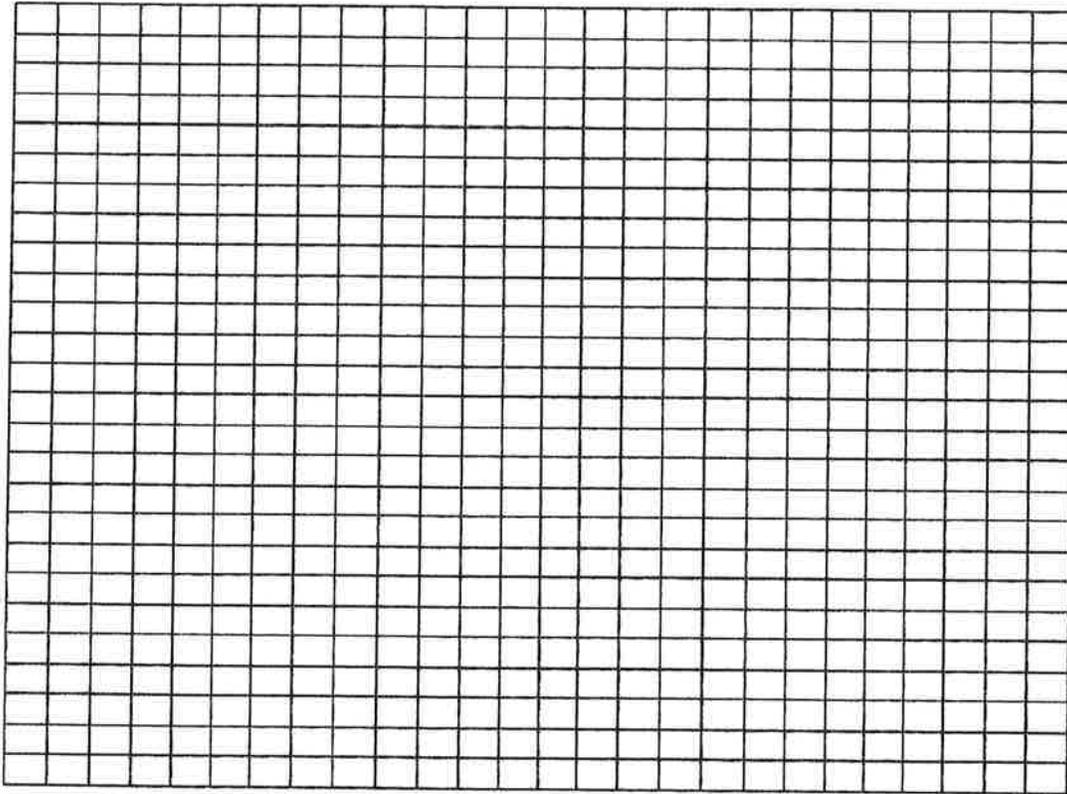
SIDE ELEVATION

Draw a simple sketch showing both the existing and proposed structures.

PLEASE INCLUDE: Lot lines, area to be cleared of trees and other vegetation; the exact position of proposed structures, including decks, porches, and outbuildings with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems; and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.



North



Scale: _____ = _____ Ft.

Residential Decks

Permit and Construction Guidelines

Builders and homeowners are required to obtain a permit prior to constructing, altering or replacing a deck.

Plan Submittals

The following information shall be submitted to the building department for their review in order to obtain a deck permit. All of the information shown on the sample documents should be contained in all plan submittals. Additional information may be necessary.

The first requirement is submittal of a **Site Plan**, drawn to scale, for the property where the deck is to be built. Please provide all the information shown on the sample.

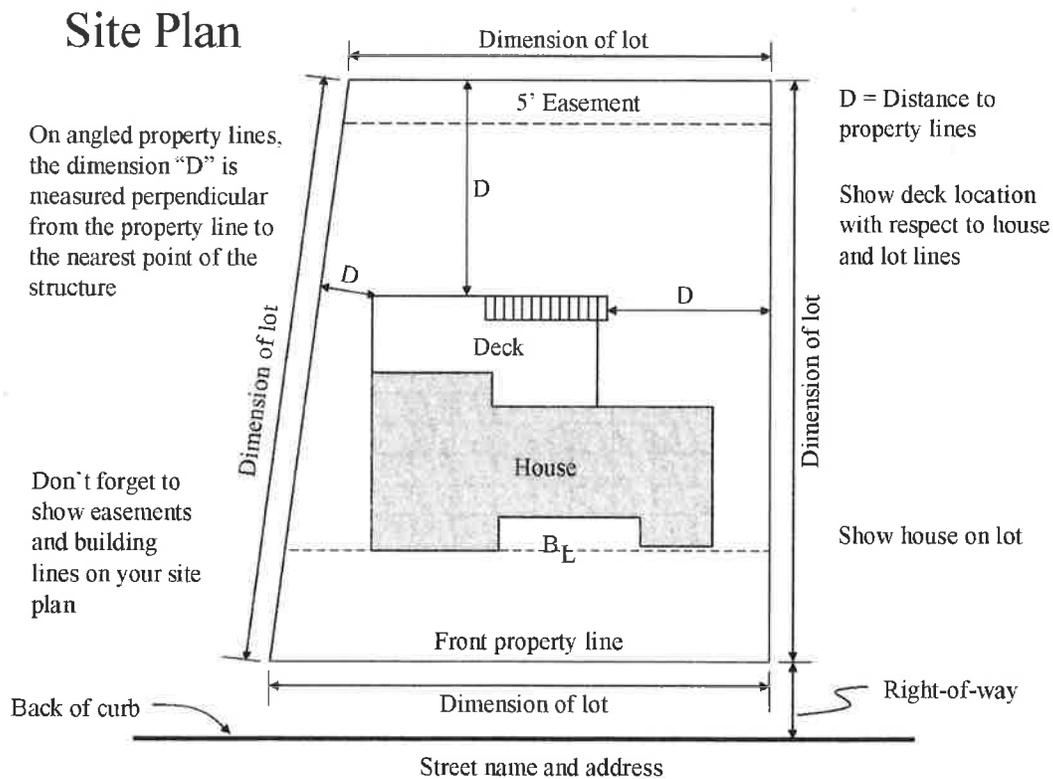


Figure 1

All lot dimensions shall be shown on the Site Plan. The distances to property lines must meet any side and rear yard setback requirements. This Site Plan may be drawn by the builder or the homeowner and does not have to be sealed by a design professional.

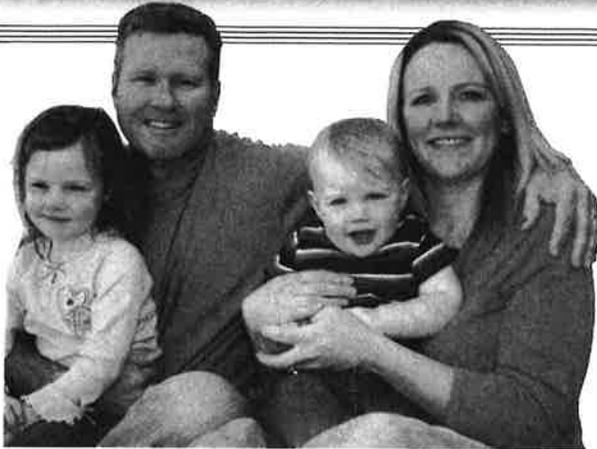
Radon in Maine

A Serious Hidden Danger to Family Health

Radon Tipsheet #1



September 2011



Living in a home with high radon levels is a major risk for lung cancer.

Radon is the second leading cause of lung cancer. High levels of radon gas occur naturally in Maine soil and water, and can move up into a house from the ground. The house then traps the radon in the air inside. Radon gas can also dissolve into well water, which is then released into the air when you use the water. Simple air and well water tests can show whether home radon levels meet state and national safety guidelines.

Any home can have a radon problem. Testing is the only way to find a problem.

Any house can have a radon problem. It doesn't matter if it's old or new, or where it's located. The only way to know if your house has a problem is to test.

You can test your air and well water with simple test kits purchased from Maine registered testing labs for about \$60 or less. Or, you can hire a registered radon tester. If you have a well, you need to test it along with your air. To find out where to buy test kits or to hire a registered tester:

- www.MaineRadiationControl.org
- **1-800-232-0842**
- Use the Tipsheets: #2 *Testing Your Home for Radon* and #5 *Working with a Registered Radon Tester*.

Treatment systems work to lower radon levels in air and well water.

Radon problems can be fixed. Once you test and know your radon numbers, you can plan the next steps. In most houses, current methods make it possible to get air and well water levels below current safety guidelines.

If both air and well water tests are done, the results must be considered together to decide on the best and most cost effective fix.

Fixing a radon problem should be done by an expert—a registered contractor. In Maine, contractors are registered separately to fix problems with radon in air and problems with radon in well water. Use the website below to get a list of registered contractors. Use Tipsheets #6 and #7 about radon treatment systems.

Protect your family. Learn. Test. Treat if needed.

- Check this website: www.MaineRadiationControl.org
- For advice: **1-800-232-0842** • radon.dhhs@maine.gov • TTY: **800-606-0215**



Maine Center for Disease
Control and Prevention
An Office of the
Department of Health and Human Services

Paul R. D'Agui, Governor

Mary C. Mayhew, Commissioner

When You Build a New Home: Put in a System to Reduce Radon Dangers

Radon Tipsheet #4



When you build a new house, protect your family from radon— a major health danger.

Radon is the 2nd leading cause of lung cancer. High levels of radon gas occur naturally in Maine soil and water, and can move into a house through the ground. The house then traps the radon in the air inside. ANY house can have a radon problem. It doesn't matter where it's located.

When you build a new home, you have the chance to protect your family from radon.

Ask your contractor to put in a radon reduction system. The system will cost a little extra - around \$1000 or less. This costs less than putting in a treatment system later, and it will work better. The State of Maine has standards for building low radon homes. Check the website below or call us to find out more.

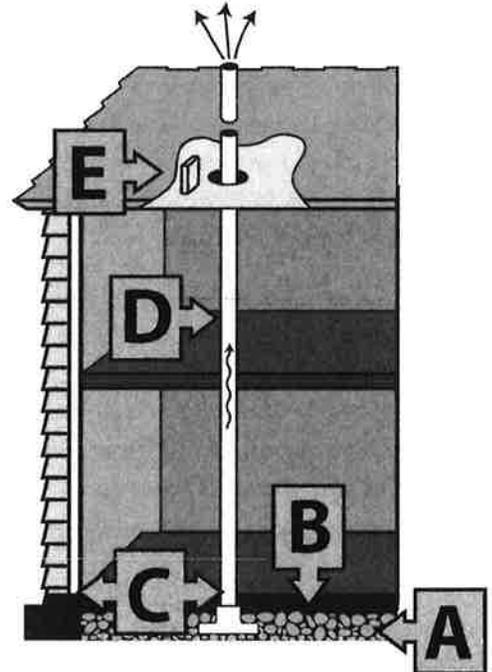


Most techniques include prepping under the foundation, pipes, and an electric 'box'.

A radon reduction system has 5 important parts shown in the illustration at right.

What the letters point to:

- A** At least a 4-inch layer of clean gravel or other material under the flooring that allows soil gases to move under the house
- B** Heavy plastic sheeting over the gravel and under the slab to prevent soil gases from coming into the house. In crawl spaces, this sheeting is placed directly over the earth floor.
- C** Cracks and openings in the foundation and walls sealed and caulked to help prevent soil gases from getting in
- D** A Vent pipe (4-inch PVC pipe commonly used for plumbing) that runs from the gravel layer, up through the house, and out the roof
- E** Electric junction box installed so that if needed, an electric fan can be added to draw the radon up and out of the soil



When you move in, test for radon. The test results will tell you if you need to add a fan and activate your system.

If you had a well drilled, be sure to test the well water for radon too.

Use Radon Tipsheet #2 *Test Your Home for Radon* from the website below to make sure you test correctly.

Discuss your specific situation with State of Maine radon experts.

Protect your family. Learn. Test. Treat if needed.

- Check this website: www.MaineRadiationControl.org
- For advice: 1-800-232-0842 • radon.dhhs@maine.gov • TTY: 800-606-0215



Maine Center for Disease
Control and Prevention
An Office of the
Department of Health and Human Services

Fred E. Unger, Governor

Mary C. Mathews, Commissioner

Hire RRP Certified Contractors To Renovate, Repair or Paint Your Home

Lead Tipsheet #9



January 2018



If you are going to paint or fix up your home, protect your family from lead paint dust.

Dust from lead paint is the most common cause of childhood lead poisoning in Maine. Lead paint can be found in homes built before 1978, but most lead paint is found in homes built before 1950. Renovation, repairs and painting projects in older homes can create a lot of lead paint dust.

When hiring contractors, ask to see their RRP certificate. The certificate shows that they have been trained to protect your family from lead paint dust while they work.

About RRP Certification

RRP stands for renovation, repair and painting. Contractors that disturb lead paint in homes built before 1978 must be certified by the U.S. Environmental Protection Agency (EPA).

RRP certified contractors know how to work safely around lead paint. They have been trained to:

- reduce lead paint dust;
- prevent lead paint dust from traveling outside the work area;
- properly clean up.

Many kinds of contractors need the certification. Examples are general contractors, carpenters, electricians, plumbers and painters. Prices for home repairs may be more to cover the costs of materials.

Find RRP Certified Contractors

Go to www.epa.gov/lead/index.html to search for certified contractors near you.

Lead Paint Dust and Children

Lead paint dust collects on floors and other surfaces where children put their hands and play with toys. Children, especially those under age 3, often put their hands and toys in their mouths. This makes it very easy to swallow lead dust. Lead can cause learning disabilities, behavior problems, hearing damage, language or speech delays and lower intelligence.

Living Safely with Lead Paint

Dust from lead paint can stay in your home for a long time. There are things you can do to live safely with lead paint. Examples are:

- proper cleaning and maintenance;
- testing your home for lead dust;
- testing your children for lead;
- hiring certified contractors.

If you do your own home repairs, work lead-safe and clean up properly to protect your family.

Go to www.maine.gov/healthyhomes for more information on living safely with lead paint.

Protect your family.

- Check this website: maine.gov/healthyhomes
- Call for advice: **866-292-3474** • TTY: Call Maine Relay 711

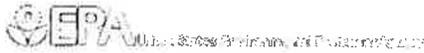


Maine Center for
Disease Control and Prevention

An Office of the
Department of Health and Human Services

Paul R. LePage, Governor

Rick Lar Haindl, Commissioner



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Frequent Questions

- Asbestos
- Biotechnology
- Chemical Information Collection and Data
- Consumer Products
- Federal Electronics Challenge
- Import-Export
- Lead
 - Applying for Certification or Accreditation
 - General Information About Lead
 - General Information About the RRP Rule
 - Renovation, Repair, and Painting Rule**
 - Lead Abatement, Risk Assessment and Inspection
 - EPA/HUD Real Estate Notification & Disclosure Rule
 - Lead at Superfund Sites
 - Lead in Products
 - Lead in Drinking Water
 - Testing for Lead
- Mercury
- Nanotechnology
- New Chemicals Program
- PBTs - persistent bioaccumulative toxic
- PCBs - polychlorinated biphenyls
- PFOA - perfluorooctanoic acid
- Section 8e

Pollution Prevention and Toxics > Lead > Renovation, Repair, and Painting Rule

How can homeowners protect themselves and their families from exposure to lead dust if they plan on doing their own renovations?

Question (23002-16166)

How can homeowners protect themselves and their families from exposure to lead dust if they plan on doing their own renovations?

Answer

The RRP Rule does not impose requirements on homeowners performing renovations in their own homes.

If you do decide to do a renovation yourself, it's very important to take precautions to protect you and your family from exposure to lead dust. EPA recommends that you follow these simple procedures:

- Contain the work area so that dust does not escape from the area. Cover floors and furniture that cannot be moved with heavy duty plastic and tape, and seal off doors and heating and cooling system vents;
- Keep children, pregnant women, and pets out of the work area at all times;
- Minimize dust during the project by using techniques that generate less dust, such as wet sanding or scraping, or using sanders or grinders that have HEPA vacuum attachments which capture the dust that is generated; and
- Clean up thoroughly by using a HEPA vacuum and wet wiping to clean up dust and debris on surfaces and wet mopping the floors with plenty of rinse water before taking down plastic over doors, windows, and vents.

For more specific information on how to perform renovation, repair, and painting projects safely in your own home, go to www.epa.gov/lead or call the National Lead Information Center at 1-800-424-LEAD.

Was this article helpful?

0 out of 0 found this helpful [f](#) [t](#) [in](#) [g+](#)

Have more questions? Submit a request

Licensor: Caribou/444356

Licensee: 1234130/Caribou

TOWER AND GROUND SPACE LICENSE AGREEMENT

This Tower and Ground Space License Agreement (the "License Agreement") is made and entered into the ____ day of _____ 2019, by and between Maine RSA #1, Inc., a Maine corporation, Attention: Real Estate Lease Administration, 8410 West Bryn Mawr Avenue, Chicago, Illinois 60631 (hereinafter referred to as "Licensor") and Redzone Wireless LLC, 91 Camden Street, Suite 404, Rockland, Maine 04841 (hereinafter referred to as "Licensee").

WHEREAS, Licensor has a leasehold interest in certain real property located at 271 Fort Fairfield Road, City of Caribou, in Aroostook County, Maine at coordinates 46.85293296 North, -67.98443112 West (the "Site"). The Site is legally described on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, Licensee desires to occupy, and Licensor is willing to provide, attachment locations upon the Tower (the "Tower") for the placement of Licensee's antennas, cabling and ancillary equipment (the "Tower Space") as well as certain space on the ground adjacent to the Tower (the "Ground Space"), collectively the Tower Space and the Ground Space shall be referred to hereinafter as the "Licensed Space", for Licensee's cellular common carrier mobile radio telephone base station

NOW, THEREFORE, in consideration of the mutual promises, conditions, and other good and valuable consideration of the parties hereto, it is covenanted and agreed as follows:

1. License Conferred. Licensor hereby confers upon Licensee, and Licensee hereby receives and accepts from Licensor, a license and privilege, which shall be irrevocable for the stated duration hereof unless otherwise stated herein, to do all of the following:

(a) Occupy attachment locations upon the Tower Space with Three (3) Alpha AW3007-C4-TO panel type antennas, Three (3) Telrad Breeze Compact 3000 radios, One (1) Ubiquiti AF-11G35 microwave dish, Three (3) Telrad 700725 GPS head and Six (6) 5/16" feed lines at a radiation center height of 144-feet above ground level, more particularly described in Exhibit B, oriented in such directions as shall be in accordance with Licensee's needs, subject to existing attached devices of other users;

(b) Occupy up to sixteen (16) square feet of ground space adjacent to the Tower with Licensee's cellular common carrier mobile radio telephone base station transceiver and associated equipment upon a poured concrete foundation, as shown in attached Exhibit C. Licensee's cabinet, transmission lines, radio communications facilities, including without limitation utility lines, transmission lines, electronic equipment, radio transmitting and receiving antennas and supporting equipment and structures thereto, shall be collectively referred to as "Licensee's Equipment."

(c) Extend and connect lines for signal carriage and amplifier power between Licensee's antennas upon the Tower and Licensee's Equipment upon the ground;

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(d) Extend and connect utility lines and related infrastructure between Licensee's Equipment and suitable utility company service connection points;

(e) Traverse the Site as reasonably necessary to accomplish Licensee's purpose contemplated herein.

(f) Licensor's right of access to the Site is an easement granted in the underlying Prime Lease between Licensor and the owner of the Site. Licensee has read this underlying Prime Lease agreement and is satisfied with the easement rights Licensor is able to grant to Licensee. Licensor makes no representations regarding rights to access the Site; and

2. Improvements and Purpose.

(a) Use. Licensee shall be permitted to use the Site and the Tower to install, operate, and maintain thereon common carrier radio base station equipment, including system networking, station control and performance monitoring functions, and for no other use or purpose. Licensee's installation of Licensee's Equipment on the Tower and the Site shall be limited to the antennas and other equipment and frequencies agreed upon in advance by Licensor. Licensee's equipment shall at all times comply with and conform to all laws and regulations applicable thereto, and shall be subject to Licensor's review and approval which shall not be unreasonably withheld, conditioned or delayed, regarding Licensee's placement of equipment, method of installation, and all other matters which Licensor deems, in Licensor's reasonable opinion, to affect Licensor's own operations or interests.

(b) Plans and Specifications. Licensee, at the Licensee's expense and prior to commencing the installation of Licensee's Equipment, shall submit to Licensor the following: (i) detailed site plans and specifications setting forth the proposed antennas and other equipment, the height and location of such equipment, and the construction, installation, and other work to be performed on the Tower and the Site, (ii) a structural analysis of the Tower addressing the installation of additional antennas and other equipment on the Tower by the Licensee and demonstrating that the installation of such equipment shall not exceed the load capacity of the Tower, and (iii) a list of all known frequencies licensed or assigned to Licensee by the Federal Communications Commission (the "FCC") to be used at the licensed Site. Licensee shall not install any equipment or commence any work on the Tower or Site until Licensor approves, in writing, Licensee's site plan, plans and specifications, structural analysis and frequencies, such approval to be given in Licensor's reasonable/sole and absolute discretion. If Licensor does not approve Licensee's site plan, plans and specifications, structural analysis or frequencies, Licensee may not install or construct Licensee's Equipment on the Tower or the Site.

(c) Limited Use of Tower. Licensee's installation of Licensee's Equipment on the Tower and the Site shall be limited to the portion of the Tower structure for which Licensee has been granted a license and the portion of the Site for which Licensee has been granted a license, and Licensee shall not have the right to use Licensor's Equipment or other portions of the Tower or the Site.

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(d) Time of Installation. Licensee's installation of Licensee's Equipment on the tower and the Site shall be performed on dates and at times and within time frames approved by Licensor in writing and shall not interrupt or interfere with the operation of Licensor's communications system or Licensor's Equipment unless Licensor agrees to such interruption or interference in writing.

(e) Compliance with Laws. Licensee's installation of Licensee's Equipment shall be in compliance with all present and future laws, regulations, and requirements of all federal, state or local authorities, and Licensee shall deliver to Licensor, prior to installing Licensee's Equipment on the Tower and the Site or structurally enhancing the Tower, all certificates, permits, licenses and other approvals required by any federal, state or local authority to install Licensee's Equipment or structurally enhance the Tower.

3. Duration. The initial term of this License Agreement shall be five (5) years, commencing on the full execution of this License Agreement and referred to as the "Commencement Date". Thereafter, provided that it has faithfully performed its obligations under this License Agreement, Licensee shall have the option to extend its occupation of the Licensed Space, continuing all the same conditions and provisions hereof, for Three (3) additional terms of Five (5) years each. This License Agreement shall automatically renew unless Licensee shall notify Licensor, in writing, of Licensee's intention not to renew this License Agreement, at least one hundred twenty (120) days prior to the expiration of the initial term, or as applicable, any additional term.

4. License Fee. Licensee shall pay to Licensor as a License Fee pursuant to this License Agreement in the basic amount of Five Hundred Seventy and 00/100 (\$570.00) per month which amount shall be due on the first (1st) day of each calendar month. Payments not received by the tenth day of the month when due shall be subject to the imposition of a late payment charge at the rate of five percent (5%) per month until paid. Annually, on the anniversary of the Commencement Date for the duration of this License Agreement, the amount of the monthly license fee which Licensee shall pay to Licensor shall be increased by an amount equal to Three percent (3%) of the License Fee in effect during the previous year. Until further notice, checks should be made payable to Maine RSA #1, Inc., a Maine corporation and mailed to P.O. Box 958814, St. Louis, Missouri, 63195.

5. Utilities. Licensee shall solely and independently be responsible for the separate metering, billing, and payment of utility services consumed by Licensee's operations. Licensor agrees to grant Licensee or its designated utility provider easements reasonably required for the delivery of electricity and telephone services to Licensee's operations.

6. Mechanic's Liens. Licensee shall keep the Tower and the Site free and clear of all mechanic's and materialmen's liens arising from or relating to the installation, repair, maintenance, or removal of the Licensee's Equipment on or from the Tower or the Site and Licensee's structural enhancement of the Tower, if any, and for a one hundred twenty (120) day period after completion of the installation, repair, maintenance, or removal of the Licensee's Equipment on or from the Tower or the Site or any structural enhancements to the Tower. If a mechanic's or materialmen's lien is filed against the Tower or the Site as a result of Licensee's installation, repair, maintenance, or removal of the Licensee's Equipment on or from the Tower

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or the Site or structural enhancement of the Tower, Licensee shall cause any such lien to be bonded or discharged of record within twenty (20) days of being notified of the lien. If Licensee fails to bond or discharge the lien within such twenty (20) day period, Licensor, in addition to any other rights or remedies available at law or equity, shall have the right to discharge the lien by paying the amount claimed to be due or to bond the lien. Any amount paid by Licensor in discharging or bonding any lien together with all costs and expenses, including, without limitation, attorney's fees and costs, shall be immediately due and payable by Licensee upon demand from Licensor and Licensee agrees to indemnify and hold Licensor harmless from all such amounts.

7. Taxes. Licensor shall be responsible for payment of all personal and real property taxes assessed directly upon and arising solely from the Tower and Licensor's Equipment or use of Licensor's communications system on the Site; provided, however, if Licensor's personal or real property taxes increase as a result of Licensee's Equipment or any improvements constructed by Licensee on the Site, Licensee shall be responsible for payment of the increase in Licensor's personal and real property taxes. Licensee shall be responsible for payment of all personal property and any other taxes assessed directly upon and arising from Licensee's Equipment or the Licensee's use of Licensee's Equipment on or about Tower or the Site.

8. Maintenance and Repairs.

(a) Tower and Licensor's Equipment. Licensor shall be responsible for proper maintenance of the Tower, and Licensor covenants to keep the Tower in good condition and repair, and in compliance with rules and regulations enforceable by the Federal Communications Commission, the Federal Aviation Administration, and other governmental authorities, provided, however, in the event Licensee's Equipment cause increased maintenance, repairs, or replacements to the Tower, Licensee shall pay the cost of the increased maintenance, repairs and replacements to Licensor within thirty (30) days of receipt of written notice and copy of an itemized invoice from Licensor. Licensee shall be responsible for the proper maintenance of Licensee's Equipment.

(b) Licensee's Equipment. Licensee, at Licensee's expense, shall maintain, repair and replace Licensee's Equipment during the term or any renewal terms of this License Agreement provided that any alterations, modifications, repairs or replacements to Licensee's Equipment do not increase the number of antennas, cables or other equipment in the Tower Space, or increase the size or weight thereof, or materially alter the location or appearance thereof without prior written approval from Licensor. In order to protect the integrity of the Tower, Licensee agrees that any maintenance, repair and/or replacement performed on the Licensee's Equipment on the Tower or Site shall be done in a workmanlike manner and all work shall be performed in a manner consistent with Licensor's high quality construction standards. Further, any maintenance, repair or replacement work performed on the Licensee's Equipment shall not interrupt or interfere with the operation of Licensor's communications system or Licensor's Equipment unless Licensor agrees to such interruption or interference in writing. Prior to the commencement of any maintenance, repair or replacement work on the Licensee's Equipment, Licensee shall submit detailed plans and specifications of the maintenance, repair and replacement work to be performed to Licensor for Licensor's written approval. Licensor shall have the right to approve the plans, specifications and contractor prior to the commencement of

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any maintenance, repair or replacement work on the Licensee's Equipment, all at Licensee's expense. Licensee shall have twenty-four (24) hour access for routine maintenance of bay station equipment. Licensee shall provide Licensor with at least forty-eight (48) hours' notice prior to any maintenance, repair or replacement that requires access to the Tower unless an emergency exists, in which case notice shall be provided to Licensor at least twenty-four (24) hours after access to the Tower or Site has occurred. Licensor shall have the right to have a representative present during any maintenance, repair or replacement on the Licensee's Equipment that requires access to the Tower or the Site.

9. Access. Licensee shall at all times have unrestricted access to Licensee's equipment; provided, however, that its access to the Tower shall be limited to the installation, removal, and periodic maintenance of Licensee's antennas and lines at Licensee's sole expense by a qualified tower services contractor approved in advance by Licensor, which approval shall not be unreasonably withheld, conditioned or delayed.

10. Interference. Licensee agrees not to allow any use of Licensee's Equipment, the Tower, or the Site that may cause interference with or cause the improper operation of the Tower, Licensor's related equipment, Licensor's communications signal or system, or any third party's equipment or communications system located on the Tower prior to Licensee's use of the Tower. In the event Licensee's Equipment or Licensee's use of the Tower or the Site causes measurable interference with or the improper operation of the Tower, Licensor's related equipment or communications system or any third party's equipment or communications system located on the Tower prior to Licensee's use of the Tower, Licensee, upon notification of such interference, agrees to promptly remedy such interference at Licensee's cost and, if necessary, agrees to cease operations (other than tests) until such interference is corrected to Licensor's sole satisfaction. Licensor agrees not to allow any subsequent third party's use of equipment, the Tower, or the Site that may cause interference with or cause the improper operation of the Tower, the Licensee's related equipment, or the Licensee's communications signal or system. In the event any subsequent third party causes measurable interference with or the improper operation of the Tower, Licensee's related equipment or communications system, Licensor, upon notification of such interference, agrees to promptly remedy such interference to Licensee's sole satisfaction, at Licensor's cost.

11. Interruptions. Licensor and Licensee agree that Licensor shall have no responsibility or liability whatsoever for interruptions, disruptions, or failures in the Licensee's Equipment or the operation of the Licensee's Equipment including, without limitation, equipment failures, utility failures, structural failures, or otherwise. Licensor shall not give any unauthorized access to Licensee's Equipment; however, Licensor shall not be responsible to Licensee for any unauthorized access thereto. In all maintenance, repair, or replacement work performed by Licensor on Licensor's Equipment or the Tower, Licensor shall take all reasonable steps to not interrupt or interfere with the operation of Licensee's communications system or equipment without Licensee's written agreement.

12. Compliance with Laws. Licensee shall comply with all present and future laws, regulations, and requirements of all federal, state, and local governments and their agencies as they relate to the use, operation, maintenance, repair, replacement, and occupancy of the Tower, the Site, and the Licensee's Equipment, as the case may be. Without limiting the foregoing, the

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Licensee shall at all times use, operate, maintain, repair, replace, and occupy the Tower, and the Site, and the Licensee's Equipment, as the case may be, in accordance with all FCC, FAA, and all other regulations, ordinances or laws.

13. Compliance with FCC Radio Frequency Emissions Requirements.

(a) It shall be the responsibility of the Licensee to ensure that Licensee's use, installation, or modification of Licensee's radios, signal carriage devices and antennas (Licensee's Equipment") at the Site does not cause radio frequency exposure levels of all the existing equipment located at the Site and in the surrounding vicinity including the Licensee's Equipment, Licensor's equipment and all other transmitting equipment in the vicinity to exceed those levels permitted by the Federal Communications Commission ("FCC"). Licensor shall require other communications users of the Site to bear the same responsibility.

(b) If it is determined that the radio frequency levels at the Site and surrounding vicinity exceed exposure levels set by the FCC and the responsible party causing such exposure cannot be identified, then Licensee shall reconfigure Licensee's Equipment, including but not limited to reducing power levels, as reasonably directed by Licensor, and shall equitably share in all expenses incurred by Licensor as are necessary in order to meet FCC compliance levels.

(c) Licensee shall reimburse Licensor, within 30 days following receipt of an invoice from Licensor, for reasonable expenses or costs incurred by Licensor to perform FCC RF compliance tests for human exposure to RF radiation as a result of the installation, existence or subsequent modification of Licensee's Equipment at the Site.

(d) Licensee agrees that in the event that there is any change to applicable rules, regulations, and procedures governing exposure to radio frequency radiation which place the Site in non-compliance, Licensee will cooperate with Licensor and other users of the Site to bring the Site into compliance, which cooperation shall include, but not be limited to, sharing pro rata the costs associated with bringing the Site into compliance.

(e) Licensee acknowledges and agrees that, upon reasonable prior notice (except for emergency situations), Licensee shall reduce operating power or cease operation of Licensee's Equipment when it is necessary to prevent the overexposure of workers on the Tower to RF radiation.

14. Mutual Indemnification. Each party shall, to the fullest extent permitted by law, indemnify, defend and hold harmless the other party, against all claims, losses, costs, expenses, damages, and liabilities arising from: (i) the negligence, willful misconduct or strict liability of such party, or its agents, employees, or contractors; or (ii) any material breach by such party of any provision of this License Agreement. Neither party shall be responsible or liable to the other for any claim, loss, cost, expense, damage or liability arising from any claim to the extent attributable to any acts or omissions of the other party or to other third parties at the Tower or Site.

15. Insurance. Licensee shall have adequate insurance at all times at Licensee's expense which coverages shall include but are not limited to the following: Commercial Workers'

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Compensation Insurance as required by law, Commercial General Liability Insurance with a minimum combined single limit of \$5,000,000 covering personal injury and property damage, completed operations, independent Licensees and contractual liability (which may be provided in any combination of primary and excess coverage); Employer's Liability Insurance with a minimum combined single limit of \$1,000,000; and Commercial Automobile Liability Insurance for any motor vehicle, covering bodily injury and property damage with a minimum combined single limit of \$1,000,000. The foregoing insurance shall be issued on an occurrence basis, shall be primary with respect to any liability assumed by Licensee hereunder, shall specifically name Licensor as an additional insured, and include a waiver of subrogation in favor of Licensor. Licensee shall provide Licensor with certificates of insurance evidencing the required coverage and shall give Licensor thirty (30) days written notice if the coverage represented in these certificates is reduced or canceled.

Notwithstanding the foregoing, neither Licensee nor any employee, contractor, subcontractor or agent of Licensee shall allow any person to enter upon or climb on the Tower without inclusion of such person under its insurance policy coverage as required hereunder or without ensuring that such person is adequately insured and using appropriate preventive fall protection.

16. Opportunity to Cure Defaults. If Licensee fails to comply with any provision of this License Agreement which Licensor claims to be a default hereof, Licensor shall serve written notice upon Licensee specifying the default, whereupon a grace period of thirty (30) days shall commence to run during which Licensee shall undertake and diligently pursue a cure of the default. Such grace period shall automatically be extended for an additional thirty (30) days, provided Licensee makes a good faith showing that efforts toward a cure are continuing.

17. Transfer of Licensee's Interest. Licensee's interest under this License Agreement shall be assignable by Licensee, without the necessity of obtaining Licensor's consent, in connection with the transfer to the named holder of a FCC license or to an affiliate, subsidiary or partner of Licensee, provided, however, no such assignment shall relieve Licensee of any obligation under this License Agreement and Licensee and any assignee shall be jointly and severally liable under this License Agreement. Any other assignment of this License Agreement by Licensee shall require Licensor's prior written consent.

18. Multiple Users. Licensee shall not sublet or otherwise subdivide the Licensed Space or any portion thereof, or permit the Licensed Space to be occupied by multiple simultaneous users claiming through or under Licensee.

19. Removal of Licensee's Property. Licensee's Equipment are agreed to be Licensee's personal property, and Licensee shall at all times be authorized to create security interests in said property specifically itemized, and to remove said property from the Licensed Space free from any lien of Licensor. Upon the expiration or earlier termination of this License Agreement, Licensee (i) shall remove Licensee's Equipment in a good, efficient, and workmanlike manner and in compliance with all applicable legal requirements, (ii) shall repair any damage caused to the Tower and the Site caused by such removal, (iii) shall not interrupt or interfere with the operation of Licensor's communications system or Licensor's Equipment in removing Licensee's Equipment, and (iv) shall surrender the Tower and the Site in good

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condition, ordinary wear and tear excepted. In the event Licensee fails to remove any of Licensee's Equipment from the Tower or the Site within thirty (30) days of the expiration or earlier termination of this License Agreement, Licensee shall be deemed to have abandoned Licensee's Equipment and Licensor shall be free to remove and dispose of Licensee's Equipment in any manner determined by Licensor, in Licensor's sole and absolute discretion, and without any liability to Licensee therefor. If Licensee is deemed to have abandoned Licensee's Equipment to Licensor, pursuant to the preceding sentence, Licensee shall reimburse Licensor within five (5) days of Licensee's receipt of an invoice from Licensor, for all costs incurred by Licensor in removing and disposing of Licensee's Equipment, such obligation to reimburse Licensor to survive the termination of this License Agreement. Notwithstanding the foregoing, Licensee shall not have the right to, and may not, remove any structural enhancements to the Tower, such structural enhancements becoming the property of Licensor upon the expiration or earlier termination of this License Agreement.

20. Default.

(a) Event of Default. The occurrence of one (1) or more of the following events shall constitute an "Event of Default" hereunder:

(i) Monetary Default. The failure by Licensee to make any payment of rent or any other payment required to be made by Licensee hereunder, as and when due, where such failure shall continue for a period of ten (10) days after written notice thereof is received by Licensee from Licensor.

(ii) Other Default. The failure by a party to observe or perform any of the covenants or provisions of this License Agreement to be observed or performed by such party, where such failure shall continue for a period of fifteen (15) days after written notice thereof is received from the other party; provided, however that it shall not be deemed an Event of Default by a party if the other party commences to cure such failure within such fifteen (15) day period and thereafter diligently prosecutes such cure to completion.

(b) Termination. If there occurs an Event of Default by Licensee, in addition to any other remedies available to Licensor at law or in equity, Licensor shall have the right to terminate this License Agreement and all rights of Licensee hereunder. If there occurs an Event of Default by Licensor or if any permit or any approval of any federal, state or local government entity is cancelled, expires, terminated or withdrawn, or in addition to any other remedies available to Licensee at law or in equity, Licensee shall have the right to terminate this License Agreement without further obligation under this License Agreement other than the removal of Licensee's Equipment.

(c) Licensor's Right to Terminate. Licensor shall have the right to cancel and terminate this License Agreement without penalty upon 180-day written notice to Licensee and provided that Licensor gives Licensee the opportunity to purchase the permanent improvements and assume Licensor's obligations at the Site. THIS 180 DAY TERMINATION PROVISION ONLY APPLIES IF THE LICENSOR, ITS SUCCESSORS OR ASSIGNS ELECTS TO ABANDON THE SITE OR OTHERWISE

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DISCONTINUE DOING BUSINESS AT THIS LOCATION. THIS PROVISION DOES NOT APPLY TO NORMAL SALE OF THE FACILITY OR BUSINESS, TRANSFER OF OWNERSHIP, OR OTHER TRANSACTIONS THAT ARE NOT INTENDED TO TERMINATE USE OF THE SITE.

21. Destruction. If the Tower is totally or substantially destroyed, Licensor, in Licensor's sole and absolute discretion, may terminate this License Agreement or may rebuild the Tower at Licensor's expense. If Licensor elects to terminate this License Agreement, Licensor shall reimburse Licensee the pro rata share of the annual rent that has been paid in advance hereunder and all rights and obligations of Licensor and Licensee arising after the termination date shall terminate. If Licensor elects to rebuild the Tower, Licensee shall not be required to pay rent while the Tower is being rebuilt unless Licensor provides Licensee with alternative space.

22. Condemnation.

a. Permanent and Entire Condemnation. In the event the Tower and the Site are permanently and entirely taken or condemned for public purposes or sold to a condemning authority under threat of condemnation, this License Agreement shall terminate on the date of condemnation or sale. Upon termination of this License Agreement, Licensor shall reimburse Licensee the pro rata share of the annual rent that has been paid in advance hereunder and all rights and obligations of Licensor and Licensee arising after the termination date shall terminate.

b. Temporary or Partial Condemnation. In the event the Tower and the Site are temporarily taken or condemned in their entirety or in the event a portion of the Tower or the Site is temporarily or permanently taken or condemned, Licensor shall have the right to terminate this License Agreement by giving Licensee written notice thereof or to provide alternative space to Licensee, such alternative space to be acceptable to Licensee in Licensee's sole and absolute discretion. If the alternative space is unacceptable to Licensee, Licensee shall give Licensor written notice thereof and, upon Licensor's receipt of such written notice, this License Agreement shall terminate. If either Licensor or Licensee elects to terminate this License Agreement, Licensor shall reimburse Licensee the pro rata share of the annual rent that has been paid in advance hereunder and all rights and obligations of Licensor and Licensee arising after the termination date shall terminate, except for the parties' obligations concerning termination.

c. Condemnation Award. Licensor shall receive the entire condemnation award for the Tower, Licensor's Equipment and the leasehold interest in the Site and Licensee hereby assigns to Licensor any and all right, title and interest of Licensee in and to such award. Licensee shall have the right to recover from such authority, but not from Licensor, any compensation awarded to Licensee on account of Licensee's Equipment, Licensee's moving and relocation expenses, and Licensee's license interest.

23. Quiet Enjoyment. Licensor covenants that Licensee shall have quiet enjoyment of the Licensed Space throughout the duration of the License Agreement, as the same may be renewed and extended, and that Licensor will not intentionally disturb Licensee's occupation thereof as long as Licensee is not in default under this License Agreement.

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24. Attorney's Fees. In any action at law or in equity, the substantially prevailing party shall be entitled to recover the reasonable costs and expenses of its successful case, including reasonable attorney's fees and costs of appeal from the non-prevailing party.

25. Binding Effect. All of the covenants, conditions, and provisions of this License Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

26. Entire Agreement. This License Agreement constitutes the entire contract between the parties, and supersedes any prior understanding or oral or written agreements between them respecting the within subject matter.

27. Modifications. This License Agreement may not be modified, except in writing signed by the party against whom such modification is sought to be enforced.

28. Severability. If any term of this License Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this License Agreement, which shall continue in full force and effect. The parties shall agree that if any provisions are deemed not enforceable, they shall be deemed modified to the extent necessary to make them enforceable.

29. Authority. The persons who have executed this License Agreement represent and warrant that they are duly authorized to execute this License Agreement in their individual or representative capacity as indicated.

30. Environmental.

a) Definitions: For purpose of this License, the Term "Hazardous Substances" shall be defined in the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Sections 9601 et seq., and any regulations promulgated pursuant thereto, and as used to define, "Hazardous Wastes" in the Resource Conservation and Recovery Act 42 U.S.C. Sections 6901 et seq., and any regulations promulgated thereto. For purposes of this License, the term "Environmental Laws" shall mean any and all local, state and Federal statutes, regulations or ordinances pertaining to the environmental or natural resources.

b) Duty of Licensee: Licensee shall not (either with or without negligence) cause or permit the use, storage, generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Licensee shall indemnify and hold Licensor harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorney's fees, and consultants' and experts' fees) from the presence or release of any Hazardous Substances or Hazardous Wastes on the Licensed Space if caused solely by Licensee or persons acting under the direction and control of Licensee. Licensee shall execute such affidavits, representations and the like from, time to time as Licensor may reasonably request concerning Licensee's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on the Licensed Space.

c) Licensor shall not (either with or without negligence) cause or permit the use, storage,

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generation, escape, disposal or release of any Hazardous Substances or Hazardous Wastes in any manner not sanctioned by law. In all events, Licensor shall indemnify and hold Licensee harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitations, any and all sums paid for settlement of claims, attorney's fees, and consultants' and experts' fees) from the presence or release of any Hazardous Substances or Hazardous Wastes on the property unless caused solely by Licensee or person acting under the direction and control of Licensee. Licensor shall execute such affidavits, representations and the like from time to time as Licensee may reasonably request concerning Licensor's best knowledge and belief as to the presence of Hazardous Substances or Hazardous Wastes on the Property.

d) **Effect of Mutual Indemnification:** The indemnifications contained in this Section specifically include costs incurred in connection with any investigation of site conditions by either party or third parties or any cleanup remedial, removal or restoration work required by any governmental authority. Notwithstanding any other provisions in this License Agreement, the provisions of this Section will survive the expiration or termination of this License Agreement and either party shall have the right to summarily terminate this License Agreement, without giving notice required under this License Agreement, in the event of default of the other under this Section.

31. **Relationship of License Agreement to the Prime Lease.** The parties acknowledge that Licensor's interest in and right to use and occupy the Site are derived from and governed by the provisions of the Prime Lease. Licensee understands and agrees that this License Agreement is subject to and subordinate to the provisions of the Prime Lease. Licensor and Licensee acknowledge and agree that in the event Licensor's rights to occupy and use the Site are terminated as a result of the termination or expiration of the Prime Lease, this License Agreement shall terminate upon the effective termination date of said Prime Lease. In the event of any conflict in or between the terms and conditions of this License Agreement and the Prime Lease, the parties agree that the terms, provisions and conditions of the Prime Lease shall control. Licensor and Licensee each covenants to comply with the terms and provisions of said Prime Lease and to take such steps as shall be necessary to prevent its actions or those of its employees, agents or contractors from resulting in a breach of said Prime Lease.

32. **Applicable law.** This License Agreement shall be construed, performed and enforced in accordance with the laws of the State in which the Licensed Space is located.

33. **Notices.** Any notice, request or demand required or permitted to be given pursuant to this License Agreement shall be in writing and shall be deemed sufficiently given if delivered by messenger at the address of the intended recipient, sent prepaid by Federal Express (or a comparable guaranteed overnight delivery service), or deposited in the United States first class mail (registered or certified, postage prepaid, with return receipt requested), addressed to the intended recipient at the address set forth below or at such other address as the intended recipient may have specified by written notice to the sender in accordance with the requirements of this paragraph. Any such notice, request, or demand so given shall be deemed given on the day it is delivered by messenger at the specified address, on the day after deposit with Federal Express (or a comparable overnight delivery service), or on the day that is two (2) days after deposit in the United States mail, as the case may be.

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Licensee: 1234130/Caribou

LICENSOR: Maine RSA #1, Inc
Attention: Real Estate Lease Administration
8410 West Bryn Mawr Avenue
Chicago, Illinois 60631

LICENSEE: Redzone Wireless LLC
91 Camden Street, Suite 404
Rockland, Maine 04841

34. Waiver of Compliance. Any failure of the Licensee to comply with any obligation, covenant, agreement or condition herein may be expressly waived by Licensor, but such waiver or failure to insist upon strict compliance with such obligation, covenant, agreement or condition shall not operate as a waiver of, or estoppel with respect to, any subsequent or other failure.

35. Survival. The representations, warranties, and indemnifications contained herein shall survive the termination or expiration of this License Agreement.

36. Other. The submission of this License Agreement for examination and negotiation does not constitute an offer to license space, or a reservation or option, and this License Agreement shall become effective and binding only upon the execution and delivery hereof by both the Licensor and Licensee.

IN WITNESS WHEREOF, the parties hereto bind themselves to this Tower and Ground Space License Agreement as of the day and year first above written

Licensor
Maine RSA #1, Inc.

Licensee
Redzone Wireless, LLC

By: _____

By:  _____
5FA7D7544FB9419...

Printed: _____

Printed: James Mckenna _____

Title: Vice President

Title: CEO _____

Date: _____

Date: 10/21/2019 _____

Licensor: Caribou/444356

Licensee: 1234130/Caribou

EXHIBIT A

**DESCRIPTION OF ATC LEASE AREA
LOCATED ON THE PROPERTY OF
BLACKSTONE FARMS INC.**

A certain parcel of land within the land of the grantor described as Jacobs Farm by deed recorded in Book 2942, Page 59, and located southerly of the Fort Fairfield Road in the City of Caribou, Aroostook County, Maine, being bounded and described as follows:

Beginning at a No. 5 rebar set marking the northeast corner of the subject parcel and the southeasterly corner of a parcel owned by Dead River Co. by deed recorded in Book 1119, Page 497 and located S 01°-25'-15" E, 120.00 feet from the southerly sideline of the Fort Fairfield Road;

Thence, S 01°-25'-15" E, 100.00 feet along the easterly boundary of said Jacobs Farm to a No. 5 rebar set;

Thence, S 88°-34'-45" W, through land of the grantor, 100.00 feet to a No. 5 rebar set;

Thence, N 01°-25'-15" W, through land of the grantor, 100.00 feet to a No. 5 rebar set;

Thence, N 88°-34'-45" E, through land of the grantor, and the southerly sideline of land of Dead River Co., 100.00 feet to the point of beginning.

The above described parcel contains 10,000 square feet, more or less.

Bearings are based on Maine State Grid Coordinate System East Zone (NAD 83).

Access & Utilities

of-way for ingress, egress, and utilities, Landlord hereby grants to Tenant the following described Easement Parcel(s) appurtenant to the Leasehold Parcel:

Use: Access

Width: 30 feet; Approximate length: 120 feet

Between the Leasehold Parcel and the public road known as Fort Fairfield Road over existing traveled ways where practical, and establishing a new route as necessary.

Use: Utilities.

Width: 30 feet; Approximate length: 120 feet

Between the Leasehold Parcel and suitable utility company service connection points. Landlord agrees to make such direct grants of easement as the utility companies may require."

Licensor: Caribou/444356

Licensee: 1234130/Caribou

EXHIBIT B

Applicant (Tenant Name): Redzone Wireless LLC
Application Date / Revision Date: 2/15/19
Contact's Name: Janice M. Cox
Contact's Phone #: 207-593-7266
Applicant Site Name: Caribou

USCC Site Number: 444356
USCC Site Name: Caribou
Site Address - Street: 271 Fort Fairfield Rd
Site Address - City, State: Caribou, ME 04783
Latitude: 46.65232296
Longitude: -67.98443112
Structure Type: Self-Support Tower

Version 2017-

US Cellular

ANTENNA CONFIGURATION (See Definition Key - Bottom of Page 2)

Antenna Number	Desired or Existing Centerline (Feet ASLL)	Qty	Antenna Mfg.	Antenna Model	Ant. Weight (lbs.)	Ant. Dimensions (Ft. x W. x D)	Ant. Gain (dBi)	Sector Elevation / Azimuth (Deg)	Mechanical Tilt (deg)	Tower Standoff (ft.)	Technology	TX/RX Freq (MHz)	Power (Watts)	Trans. Count	Number of Lines per Ant.	Line Mfg./Type	Line Length (ft.)	Diameter	
EXAMPLE:																			
<input checked="" type="checkbox"/> New <input type="checkbox"/> Existing to remain <input type="checkbox"/> Replacement	130.00	2	ANDREW	HEX-657DS-R2M	6 lbs.	72" x 6" x 4"	17 dBi	60	0	4	CDMA	1850 - 8950 MHz	250	5	2	Nextnet 597-6013	130 ft.	1 5/8"	
<input type="checkbox"/> New <input type="checkbox"/> Existing to remain <input type="checkbox"/> Replacement	144.00	1	Alpha	AV3007-C4-1D	10 lbs.	41.3" x 11" x 3"	18 dBi	65	TBD	1	LTE	2300-2700 MHz	10	1	2	CalS& Omni Shielded	190 ft.	5/16"	
<input type="checkbox"/> New <input type="checkbox"/> Existing to remain <input type="checkbox"/> Replacement	144.00	1	Alpha	AV3007-C4-1D	10 lbs.	41.3" x 11" x 3"	18 dBi	65	TBD	1	LTE	2300-2700 MHz	10	1	2	CalS& Omni Shielded	190 ft.	5/16"	

SECTOR 1

SECTOR 2

SECTOR 3

TOTAL QTY. of ANTENNAS: 3 **TOTAL QTY. of LINES:** 6

Mount Analyses are NOT included with a structural analysis. If a mount SN is reqd, please request a quote.
 Mount Type and Model Number: (To be included if current mounts are to be replaced or if this is a new installation)
 New Installation
 Universal Side-Arm Mount -Part #: USA3, Description: 3' Side-Arm Mount, Weight 59.89 pounds



EXHIBIT B - Continued

MICROWAVE CONFIGURATION (if Applicable)																		
Microwave Antenna Number	Centerline (Feet ASL)	Qty	MW/Mfg	MW Model	MW Weight (lbs.)	MW Dimensions	MW Gain (dBi)	3dB Bw/dBv Azimuth	Mechanics (Tilt/deg)	Tower Standoff (ft.)	Technology	Frequencies (GHz) TX / RX	TX Power (Watts)	Trans. count	Number of lines per MW	Line Length (ft.)	Line (Easements)	
EXAMPLE:	105.00	1	Andrew	VHL P2-23	19 lbs.	36" D	16.0	1.2, 124	N/A	5	MW	21200-23600	200		1	Andrew LFC-50A	150 ft.	1/2"
<input checked="" type="checkbox"/> New																		
<input type="checkbox"/> Existing to remain																		
<input type="checkbox"/> Replacement	144.00	1.00	Ubiquiti	AF-11G35	26 lbs	31.3 x 18.1	35	2.5:2.5	TBD	TBD	MW	10.3-11.7 GHz	36		2	Ubiquiti Power	170 ft.	5/16"
<input checked="" type="checkbox"/> New																		
<input type="checkbox"/> Existing to remain																		
<input type="checkbox"/> Replacement																		
<input checked="" type="checkbox"/> New																		
<input type="checkbox"/> Existing to remain																		
<input type="checkbox"/> Replacement																		

Tower Mounted - Microwave Radio Equipment (if applicable)	
Existing	New
<input type="checkbox"/>	<input checked="" type="checkbox"/>
Manufacturer: Universal Side-Arm Mount	
Model: USA3	
Qty/Locators: 1	

Other Tower Mounted Equipment (if applicable)	
Existing	New
<input type="checkbox"/>	<input checked="" type="checkbox"/>
Equipment Type - FRU:	
Equipment Quantity/ Total (Per sector / total qty):	
GPS Head 1	
Tetrad 700275	
Radio 1	
BreezeCompact 3000	

Ice Shield Information (if applicable)	
Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mounting Location #1	
Mounting Location #2 (if applicable)	

Ground Space/ Shelter Information	
Equipment Enclosure Category	Equipment Enclosure Category
<input type="checkbox"/> BTS Cabinet	<input type="checkbox"/> Outdoor Shelter
<input type="checkbox"/> 4' X 4'	<input type="checkbox"/> 4' X 4'
<input type="checkbox"/> 4' X 4'	<input type="checkbox"/> 4' X 4'
<input type="checkbox"/> 32	<input type="checkbox"/> 32
<input type="checkbox"/> Generator Required:	<input type="checkbox"/> No
<input type="checkbox"/> Generator Location:	<input type="checkbox"/> Inside Shelter
<input type="checkbox"/> Generator Ground Space Required (L x W):	<input type="checkbox"/> Separate, specify A or B
<input type="checkbox"/> Fuel Type:	<input type="checkbox"/> Diesel
<input type="checkbox"/> Tank Location:	<input type="checkbox"/> Separate
<input type="checkbox"/> AC Power:	<input type="checkbox"/> No
<input type="checkbox"/> Name of Landlord:	<input type="checkbox"/> Yes
<input type="checkbox"/> Protected Lease Sign Date:	<input type="checkbox"/> No
<input type="checkbox"/> Lease Dimensions:	<input type="checkbox"/> Yes
<input type="checkbox"/> Tower Extension Required?	<input type="checkbox"/> No

Separate Ground Space Required	
Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
Name of Landlord:	
Protected Lease Sign Date:	
Lease Dimensions:	
Tower Extension Required?	

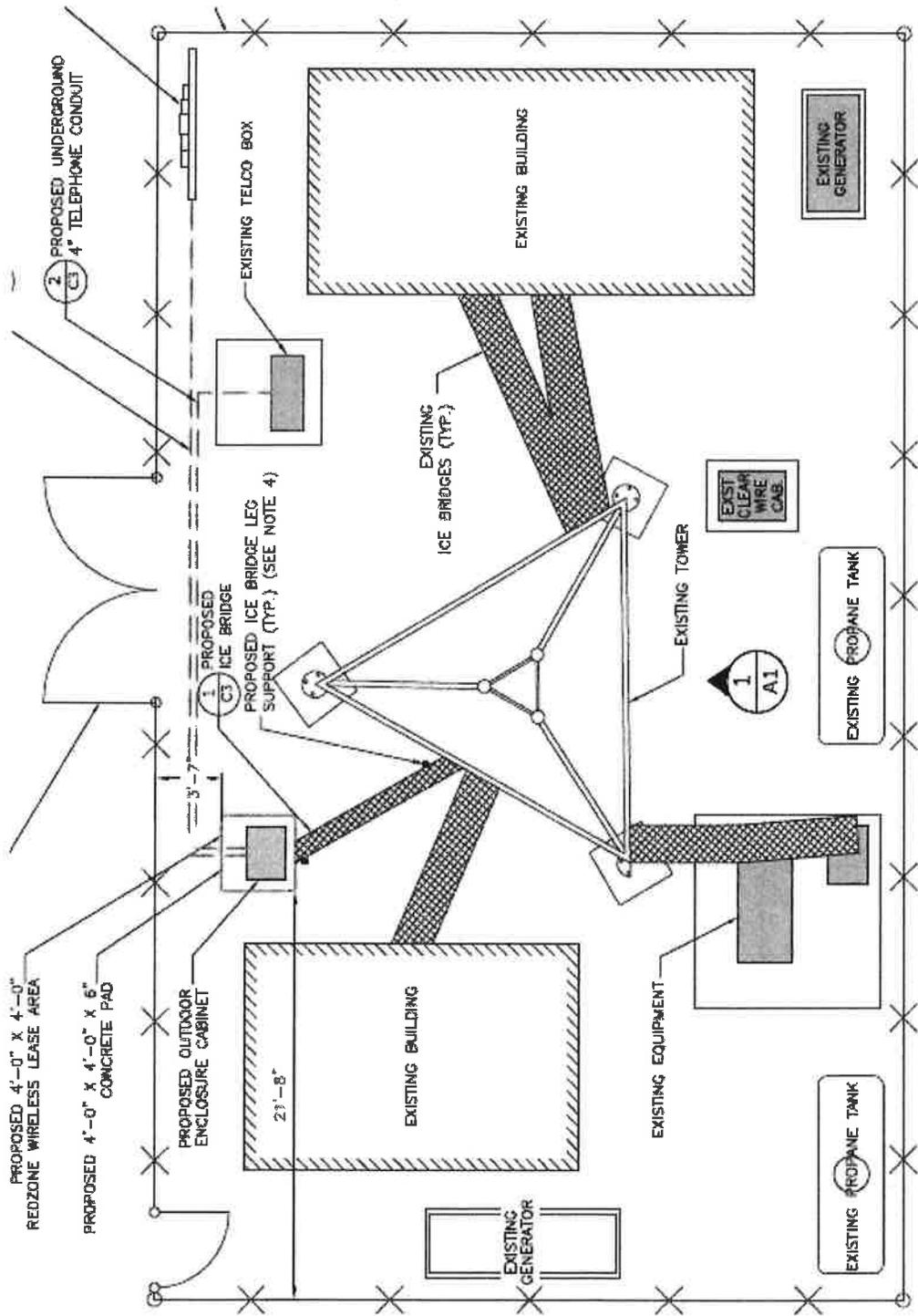
Utility Requirements	
Power Requirements:	240 volts / 15 amps
Telco / Backhaul Type:	Fiber
Telco / Fiber Provider:	Consolidated Spectrum

DEFINITION KEY:

- New** - This is a new antenna that will be mounted where there was no previous antenna or microwave.
- Existing** - This is an existing antenna or microwave that will remain in place, it will not be replaced or removed.
- Replacement** - This is a replacement antenna to replace a previous existing antenna, whether like for like or of different size and weight.
- Centerline** - The line that bisects the antenna or microwave into 2 symmetrical equal parts.
- Antenna Gain (dBi)** - The relative increase in radiation at the maximum point expressed as a value; dBi reference to an isotropic antenna.
- Sector Bw/dBv, Azimuth** - The direction in which the antenna is pointed.
- Mechanical Tilt** - The amount, in degrees, of physical tilt.
- Tower Standoff** - The distance from the vertical axis of the antenna to the nearest tower surface.
- Trans. Power (MHz)** - Transmitted and Received Frequency being used.
- TX Power** - The maximum transmitting power of radio in Watts.
- Trans. Count** - The number of radios on this antenna.



EXHIBIT C





**BLACK DIAMOND
CONSULTANTS INC**

www.BlackDiamond.net

312 Water Street
PO Box 57
Gardiner, ME 04345

tel 207.582.0056 fax 207.582.9098

BDC PROJECT
RZW-15

REDZONE WIRELESS
CARIBOU
SITE NAME: 444356
USCC SITE NUMBER: 46° 51' 10.55"
LATITUDE: 67° 59' 03.95"
LONGITUDE:



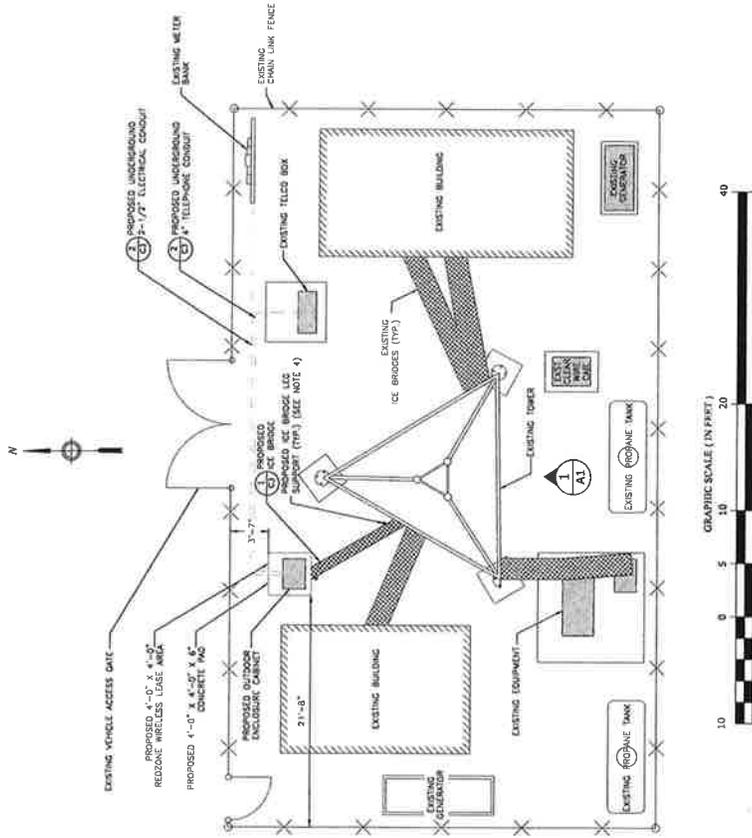
DIRECTIONS: FROM US NORTH, MANOHA, MAINE: Turn left onto US-1 N (Route for Maine Telephone Ex. (25.4 mi) (0.4 mi) Turn left onto North St. (0.1 mi) Main St. turns slightly right and becomes Bridge St. (0.1 mi) Turn right onto Main St. (0.1 mi) Turn right onto North St. (0.1 mi) Turn left onto MC Southrup St. (0.4 mi) End at tower site on left.

LEGEND

- DETAIL NUMBER SHEET ON WHICH DETAIL APPEARS
- SECTION NUMBER SHEET ON WHICH SECTION APPEARS
- ELEVATION NUMBER SHEET ON WHICH ELEVATION APPEARS

ABBREVIATIONS

AT	AIR TERMINAL	PA	POLE MOUNTED
A/C	AIR CONDITIONING	PS	POWER SUPPLY
AMS	ABOVE MEAN SEA LEVEL	QTY	QUANTITY
AS	ASBESTOS	R	RADIUS
B	BUILDING	SEC	SECURITY
B/C	BUILDING CONTROL	SEC	SECURITY
BS	BUILDING SCHEDULE	SEC	SECURITY
CA	CAMERA	SEC	SECURITY
CC	CENTRAL CONTROL	SEC	SECURITY
CD	CONCRETE	SEC	SECURITY
CE	CONCRETE	SEC	SECURITY
CG	CONCRETE	SEC	SECURITY
CH	CHIMNEY	SEC	SECURITY
CI	CONCRETE	SEC	SECURITY
CM	CONCRETE	SEC	SECURITY
CO	CONCRETE	SEC	SECURITY
CP	CONCRETE	SEC	SECURITY
CS	CONCRETE	SEC	SECURITY
CT	CONCRETE	SEC	SECURITY
CU	COPPER	SEC	SECURITY
CV	CONCRETE	SEC	SECURITY
DA	DIAL	SEC	SECURITY
DB	DIAL	SEC	SECURITY
DC	DIAL	SEC	SECURITY
DD	DIAL	SEC	SECURITY
DE	DIAL	SEC	SECURITY
DF	DIAL	SEC	SECURITY
DG	DIAL	SEC	SECURITY
DH	DIAL	SEC	SECURITY
DI	DIAL	SEC	SECURITY
DJ	DIAL	SEC	SECURITY
DK	DIAL	SEC	SECURITY
DL	DIAL	SEC	SECURITY
DM	DIAL	SEC	SECURITY
DN	DIAL	SEC	SECURITY
DO	DIAL	SEC	SECURITY
DP	DIAL	SEC	SECURITY
DQ	DIAL	SEC	SECURITY
DR	DIAL	SEC	SECURITY
DS	DIAL	SEC	SECURITY
DT	DIAL	SEC	SECURITY
DU	DIAL	SEC	SECURITY
DV	DIAL	SEC	SECURITY
DW	DIAL	SEC	SECURITY
DX	DIAL	SEC	SECURITY
DY	DIAL	SEC	SECURITY
DZ	DIAL	SEC	SECURITY
EA	EXTERNAL	SEC	SECURITY
EB	EXTERNAL	SEC	SECURITY
EC	EXTERNAL	SEC	SECURITY
ED	EXTERNAL	SEC	SECURITY
EE	EXTERNAL	SEC	SECURITY
EF	EXTERNAL	SEC	SECURITY
EG	EXTERNAL	SEC	SECURITY
EH	EXTERNAL	SEC	SECURITY
EI	EXTERNAL	SEC	SECURITY
EJ	EXTERNAL	SEC	SECURITY
EK	EXTERNAL	SEC	SECURITY
EL	EXTERNAL	SEC	SECURITY
EM	EXTERNAL	SEC	SECURITY
EN	EXTERNAL	SEC	SECURITY
EO	EXTERNAL	SEC	SECURITY
EP	EXTERNAL	SEC	SECURITY
EQ	EXTERNAL	SEC	SECURITY
ER	EXTERNAL	SEC	SECURITY
ES	EXTERNAL	SEC	SECURITY
ET	EXTERNAL	SEC	SECURITY
EU	EXTERNAL	SEC	SECURITY
EV	EXTERNAL	SEC	SECURITY
EW	EXTERNAL	SEC	SECURITY
EX	EXTERNAL	SEC	SECURITY
EY	EXTERNAL	SEC	SECURITY
EZ	EXTERNAL	SEC	SECURITY
FA	FIBER	SEC	SECURITY
FB	FIBER	SEC	SECURITY
FC	FIBER	SEC	SECURITY
FD	FIBER	SEC	SECURITY
FE	FIBER	SEC	SECURITY
FF	FIBER	SEC	SECURITY
FG	FIBER	SEC	SECURITY
FH	FIBER	SEC	SECURITY
FI	FIBER	SEC	SECURITY
FJ	FIBER	SEC	SECURITY
FK	FIBER	SEC	SECURITY
FL	FIBER	SEC	SECURITY
FM	FIBER	SEC	SECURITY
FN	FIBER	SEC	SECURITY
FO	FIBER	SEC	SECURITY
FP	FIBER	SEC	SECURITY
FQ	FIBER	SEC	SECURITY
FR	FIBER	SEC	SECURITY
FS	FIBER	SEC	SECURITY
FT	FIBER	SEC	SECURITY
FU	FIBER	SEC	SECURITY
FV	FIBER	SEC	SECURITY
FW	FIBER	SEC	SECURITY
FX	FIBER	SEC	SECURITY
FY	FIBER	SEC	SECURITY
FZ	FIBER	SEC	SECURITY
GA	GROUND	SEC	SECURITY
GB	GROUND	SEC	SECURITY
GC	GROUND	SEC	SECURITY
GD	GROUND	SEC	SECURITY
GE	GROUND	SEC	SECURITY
GF	GROUND	SEC	SECURITY
GG	GROUND	SEC	SECURITY
GH	GROUND	SEC	SECURITY
GI	GROUND	SEC	SECURITY
GJ	GROUND	SEC	SECURITY
GK	GROUND	SEC	SECURITY
GL	GROUND	SEC	SECURITY
GM	GROUND	SEC	SECURITY
GN	GROUND	SEC	SECURITY
GO	GROUND	SEC	SECURITY
GP	GROUND	SEC	SECURITY
GQ	GROUND	SEC	SECURITY
GR	GROUND	SEC	SECURITY
GS	GROUND	SEC	SECURITY
GT	GROUND	SEC	SECURITY
GU	GROUND	SEC	SECURITY
GV	GROUND	SEC	SECURITY
GW	GROUND	SEC	SECURITY
GX	GROUND	SEC	SECURITY
GY	GROUND	SEC	SECURITY
GZ	GROUND	SEC	SECURITY
HA	HAND	SEC	SECURITY
HB	HAND	SEC	SECURITY
HC	HAND	SEC	SECURITY
HD	HAND	SEC	SECURITY
HE	HAND	SEC	SECURITY
HF	HAND	SEC	SECURITY
HG	HAND	SEC	SECURITY
HH	HAND	SEC	SECURITY
HI	HAND	SEC	SECURITY
HJ	HAND	SEC	SECURITY
HK	HAND	SEC	SECURITY
HL	HAND	SEC	SECURITY
HM	HAND	SEC	SECURITY
HN	HAND	SEC	SECURITY
HO	HAND	SEC	SECURITY
HP	HAND	SEC	SECURITY
HQ	HAND	SEC	SECURITY
HR	HAND	SEC	SECURITY
HS	HAND	SEC	SECURITY
HT	HAND	SEC	SECURITY
HU	HAND	SEC	SECURITY
HV	HAND	SEC	SECURITY
HW	HAND	SEC	SECURITY
HX	HAND	SEC	SECURITY
HY	HAND	SEC	SECURITY
HZ	HAND	SEC	SECURITY
IA	INTERNAL	SEC	SECURITY
IB	INTERNAL	SEC	SECURITY
IC	INTERNAL	SEC	SECURITY
ID	INTERNAL	SEC	SECURITY
IE	INTERNAL	SEC	SECURITY
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II	INTERNAL	SEC	SECURITY
IJ	INTERNAL	SEC	SECURITY
IK	INTERNAL	SEC	SECURITY
IL	INTERNAL	SEC	SECURITY
IM	INTERNAL	SEC	SECURITY
IN	INTERNAL	SEC	SECURITY
IO	INTERNAL	SEC	SECURITY
IP	INTERNAL	SEC	SECURITY
IQ	INTERNAL	SEC	SECURITY
IR	INTERNAL	SEC	SECURITY
IS	INTERNAL	SEC	SECURITY
IT	INTERNAL	SEC	SECURITY
IU	INTERNAL	SEC	SECURITY
IV	INTERNAL	SEC	SECURITY
IW	INTERNAL	SEC	SECURITY
IX	INTERNAL	SEC	SECURITY
IY	INTERNAL	SEC	SECURITY
IZ	INTERNAL	SEC	SECURITY
JA	JUNCTION	SEC	SECURITY
JB	JUNCTION	SEC	SECURITY
JC	JUNCTION	SEC	SECURITY
JD	JUNCTION	SEC	SECURITY
JE	JUNCTION	SEC	SECURITY
JF	JUNCTION	SEC	SECURITY
JG	JUNCTION	SEC	SECURITY
JH	JUNCTION	SEC	SECURITY
JI	JUNCTION	SEC	SECURITY
JJ	JUNCTION	SEC	SECURITY
JK	JUNCTION	SEC	SECURITY
JL	JUNCTION	SEC	SECURITY
JM	JUNCTION	SEC	SECURITY
JN	JUNCTION	SEC	SECURITY
JO	JUNCTION	SEC	SECURITY
JP	JUNCTION	SEC	SECURITY
JQ	JUNCTION	SEC	SECURITY
JR	JUNCTION	SEC	SECURITY
JS	JUNCTION	SEC	SECURITY
JT	JUNCTION	SEC	SECURITY
JU	JUNCTION	SEC	SECURITY
JV	JUNCTION	SEC	SECURITY
JW	JUNCTION	SEC	SECURITY
JX	JUNCTION	SEC	SECURITY
JY	JUNCTION	SEC	SECURITY
JZ	JUNCTION	SEC	SECURITY
KA	KITCHEN	SEC	SECURITY
KB	KITCHEN	SEC	SECURITY
KC	KITCHEN	SEC	SECURITY
KD	KITCHEN	SEC	SECURITY
KE	KITCHEN	SEC	SECURITY
KF	KITCHEN	SEC	SECURITY
KG	KITCHEN	SEC	SECURITY
KH	KITCHEN	SEC	SECURITY
KI	KITCHEN	SEC	SECURITY
KJ	KITCHEN	SEC	SECURITY
KK	KITCHEN	SEC	SECURITY
KL	KITCHEN	SEC	SECURITY
KM	KITCHEN	SEC	SECURITY
KN	KITCHEN	SEC	SECURITY
KO	KITCHEN	SEC	SECURITY
KP	KITCHEN	SEC	SECURITY
KQ	KITCHEN	SEC	SECURITY
KR	KITCHEN	SEC	SECURITY
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KT	KITCHEN	SEC	SECURITY
KU	KITCHEN	SEC	SECURITY
KV	KITCHEN	SEC	SECURITY
KW	KITCHEN	SEC	SECURITY
KX	KITCHEN	SEC	SECURITY
KY	KITCHEN	SEC	SECURITY
KZ	KITCHEN	SEC	SECURITY
LA	LABEL	SEC	SECURITY
LB	LABEL	SEC	SECURITY
LC	LABEL	SEC	SECURITY
LD	LABEL	SEC	SECURITY
LE	LABEL	SEC	SECURITY
LF	LABEL	SEC	SECURITY
LG	LABEL	SEC	SECURITY
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LI	LABEL	SEC	SECURITY
LJ	LABEL	SEC	SECURITY
LK	LABEL	SEC	SECURITY
LL	LABEL	SEC	SECURITY
LM	LABEL	SEC	SECURITY
LN	LABEL	SEC	SECURITY
LO	LABEL	SEC	SECURITY
LP	LABEL	SEC	SECURITY
LQ	LABEL	SEC	SECURITY
LR	LABEL	SEC	SECURITY
LS	LABEL	SEC	SECURITY
LT	LABEL	SEC	SECURITY
LU	LABEL	SEC	SECURITY
LV	LABEL	SEC	SECURITY
LW	LABEL	SEC	SECURITY
LX	LABEL	SEC	SECURITY
LY	LABEL	SEC	SECURITY
LZ	LABEL	SEC	SECURITY
MA	MATERIAL	SEC	SECURITY
MB	MATERIAL	SEC	SECURITY
MC	MATERIAL	SEC	SECURITY
MD	MATERIAL	SEC	SECURITY
ME	MATERIAL	SEC	SECURITY
MF	MATERIAL	SEC	SECURITY
MG	MATERIAL	SEC	SECURITY
MH	MATERIAL	SEC	SECURITY
MI	MATERIAL	SEC	SECURITY
MJ	MATERIAL	SEC	SECURITY
MK	MATERIAL	SEC	SECURITY
ML	MATERIAL	SEC	SECURITY
MM	MATERIAL	SEC	SECURITY
MN	MATERIAL	SEC	SECURITY
MO	MATERIAL	SEC	SECURITY
MP	MATERIAL	SEC	SECURITY
MQ	MATERIAL	SEC	SECURITY
MR	MATERIAL	SEC	SECURITY
MS	MATERIAL	SEC	SECURITY
MT	MATERIAL	SEC	SECURITY
MU	MATERIAL	SEC	SECURITY
MV	MATERIAL	SEC	SECURITY
MW	MATERIAL	SEC	SECURITY
MX	MATERIAL	SEC	SECURITY
MY	MATERIAL	SEC	SECURITY
MZ	MATERIAL	SEC	SECURITY
NA	NORTH	SEC	SECURITY
NB	NORTH	SEC	SECURITY
NC	NORTH	SEC	SECURITY
ND	NORTH	SEC	SECURITY
NE	NORTH	SEC	SECURITY
NF	NORTH	SEC	SECURITY
NG	NORTH	SEC	SECURITY
NH	NORTH	SEC	SECURITY
NI	NORTH	SEC	SECURITY
NJ	NORTH	SEC	SECURITY
NK	NORTH	SEC	SECURITY
NL	NORTH	SEC	SECURITY
NM	NORTH	SEC	SECURITY
NN	NORTH	SEC	SECURITY
NO	NORTH	SEC	SECURITY
NP	NORTH	SEC	SECURITY
NQ	NORTH	SEC	SECURITY
NR	NORTH	SEC	SECURITY
NS	NORTH	SEC	SECURITY
NT	NORTH	SEC	SECURITY
NU	NORTH	SEC	SECURITY
NV	NORTH	SEC	SECURITY
NW	NORTH	SEC	SECURITY
NX	NORTH	SEC	SECURITY
NY	NORTH	SEC	SECURITY
NZ	NORTH	SEC	SECURITY
OA	OFFICE	SEC	SECURITY
OB	OFFICE	SEC	SECURITY
OC	OFFICE	SEC	SECURITY
OD	OFFICE	SEC	SECURITY
OE	OFFICE	SEC	SECURITY
OF	OFFICE	SEC	SECURITY
OG	OFFICE	SEC	SECURITY
OH	OFFICE	SEC	SECURITY
OI	OFFICE	SEC	SECURITY
OJ	OFFICE	SEC</	



- NOTES:
1. ALL MEASUREMENTS ARE APPROXIMATE
 2. ALL CONSTRUCTION SHALL BE COMPLETED ON 04/22/2019 BY 12:00 PM
 3. CONTRACTOR SHALL VERIFY EXISTING BURIED UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES DO SAFE UNDERGROUND SERVICE ALERT (SUS) AT 888-888-7222
 4. CONTRACTOR SHALL VERIFY LAYOUT WITH ICE BRIDGE MANUFACTURER PRIOR TO CONSTRUCTION.



1 COMPOUND LAYOUT PLAN
SCALE: 1/8" = 1'-0"

COMPOUND LAYOUT PLAN

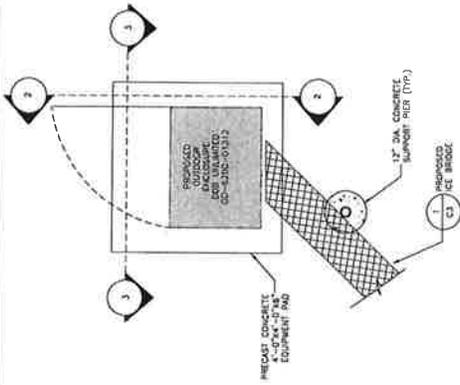
BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER: RZW-15
SHEET NUMBER: C1

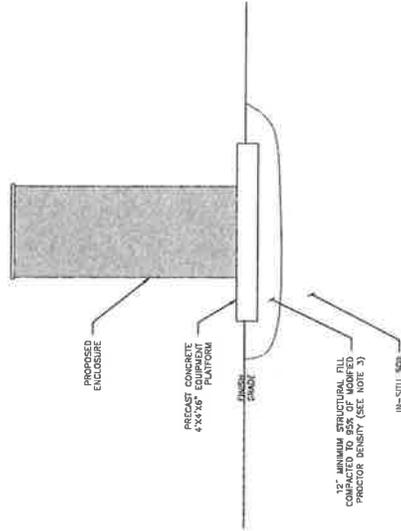


DATE	BY	CHK	APP
04/22/2019	RJB	RJB	RJB
04/22/2019	RJB	RJB	RJB
04/22/2019	RJB	RJB	RJB

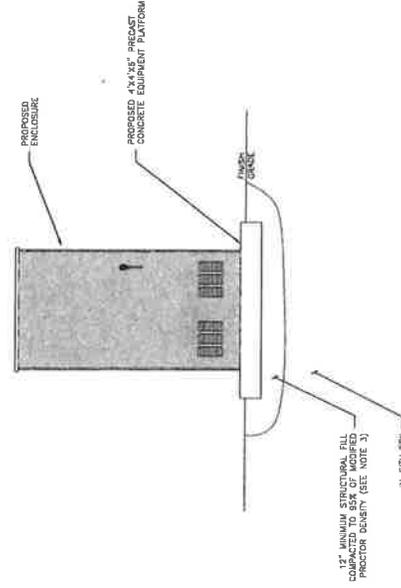
Classification:	UNCLASSIFIED	CARBON
Quality Category:	NON-Q	N/A



1 ENCLOSURE PLAN VIEW
SCALE: NTS



2 ENCLOSURE ELEVATION
SCALE: NTS



3 ENCLOSURE ELEVATION
SCALE: NTS

NOTES:
 1. CONTRACTOR SHALL INSTALL EQUIPMENT CONCRETE PAD AND
 ICE BRIDGE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
 2. CONTRACTOR SHALL VERIFY IN FIELD POTENTIAL INTERFERENCES
 PRIOR TO INSTALLATION ACTIVITIES

EQUIPMENT ELEVATIONS
redzone

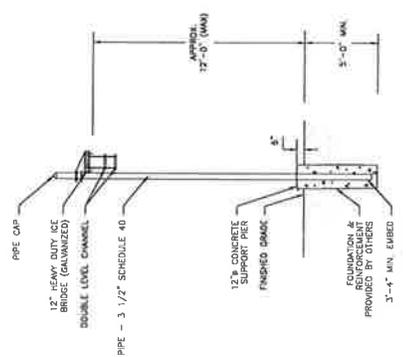


PROJECT NUMBER RZW-15
 SHEET NUMBER C2

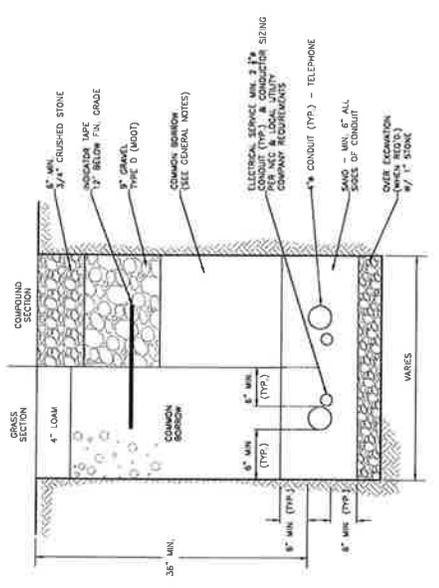


DATE: 01/27/2015	BY: JMB
CHECKED: 01/27/2015	BY: JMB
SCALE: AS SHOWN	
PROJECT: RZW-15	
SHEET: C2	

Classification:	UNCLASSIFIED	SITE NAME:	CARBON
Quality Category:	NON-Q	SITE NUMBER:	N/A



1 TYPICAL ICE BRIDGE DETAIL
SCALE: NTS



2 TYPICAL ELECTRICAL/TELEPHONE TRENCH SECTION
SCALE: NTS

TRENCH NOTES:

1. CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF TRENCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES, SHIELDING, AND PROTECTIVE MEASURES TO PROTECT OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS.
2. ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO A MINIMUM OF 95% PROCTOR DENSITY BY ASTM D-1557 MODIFIED PROCTOR DENSITY - PLACE IN 9\"/>

ICE BRIDGE NOTES:

1. ALL STEEL TO BE GALVANIZED.
2. RESPONSIBILITY FOR DESIGN AND STRUCTURAL COMPONENTS OF ICE BRIDGE SHALL BE WITH THE ARCHITECT.
3. ICE BRIDGE SHALL BE CONSTRUCTED WITH 4\"/>

ICE BRIDGE AND TRENCH DETAILS

BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER: RZW-13
SHEET NUMBER: C-3

DATE: 01/27/23
BY: JMB

Classification:	UNCLASSIFIED	SITE NAME:	NEW SHARON
Quality Category:	NON-Q	SITE NUMBER:	N/A



City of Caribou Site Design Review Application

Planning & Code Enforcement
25 High St.
Caribou, Maine 04736
(207) 493 – 3324 X 214
kmurchison@cariboumaine.org

Note to Applicant: Complete this application and return it with the required documents. In addition, the required fee must be returned along with this completed application. Make checks payable to: "City of Caribou", in the amount of \$90.00 plus \$10.00 per 2000 square feet of total gross floor area for commercial, industrial or other non residential applications.

Please print or type all information

Name of Property Owner / Developer: R.H. Foster Energy, LLC

Development Name: R.H. Foster / On the Run

Location of Property (Street Locations): 117 Bennett Drive

City of Caribou Tax Map: 39 Lot: 269, 270 Zone: C-2

Site Design Review Application – City of Caribou, Maine

Site Design approval will not be considered complete until the Planning Board has determined it has all of the necessary information to review the proposal and render a decision. You are advised to meet with the Code Enforcement Officer prior to completing the application as it may not be necessary to comply with all of the items shown on the form. The review of your application shall consist of at least (2) two presentations to the Planning Board and possibly additional presentations until all required information has been provided. A "Performance Bond" may be required prior to approval of this project.

Applicant Information

Please provide a brief description of this project.

Demolition of existing store and fuel island. Redevelopment with new store, fuel island, and associated parking.

Person and address to which all correspondence regarding this application should be sent to:

Sean Thies Phone: 207-989-4824

465 S Main St./ P.O. Box 639

Brewer, ME 04412 E-mail: sthies@cesincusa.com

If applicant is a corporation, check if licensed in Maine () Yes () No
(Attach copy of Secretary of State Registration)

Name of Land Surveyor, Engineer, Architect or other Design Professionals. (attach list if needed)

Sean Thies, PE 10139 Phone: 207-989-4824

Jerry Hamlin, PLS2292 Phone: 207-989-4824

What legal interest does the applicant have in property to be developed (ownership, owners representative, option, purchase & sales contract, etc?)

Owner
(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 3277 Page # 165 (attach copy of deed)

What interest does the applicant have in any abutting property? None

Is any portion of the property within 250 feet of the normal high water line of a lake, pond, river, or wetland or within 75 feet of any stream? () Yes () No

Is any portion of the property within a Flood Hazard Zone? () Yes () No

Total area or acreage of parcel: 1.015 Total area or acreage to be developed: 0.99

Has this land been part of subdivision in the past five years? () Yes () No

Identify existing use(s) of land (farmland, woodlot, residential, etc.) Existing commercial property
containing paved parking lot, gas pumps and canopy, and building with a 2,560 sf footprint.

Indicate any restrictive covenants to be placed in the deed -- (Please attach list) None

Does the applicant propose to dedicate any recreation area, or common lands? () Yes () No

Recreation area(s) Estimated Area & Description: N/A

Common land(s) Estimated Area & Description: N/A

Anticipated start date for construction: month / year 5/2020 Completion: 12/2020

Does any portion of the proposal cross or abut an adjoining municipal line? Yes No

Does this development require extension of public services? Only to make Yes No
connections within the site

Roads: _____ Storm Drainage: _____ Sidewalks: _____ Sewer Lines: _____ Other: _____

Estimated cost for infrastructure improvements: \$ N/A

Water Supply: Private Well: Public Water Supply:

Sewerage Disposal: Private SSWD: Public Sewer:

Estimated sewerage disposal gallons per day: (325g / day)

Does the building require plan review by the State Fire Marshal Office? Yes No
(Attach Barrier free and Construction Permits from SFMO)

Have the plans been reviewed & approved by the Caribou Fire Chief? Yes No

Does the building have an automatic sprinkler system? Yes No

Does the building have an automatic fire detection system? Yes No

Will the development require a hydrant or dry hydrant fire pond? Yes No

Concept Plan Review Criterion

The Planning Board shall review applications first as a Concept Plan. Concept Plan Review is intended to insure the proposed plan is in conformance with the Caribou Comprehensive Plan and all City Ordinances. The completed application and concept plans shall be delivered to the Code Enforcement Office no less than 21 days prior to the first day of the next month. The Chairman of the Planning Board shall determine the schedule and agenda of the next meeting when the application and plans will receive Concept Plan Review. At a minimum, Concept Plan applications shall include the following:

1. **On Application** Name and address of the owner of record and applicant (if different).
2. **On Plan** Name of the proposed development and location.
3. **Attached** Names and addresses of all property owners within 500 feet of the property.

4. **Attached** A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest in the property on the part of the applicant.
5. **Attached** Names and addresses of all consultants working on the project.
6. 1 complete set of plans, 24" X 36" & 10 complete sets of plans, 11" X 17"
Plans to be included:
 Boundary Survey
 Storm Water Management
 Erosion and Sediment Control
 Finish Grading Plan
 Site Improvement Detail
 Building Elevations and Structural Plans
7. **Plans to show the following elements for review:**
- X a. Graphic scale and north arrow.
- X b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
- X c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
- X d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
- X e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
- X f. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
- X g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
- X h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
- X i. Conceptual treatment of on and off site storm water management facilities.
- See plan comment j. Location and sizes of existing and proposed sewer and water services including connections.
- k. Conceptual treatment of landscaping buffers, screens, and plantings.
- X l. Location of outdoor storage areas, fences, signage and accessory structures.
- All on plan m. Context map illustrating the area surrounding the site which will be affected by the proposal including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning Districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
D. Parking & Vehicle Circulation	_____	_____	_____
E. Pedestrian Circulation	_____	_____	_____
F. Site Conditions	_____	_____	_____
G. Open Space	_____	_____	_____
H. Sanitary Sewage	_____	_____	_____
I. Water	_____	_____	_____
J. Emergency Vehicle Access	_____	_____	_____
K. Waste Disposal	_____	_____	_____
L. Buffering	_____	_____	_____
M. Natural Areas	_____	_____	_____
N. Exterior Lighting	_____	_____	_____
O. Stormwater Management	_____	_____	_____
P. Erosion & Sediment Control	_____	_____	_____
Q. Buildings	_____	_____	_____
R. Existing Landscaping	_____	_____	_____
S. Infrastructure	_____	_____	_____
T. Advertising Features	_____	_____	_____
U. Design Relationship to Site & Surrounding Properties	_____	_____	_____
V. Scenic Vistas & Areas	_____	_____	_____
W. Utilities	_____	_____	_____
X. Mineral Exploration	_____	_____	_____
Y. General Requirements (Pg. 859)	_____	_____	_____

Z. Phosphorus Export

**City of Caribou, Maine
Planning Board**

Site Design Review for: _____

Address: _____

On _____ (date) the members of the Caribou Planning Board met to consider the application for Site Design Review on the property referenced above.

The application was: **Denied** / **Approved** / **Approved with conditions**

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:

QUITCLAIM DEED WITH COVENANT 007233

FOSTER HOLDINGS, LLC, a Maine limited liability company with a principal place of business at Hampden, Penobscot County, Maine, for consideration paid, grants to **R.H. FOSTER ENERGY, LLC**, a Maine limited liability company with a principal place of business at Hampden, Penobscot County, Maine, with Quitclaim Covenant, the land together with any buildings or improvements thereon in Aroostook County, State of Maine, described as follows:

PARCEL ONE: Caribou One Stop, 117 Bennett Drive, Caribou, Maine

Certain lots or parcels of land situated in Caribou, County of Penobscot and State of Maine, bounded and described as follows to wit:

Parcel 1(a) (former Carter lot):

Lots Numbered 110 and 111, according to the Plan of "Albert J. Bouchard Development", a part of Lot No. Two (2) "1" Twsp., in said Caribou, surveyed June 1952, and mapped May 15, 1953, by A. H. Rheinlander, engineer, for said Albert J. Bouchard; plan of said Development being recorded in the Southern District of the Aroostook Registry of Deeds in Records of Plan Volume 13, Page 14.

Subject to the following restrictions: that no old buildings shall be moved on said lot; that all buildings built thereon shall dispose of its sewage in the municipal sewer system; if no sewer system, owner may dispose of sewage in a properly constructed septic tank; that no buildings shall be erected within thirty (30) feet of any street line; that no building shall be left unfinished or unpainted, or the grounds ungraded, for an unreasonably length of time, unless the exterior finish and siding on said building are materials that do not require painting to give a finished or completed appearance to the building; that no livestock of any description shall be kept on said land, and no poultry shall be kept on said land; and that the owner shall obey and abide by all laws, ordinances and building requirements of the Town and State. The owner further agrees that this area shall be used for commercial purposes only unless by permission of the Zoning Board and the Town Council; and further agrees that any building which is not commercial in its nature, or which may be adjudged non-commercial by the Town Council and Zoning Board, shall be removed at the request of the Town Council within a reasonable time. And the owner further agrees for itself, its successors and assigns, that this covenant shall run with the land for the benefit of all owners of other lots in the Larkin and Gagnon Additions and the Bouchard Addition, and these restrictions may be enforced by any owner of property in the aforesaid Larkin and Gagnon or Bouchard Additions.

10277.024

Further subject to a poleline easement granted by Albert J. Bouchard to Maine Public Service Company dated May 17, 1956 and recorded in Book 711, Page 462 of the Aroostook County Registry of Deeds, and the poleline easement from R.H. Foster, Inc. to Maine Public Service Company acknowledged December 4, 1995 and recorded in Book 2874, Page 21 of said Registry.

For source of title reference may be had to the deed from G. Milton Carter and Helen B. Carter to R.H. Foster, Inc. dated December 30, 1986 and recorded in Book 1954, Page 69 of the Aroostook County Registry of Deeds (Southern Division).

Parcel 1(b) (former O'Bar lot): The land, together with all buildings and improvements thereon located on the easterly side of the Access Road, so-called, in Caribou, Aroostook County, Maine described as follows:

Lot numbered one hundred nine (109), according to "Plan of Albert J. Bouchard Development" surveyed in June 1952, and mapped on May 15, 1953, by A. H. Rheinlander, Engineer, for part of lot numbered two (2), "I" Township, in the City of said Caribou, according to plan recorded in the Southern District of the Aroostook Registry of Deeds in Book of Plans, Book 13, Page 14, reference thereto being made and had; said plan having been amended and said amendments thereto having been recorded in said Registry in Book of Plans, Book 13, Pages 15 and 19, reference thereto being made and had.

SUBJECT TO the covenants and agreements set forth in the deed of Carter, Inc. to George Obar, Jr. and Jeanine A. Obar dated March 5, 1980 and recorded in Book 1479, Page 121.

SUBJECT, as the same may apply, to rights and easements granted to Maine Public Service Company by deeds of Albert J. Bouchard (i) dated June 15, 1961 and recorded in Book 828, Page 5, and (ii) dated May 17, 1956 and recorded in Book 711, Page 462 of the Southern Aroostook County Registry of Deeds.

For source of title reference may be had to the deed from George O'Bar, Jr. and Jeanine A. O'Bar to R.H. Foster, Inc. dated August 16, 1991 and recorded in Book 2386, Page 111 of the Aroostook County Registry of Deeds (Southern Division).

PARCEL TWO: Mars Hill One Stop, Mars Hill, Maine

A certain lot or parcel of land, together with all buildings and improvements thereon, situated between Main Street, York Street, and Benjamin Street, and being part of Lot #74 in said Mars Hill, and being bounded and described as follows, to wit:

Beginning at a three-quarter (3/4) inch iron pipe marking the intersection of the westerly line of Main Street and the northeasterly line of York Street, said three-quarter (3/4) inch iron pipe being shown as the southeast corner of a parcel of land shown on a plan of survey entitled "Plan of Land in Mars Hill, Me., surveyed for Socony-Vacuum Oil Co., Inc., Corner of Maine-York-Benjamin Sts., Scale

1"=20', June 14, 1945, surveyed by Grover M. Hardison", said plan being recorded in the Southern District of the Aroostook Registry of Deeds in Book of Plans Volume 12, Page 50; thence on a 1945 magnetic bearing of north sixty-six degrees twenty-two minutes west (N 66° 22' W) along the northeasterly line of York Street a distance of twenty-two and five-tenths (22.5) feet to a one (1) inch iron pipe; thence northwesterly along a curve to the right as shown on a State Highway Commission Right-of-Way Map, S.H.C. File No. 2-69, for seventy-eight and one-tenth (78.1) feet to a railroad spike. The bearing and distance between the aforesaid iron pipe and railroad spike being north thirty-nine degrees forty-four minutes west (N 39° 44' W) a distance of seventy-five and four-tenths (75.4) feet; thence north thirteen degrees eleven minutes west (N 13° 11' W) a distance of fifty-five and three-tenths (55.3) feet to a railroad spike; thence north twenty-one degrees eighteen minutes east (N 21° 18' E) a distance of twenty-five and three-tenths (25.3) feet to a one-half (1/2) inch iron pipe; thence north thirteen degrees thirty minutes West (N 13° 30' W) along the easterly line of Benjamin Street a distance of one hundred twenty-one and seven-tenths (121.7) feet to a one (1) inch iron pipe; thence North seventy-six degrees forty-eight minutes East (N 76° 48' E) along the southerly line of land now or formerly of Frank Mahan, Jr. and Dawn B. Mahan and as described in a deed recorded in said Registry of Deeds in Book 2104, Page 309 a distance of one hundred seven and six-tenths (107.6) feet to a one (1) inch iron pipe; thence South thirteen degrees thirty minutes East (S 13° 30' E) along the land now or formerly of the Bangor and Aroostook Railroad company as described in a deed recorded in said Registry of Deeds in Book 134, Page 69 and Book 156, Page 90 a distance of one hundred seventy-seven and six-tenths (177.6) feet to a one (1) inch iron pipe set on or near the westerly line of Main Street, so-called; thence South twenty-one degrees thirty-nine minutes West (S 21° 39' W) along the westerly line of Main Street a distance of one hundred twenty-three and four-tenths (123.4) feet to the point of beginning.

Subject to the rights of the public on, over and along any part of Main Street, York Street or Benjamin Street included in the above described premises.

Also subject to a twelve (12) foot right-of-way from Benjamin Street in an easterly direction across Parcel I depicted on the boundary survey of property to be conveyed to R.H. Foster, Inc. surveyed by Doody & Blackstone as recorded in said Registry Book of Plans, Plan Book 37, Page 188B and as described in the deed to Frank Mahan, Jr. and Dawn B. Mahan recorded in said Registry in Book 2104, Page 309.

The above bearings and distances are from a plan of survey entitled "Standard Boundary Survey, Property to be conveyed to R. H. Foster by Ski Way of Aroostook, Inc. and Wendell F. Pierce and B. Marie Pierce being a part of Lot 74 in Mars Hill, Aroostook County, Maine, surveyed by Doody & Blackstone, 1 Hatch Drive, Suite 230, Caribou, Maine, October 5-25, 1989", which plan is recorded at said Registry of Deeds in Book of Plans, Box 37, Page 188B.

For source of title reference may be had to the deed from Ski Way of Aroostook, Inc. to R. H. Foster, Inc. dated December 1, 1989 and recorded in Book 2239, Page 153 of the Aroostook County Registry of Deeds (Southern Division) and the deed from Wendell F. Pierce and B. Marie Pierce dated December 1, 1989 and recorded in Book 2239, Page 150 of said Registry.

PARCEL THREE: Fort One Stop, 101 Main Street, Fort Fairfield, Maine

Certain real estate situate in Fort Fairfield, Aroostook County, Maine, bounded and described as follows, to wit:

Beginning at a point where the west line of Parcel 3, shown on Plan and Survey of J. F. Hoyt, Civil Engineer, entitled "Land Disposition Map, Fort Fairfield Urban Renewal Authority, CP Station Area Project, Fort Fairfield, Aroostook County, Maine, Feb. 28, 1967" intersects the southerly line of Main Street in said Fort Fairfield, which point is one hundred thirty (130) feet, more or less, easterly of the westerly bound of the Town Building lot, so-called, thence south forty-four degrees fifteen minutes west (S 44° 15' W) one hundred sixty-six (166) feet, more or less, to the southerly bound of said Parcel 3; thence south forty-four degrees three minutes east (S 44° 3' E) along the southerly bound of said Parcel 3, one hundred twenty (120) feet to a point; thence north forty-four degrees fifteen minutes east (N 44° 15' E) one hundred sixty-nine and six tenths (169.6) feet, more or less, to the southerly side of said Main Street; thence north forty-five degrees forty-five minutes west (N 45° 45' W) along the southerly side of said Main Street one hundred twenty (120) feet to the place of beginning; all bearings are magnetic as of September 17, 1975.

Being part of the Plan and Survey prepared by J. F. Hoyt, Civil Engineer, entitled "Best Finance Corporation lot, Main St., Fort Fairfield, Maine, Feb. 26, 1970" which was revised on September 17, 1975, by the said J. F. Hoyt.

Subject to the rights of the public on, over, and along that portion of Main Street and adjoining sidewalks located within the above described premises.

This conveyance is made subject to a sewer line easement traversing the parcel from south to north as shown on land Disposition Map entitled "CP Station Area Project, Fort Fairfield Urban Renewal Authority, Fort Fairfield, Aroostook County, Maine, Exhibit No. CP9", prepared by James W. Sewall Co., Old Town, Maine, with last revision dated December 12, 1965.

Also subject to restrictions contained in the deed from Fort Fairfield Urban Renewal Authority to Pineland Development Corporation dated November 13, 1968 and recorded in Book 1038, Page 189 of the Aroostook County Registry of Deeds.

For source of title reference may be had to the deed from Walton Petroleum to R.H. Foster, Inc. dated August 12, 1988 and recorded in Book 2113, Page 243 of the Aroostook County Registry

of Deeds (Southern Division). This conveyance is subject to all covenants and restrictions contained in said deed.

PARCEL FOUR: Presque Isle Mobil, 700 Main Street, Presque Isle, Maine

A certain parcel of land with the buildings and improvements thereon situated in Presque Isle, County of Aroostook and State of Maine, and being bounded and described as follows, to wit:

Beginning at an iron pipe set in the southeast line of Main Street, said point marking the southwest corner of the property herein described and the intersection of said southeast line of Main Street with the northeast line of Davis Street, thence N 24° 52' E, a distance of 125.0 feet to an iron pipe; thence N 24° 52' E, a distance of 36.7 feet to an iron pipe; thence N 16° 53' E, a distance of 48.9 feet to an iron pipe on the southwest line of Trowbley Street; thence S 73° 10' E along said southwest line of Trowbley Street, a distance of 94.1 feet to an iron pipe; thence S 16° 19' W, a distance of 84.4 feet to an iron pipe; thence S 73° 42' E, a distance of 10.0 feet to an iron pipe; thence S 15° 19' W, a distance of 123.6 feet to an iron pipe set in the northeast line of Davis Street; thence N 73° 42' W along said northeast line of Davis Street, a distance of 128.6 feet to the point of beginning.

This conveyance is subject to all easements, restrictions, or takings of record, if any, including without limitation, the following:

- a) Easement from R.B. Proulx, Inc. to New England Telephone and Telegraph Company dated October 20, 1969 and recorded in Book 1053, Page 555 (being the right to place and maintain one pole with appurtenances, including anchor guys, upon premises at the intersection of North Main Street and Davis Street, with the right to overhand said premises with aerial telephone guys/wires/cables).
- b) Rights and land acquired by the City of Presque Isle in connection with widening of Main Street by notice of Condemnation dated May 2, 1955 and recorded in Book 726, Page 447 of said Registry.

For source of title reference may be had to the deed from Walton Petroleum to R. H. Foster, Inc. dated August 12, 1988 and recorded in Book 2113, Page 243 of the Aroostook County Registry of Deeds (Southern Division).

Any and all other rights, easements, privileges and appurtenances belonging to the within-granted estate are hereby conveyed.

Parcels One through Four above-described being all and the same premises as described in the deed from R.H. Foster, Inc. to Foster Holdings, LLC of substantially even date to be recorded herewith.

PARCEL FIVE: Caribou Warehouse, Caribou, Maine

A certain lot or parcel of land, with buildings thereon, located in City of Caribou, County of Aroostook and State of Maine, being a part of Lot Numbered Seventy-six (76) in that part of said Caribou formerly "I" Township, and more particularly described as follows, viz:

Beginning at an iron pin that marks the intersection of the Northerly margin of Route 89, Access Highway, so-called, with the Westerly margin of Otter Street, so-called, said point of beginning located at Station 72+44.46 seventy feet (70') left, Highway K-28, July 1951; thence South eighty-seven degrees fifteen minutes West (S 87° 15' W) a distance of one hundred sixty-five feet (165') to an iron pipe at Station 70+79.46 seventy feet (70') left; thence North two degrees fifteen minutes West (N 2° 15' W) a distance of one hundred sixty-two feet (162') to an iron pin; thence North eighty-seven degrees fifteen minutes East (N 87° 15' E) a distance of one hundred sixty-five feet (165') to an iron pin; thence South two degrees fifteen minutes East (S 2° 15' E) a distance of one hundred sixty-two feet (162') to an iron pin, the point of beginning, containing in said parcel sixty-one one-hundredths (.61) acres.

Being Parcel 1 of survey plan dated May 31, 1979, made and prepared for Robert M. Cutchin and Brenda J. Cutchin by Lee A. Doody, Jr., Surveyor.

For source of title reference may be had to the deed from Federal Financial Co. to Foster Bros., Inc. dated May 22, 1995 and recorded in Book 2792, Page 51 of the Aroostook County Registry of Deeds (Southern Division).

SUBJECT, as applicable to the following:

- A. Rights acquired by Maine Public Service Co. as follows: "Powerline easement previously granted to Maine Public Service Co." referenced in the deeds to Albert J. Bouchard, recorded in Book 628, Page 38 and Book 633, Page 534 and rights and easements acquired by Maine Public Service Co. by deeds from Albert J. Bouchard dated October 19, 1951, recorded in Book 623, Page 507; dated July 2, 1959, recorded in Book 771, Page 539; dated July 15, 1961, recorded in Book 826, Page 361; and dated June 15, 1961, recorded in Book 828, Page 5, all recordings being in the Aroostook County Registry of Deeds (Southern Division).
- B. Rights granted by Albert J. Bouchard to the State of Maine by deed dated September 13, 1951, recorded in Book 633, Page 596 of the Aroostook County Registry of Deeds (Southern Division), (including rights to flow water and construct and maintain open outlet ditch).
- C. Easement rights conveyed by Albert J. Bouchard to the United States of America by deed dated November 3, 1962, recorded in Book 869, Page 8 (with respect to an outfall sewer line).

D. Easement from Foster Bros., Inc. to DKF, Inc. dated June 1995 and recorded in Book 2817, Page 171 of the Aroostook County Registry of Deeds (Southern Division), for underground sewer and/or water line.

Parcel Five above-described being all and the premises as described in the deed from Foster Bros., Inc. to Foster Holdings, LLC of substantially even date to be recorded herewith.

The Grantee's mailing address is P.O. Box 161, Hampden, Maine 04444.

IN WITNESS WHEREOF, FOSTER HOLDINGS, LLC has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Robert H. Foster, its Manager, hereunto duly authorized, this 1st day of June, 1999.

WITNESS

William H. Hanson

FOSTER HOLDINGS, LLC

By: Robert H. Foster
Name: Robert H. Foster
Its: Manager
Hereunto Duly Authorized

STATE OF MAINE
PENOBSCOT, ss.

Then personally appeared the above-named Robert H. Foster and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

William H. Hanson
Name: William H. Hanson
Notary Public
Maine Attorney-at-Law

42300/35077
82266-1



RECEIVED AROOSTOOK, SS

99 JUN -1 AM 10:09

ATTEST: Mary C. Bennett
REGISTER OF DEEDS

Know all Men by these Presents

THAT I, Albert J. Bouchard, of Brooklyn, New York, formerly of Caribou, in the County of Arrostook, and State of Maine,

*Booked
to
Cooper*

In consideration of One Dollar and Other Good and Valuable Considerations --DeHere paid by Maine Public Service Company, a corporation duly organized and existing under the laws of Maine, and having its principal place of business located at Franque Isle, in the County of Arrostook, and State of Maine, the receipt whereof is hereby acknowledged, do hereby remise, release, bargain, sell, convey and forever quitclaim unto the said Maine Public Service Company, its successors heirs and assigns forever, the following easement:

The right to set and maintain poles and other structures, together with the necessary fixtures and wires connecting, in order to transmit and distribute electrical energy and the right to attach wires and appliances for guying said poles and structures where necessary to or into or over the land hereinafter described; also the right to clear all trees from said land and the right to trim such tree or trees on adjoining land as may be necessary to keep said wires free from interference by said tree or trees and the right to keep the premises described free from and unoccupied by inflammable buildings or structures or other buildings or structures which would or might interfere with the exercise or use of the rights above described; and the right to spray the land hereinafter described for the control and destruction of brush from time to time; also the right to enter upon said land by its servants, agents or others under its direction for all purposes in connection with the exercise or use of the rights above described.

The location of the above-described easement is across a certain strip or parcel of land Fifty (50) feet in width situate in said Caribou, and which is described as follows: Commencing at a point on the southerly right-of-way limit of the Access Highway K-23 160' ± westerly measured along said southerly right-of-way limit from the westerly right-of-way limit of the Bangor & Arrostook Railroad Company leading from Caribou to Van Buren; thence south 6° 45' west 55' ± to an iron pipe on the westerly right-of-way limit of the Bangor & Arrostook Railroad Company; thence easterly along said Bangor & Arrostook Railroad Company westerly right-of-way limit 97' ±; thence north 6° 45' east 56' ± to the southerly right-of-way limit of the Access Highway K-23; thence westerly along the southerly limit of said Highway K-23 51' ± to the place of beginning.



(Power of Attorney given by Albert J. Bouchard to Phillip F. Peterson to convey land, etc., dated May 31, 1957, and recorded in Arrostook Registry of Deeds, Southern District, on June 19, 1957, in Vol. 733, Page 245; and Power of Attorney given by Laurette Bouchard to Phillip F. Peterson to release rights of dower, etc., dated May 31, 1957, and recorded in said Registry in Vol. 733, Page 247, on June 19, 1957.)

828 PAGE 6

To Have and to Hold the same, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its heirs and assigns, forever. And I do covenant with the said Grantee, its heirs and assigns, that I will warrant and forever defend the premises to the said Grantee its heirs and assigns, forever against the lawful claims and demands of all persons claiming by, through or under me,

In Witness Whereof, I, the said Albert J. Bouchard and Laurette Bouchard wife of the said Albert J. Bouchard

heraby relinquishing and conveying her right and title by descent in the above described premises, for the consideration aforesaid have hereunto set our hands and seal this Fifteenth day of June in the year of our Lord one thousand nine hundred and Sixty-one.

Signed, Sealed and Delivered in presence of

.....
.....
.....
.....
.....

By: *Philip F. Peterson*
His Attorney

By: *Laurette Bouchard*
Not Attorney

State of Maine, AROOSTOOK, ss. June 15th, 1961. Personally appeared the above named Phillip F. Peterson, who signed and sealed the foregoing instrument as the attorney of the above-named Albert J. Bouchard, and acknowledged the above instrument, by him signed and sealed, to be his free act and deed, in his said capacity.

Before me, *Walter J. [Signature]*
Justice of the Peace
Notary Public

AROOSTOOK, ss. Received June 29, 1961 at 7h 40m A.M.

STANDARD FOLE LINE BASEMENT

M-1800

KNOW ALL MEN BY THESE PRESENTS, that R. H. Foster (Carbon One Five) a body corporate with its principal place of business at Carbon, County of Arrowscook, State of Maine, being the owner or fee simple of certain lands located in the City of Carbon, County of Arrowscook, State of Maine and described as follows, viz:

Book 1814, Page 69

In consideration given by Maine Public Service Company, a corporation organized and existing under the laws of the State of Maine and having its principal place of business at Presque Isle, County of Arrowscook, State of Maine, the receipt of which is hereby acknowledged, does hereby give, grant and convey to said Maine Public Service Company, its successors and assigns forever, the rights, privileges and easements hereinafter set forth, which are to be exercised upon and with respect to so much of a strip of land 20 feet in width for its entire length as lies within the aforesaid lands. Said strip being shown on Exhibit 'A', attached hereto and made a part hereof.

The rights, privileges and easements hereby conveyed for utility purposes with respect to said strip of land are as follows: to enter upon said lands with persons and conveyances and all necessary tools, equipment and supplies; to excavate, lay, install, construct, erect, bury, maintain, operate, repair, rebuild and renew, wires, poles, cables, anchors, transformers, switching equipment and other apparatus used or useful for the transmission of electricity and intelligence, so the Grantee may from time to time dig, upon, over and/or beneath the surface of the earth; the right to transmit electricity and intelligence over, through and by said wires, cables, transformers, switching equipment and other apparatus; and the right to keep said strip cleared by any lawful means of trees, undergrowth and other obstructions, and to dispose of interfering trees and other growth from time to time.

Also conveying the right to extend service lines from such strip to facilities and buildings now or in the future located on said premises.

The grantee for itself, and its successors and assigns, covenants and agrees to and with the Grantee, its successors and assigns, that it will not erect or maintain or permit the erection or maintenance of any building or other structure, of any kind or nature, upon said strip, any or all of which in the opinion of the Grantee, its successors and assigns, would endanger or interfere with the exercise of any of the rights, privileges and easements hereby granted.

Also conveying to said Maine Public Service Company, its successors and assigns, the right to establish any and all safety regulations which said Company, in its sole discretion, deems necessary and proper for the transmission of electricity and intelligence, and for the construction and maintenance of said poles, wires, anchors, cables, transformers, switching equipment and other apparatus used or useful for the transmission of electricity or intelligence; any interference or violation by said Grantor, its successors and assigns, as determined by the Grantee, of said safety regulations, shall constitute an interference with and violation of the rights, privileges and easements hereby granted.

Also conveying to said Maine Public Service Company, its successors and assigns, the power to assign to others, in whole or in part, any or all of the rights, privileges, and easements herein set forth.

TO HAVE AND TO HOLD the said rights, privileges and easements to said Maine Public Service Company, its successors and assigns, forever.

IN WITNESS WHEREOF, said R. H. Foster has executed this instrument and caused this instrument to be executed by its duly authorized representative this 12th day of 1925.

Signature of Thomas E. Johnson, Dated Representative, State of Maine.

County of Arrowscook, ss:

12/14 1925

Personally appeared the above named Thomas E. Johnson and acknowledged the foregoing instrument to be his free act and deed and the true act and deed of said corporation.

Before me,

Signature of Wilfred Bell, Notary Public, 1-26-02

Whittemore 001-107000-999-999-507000-3602

RECEIVED ARROOSTOOK, SS

96 MAR 11 AM 8:34

ATTEST: May & Bennett REGISTER OF DEEDS

462
711

QUITCLAIM

Bouchard
to
Company

KNOW ALL MEN BY THESE PRESENTS, That I, Albert J. Bouchard of Caribou, in the County of Aroostook and State of Maine, in consideration of One Dollar and other valuable considerations, paid by MAINE PUBLIC SERVICE COMPANY, a corporation duly organized and existing under the laws of the State of Maine and having its principal place of business at Presque Isle, in the County of Aroostook and State of Maine, the receipt whereof is hereby acknowledged, do hereby remise, release, bargain, sell, convey and forever quitclaim unto the said MAINE PUBLIC SERVICE COMPANY, its successors and assigns forever.

The right to set and maintain poles together with the necessary fixtures and wire connecting in order to transmit and distribute electrical energy and voice; and the right to attach wires and appliances for guying said poles where necessary to or into or over the land hereinafter described; and the right to trim such tree or trees as may be necessary to keep said wires free from interference by said tree or trees and the right to keep the premises described free from and unoccupied by inflammable buildings or structures, or other buildings or structures which would or might interfere with the erection, operation or maintenance of said poles and wires; and the right to enter upon the land by its servants, agents or others under its direction and the servants and agents of its successors or assigns for all purposes in connection with the erection, operation or maintenance of said poles and wires.

The location of the easement herein conveyed is across certain parcels or strips of land situate in said Caribou and being a part of Lot numbered Two (2) in that part of said Caribou, formerly 1 Township; said parcels or strips of land being also parts of the Albert J. Bouchard Development, so-called, in said Caribou, according to an amendment to a plan and survey made by A. H. Rheinlander, Engineer, on August 18, 1953, recorded in Vol. 13 of Plans, Page 14 of the Aroostook Registry of Deeds for the Southern District, reference to said plan and survey and said amendment is hereby made and had, and described as follows:

Commencing at the Northeast corner of Lot #135; thence Westerly on the North line of said lot, and on a continuation thereof, Twenty nine hundred fifty-six and three-tenths (2956.3) feet to the Northwest corner of Lot #20; thence Southerly on the West line of Lot #20, Six (6) feet; thence Easterly parallel with the first-mentioned line to the East line of Lot #135; thence North on the East line of said lot Six (6) feet to the place of beginning.

Also commencing at the Northwest corner of Lot #20; thence Southerly along the West line of said lot, and on a continuation thereof, Three hundred eight and nine-tenths (308.9) feet to the Southwest corner of Lot #20; thence Easterly on the South line of said lot Twelve (12) feet; thence Northerly parallel with said West line to the North line of Lot #20; thence Westerly on the North line of said lot Twelve (12) feet to the place of beginning.

Also commencing at an iron pipe driven into the ground at the Northeast corner of Lot #135, according to said plan and survey; thence Southerly on the East line of said lot, and on a continuation thereof, to the Northeast corner of Lot

1953
Aroostook
County
Maine

60

#155; thence Southerly on the East line of Lot #155 to the Southeast corner of Lot #166; thence Westerly on the South line of Lot #167 Twelve (12) feet; thence Northerly parallel with the East line of Lot #135 to the North line of said lot; thence Easterly on the North line of said lot Twelve (12) feet to the place of beginning.

Also commencing at the Southeast corner of Lot #167; thence Westerly on the South line of said lot, and on a continuation thereof, to the Southwest corner of Lot #88; thence Northerly on the West line of said Lot #88, Twelve (12) feet; thence Easterly parallel with the South line of Lot #167 to the East line of said Lot #167; thence Southerly on the East line of Lot #166, Twelve (12) feet to the place of beginning.

Also commencing at the Southwest corner of Lot #88; thence Northerly along the West line of Lot #88, and on a continuation thereof, to the Northwest corner of Lot #86; thence Easterly on the North line of said Lot #86, Twelve (12) feet; thence Southerly parallel with the West line of Lot #88 to the South line of said lot; thence Westerly on the South line of said lot Twelve (12) feet to the place of beginning.

Also commencing at the Southeast corner of Lot #31; thence Westerly along the South line of said lot, and on a continuation thereof, to the Southwest corner of Lot #1; thence Northerly on the West line of said Lot #1, Twelve (12) feet; thence Easterly parallel with the South line of Lot #31 to the East line of said lot; thence Southerly on the East line of said lot Twelve (12) feet to the place of beginning.

Also the following described strips or parcels of land situate in said Caribou, and being a part of said Albert J. Bouchard Development, according to said plan and survey above referred to, each parcel being Twelve (12) feet in width, the center lines of said parcels being described as follows:

Commencing at the Southwest corner of Lot #3; thence Northerly along the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #16; thence Northerly along the West line of Lot #14 to the Northwest corner of said lot; thence Northerly along the West line of Lot #12 to the Northwest corner of said lot.

Also commencing at the Southwest corner of Lot #11; thence Northerly along the West line of Lot #11, and on a continuation thereof, to the Northwest corner of Lot #39.

Also commencing at the Southwest corner of Lot #56; thence Northerly along the West line of said lot to the Northwest corner of Lot #52.

Also commencing at the Northwest corner of Lot #33; thence Easterly on the North line of said lot to the Northwest corner of Lot #58.

Also commencing at the Northwest corner of Lot #58; thence Easterly on the North line of said lot, and on a continuation thereof, to the Northeast corner of Lot #72.

Also commencing at the Southwest corner of Lot #64; thence Northerly on the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #45.

Also commencing at the Southwest corner of Lot #66; thence Northerly along the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #47.

Also commencing at the Southwest corner of Lot #68; thence Northerly along the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #49.

Also commencing at the Southwest corner of Lot #74; thence Northerly along the West line of said lot, and on a continuation thereof, to the Northwest corner of Lot #55.

Also commencing at the Northeast corner of Lot #59; thence Westerly along the North line of said lot to the Southeast corner of Lot #53.

Also commencing at the Southeast corner of Lot #74; thence Northerly along the East line of said lot to the Southeast corner of Lot #53.

Also commencing at the Southeast corner of Lot #24; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #28; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #38; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Northeast corner of Lot #50; thence Westerly along the North line of said lot to the Northwest corner thereof.

Also commencing at the Southeast corner of Lot #46; thence Westerly along the North line of said lot to the Northwest corner thereof.

Also commencing at the Southeast corner of Lot #44; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #88-A; thence Northerly along the East line of said lot, and on a continuation thereof, to the Northeast corner of Lot #90-B;

Also commencing at the Northeast corner of said lot #90-B; thence Westerly along the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #86.

Also commencing at the Northwest corner of Lot #85-A; thence Northerly along the East line of Lot #78, and on a continuation thereof, to the Northeast corner of Lot #61.

Also commencing at the Northeast corner of Lot #91; thence Westerly on the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #85-A.

Also commencing at the Northeast corner of Lot #92; thence Westerly on the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #85.

Also commencing at the Northeast corner of Lot #95; thence Westerly along the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #82.

Also commencing at the Northeast corner of Lot #97; thence Westerly on the North line of said lot, and on a continuation thereof, to the Northwest corner of Lot #80.

Also commencing at the Southwest corner of Lot #114; thence Easterly along the South line of said lot, and on a continuation thereof, to the Southeast corner of Lot #118.

Also commencing at the Southeast corner of said Lot #118; thence Northerly along the East line of said lot, and on a continuation thereof, to the Southeast corner of Lot #135.

Also commencing at the Southwest corner of Lot #136; thence Northerly on the West line of said lot, and on a continuation thereof, to the Northeast corner of Lot #155.

Also commencing at the Southwest corner of Lot #177; thence Northerly on the West line of said lot to the Northwest corner thereof.

Also commencing at the Northwest corner of Lot #137; thence Easterly along the North line of said lot to the Northeast corner thereof.

Also commencing at the Northeast corner of Lot #142; thence Northerly along the East line of said lot, and on a continuation thereof, to the Southwest corner of Lot #124.

Also commencing at the Southeast corner of Lot #144; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #143; thence Northerly along the East line of said lot and on a continuation thereof, to the Southeast corner of Lot #129.

Also commencing at the Southeast corner of Lot #150; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #151; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Northeast corner of Lot #152; thence Westerly along the North line of said lot to the Northwest corner thereof.

Also commencing at the Southeast corner of Lot #157; thence Westerly on the South line of said lot, and on a continuation thereof, to the Southeast corner of Lot #179; thence Westerly on the South line of said lot, and on a continuation thereof, to the Southeast corner of Lot #120.

Also commencing at the Northeast corner of Lot #158; thence Southerly on the East line of said lot to the Southeast corner thereof.

Also commencing at the Northeast corner of Lot #185; thence Southerly on the East line of said lot to the Southeast corner thereof.

Also commencing at the Southeast corner of Lot #189; thence Northerly on the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #193; thence Northerly on the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #174; thence Northerly on the East line of said lot to the Northeast corner thereof.

Also commencing at the Southeast corner of Lot #171; thence Northerly along the East line of said lot to the Northeast corner thereof.

Also commencing at the Southwest corner of Lot #168; thence Easterly on the North line of said lot to the Northeast corner thereof.

Also commencing at the Northeast corner of Lot #166; thence Westerly on the North line of said lot to the Northwest corner thereof.

Also commencing at the Northeast corner of Lot #164; thence Southerly on the East line of said lot, and on a continuation thereof, to the Southeast corner of Lot #165.

Also hereby conveying to said Grantee, its successors and assigns forever, the right to set anchors and guys for said poles within a radius of Fifteen (15) feet of any point on the center lines of the parcels or strips of land hereinabove described.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee, its successors and assigns, that I will warrant and forever defend the premises to the said Grantee, its successors and assigns, forever against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said Grantor, Albert J. Bouchard, and I, Laurette D. Bouchard, wife of the said Albert J. Bouchard, hereby relinquishing and conveying my right and title by descent in the above-described premises, for the consideration aforesaid have hereunto set our hands and seals this seventeenth day of May in the year of our Lord one thousand nine hundred and fifty-six.

Signed, Sealed and Delivered
in presence of

Philip H. Brown

Albert J. Bouchard (LS)

Laurette Bouchard (LS)

STATE OF MAINE

AROOSTOOK, ss.

May 17, 1956

Personally appeared the above-named Albert J. Bouchard, and acknowledged the above instrument, by him signed and sealed, to be his free act and deed.

Before me, T. H. Grant, NOTARY PUBLIC

LS

AROOSTOOK, ss. Received May 18, 1956 at 10h 18m A.M.

LOT 267

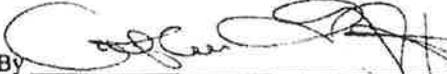
Bk 4803 Pg 282 #2413
03-18-2010 @ 12:26p

WARRANTY DEED

McDonald's Corporation, a Delaware Corporation (Grantor), of Oak Brook, DuPage County, Illinois, pursuant to a certain Capital Contribution Agreement between the parties to this deed and Golden Arch Realty Operation, Inc., in exchange for stock, **CONVEYS WITH WARRANTY COVENANTS** to McDonald's Real Estate Company (Grantee), of Columbia, Maryland, whose mailing address, for tax bills, is P. O. Box 66207, AMF O'Hare, Chicago, Illinois 60666, the real property described in Exhibit A (the Premises), together with all improvements located thereon, all appurtenant rights and easements, Grantor's rights in adjoining streets and right of ways, if any, and subject to: (1) an unrecorded Operator's Lease with the Franchisee operating the McDonald's Restaurant on the date of this deed; (2) covenants, conditions, encumbrances, restrictions and easements of record, if any; and (3) general and special real estate taxes accruing from and after the date of the delivery of this deed, which the Grantee assumes and agrees to pay.

Tax Map and Parcel Number of the Premises of Deed to Grantor: 39-0627

Dated this 1st day of April, 1996

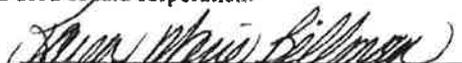
By 
Catherine A. Griffin, Department Director

Attest 
Joseph R. Thomas, Assistant Secretary



State of Illinois
County of DuPage ss

Then personally appeared the above named Catherine A. Griffin, Department Director of McDonald's Corporation, a Delaware Corporation, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.
Before me,


Notary Public



This Instrument was prepared by Joseph R. Thomas, Attorney at Law, DT/Legal, McDonald's Plaza, Oak Brook, Illinois 60521. Phone: (708) 575-3693

Location Code: 018/0019 File # 1931

Certain pieces or parcels of land situated at Caribou, in the County of Aroostook and State of Maine, and described as follows: Being lots numbered one hundred seven (107), one hundred eight (108), one hundred twenty-three (123) and one hundred twenty-four (124) according to the plan of Albert J. Bouchard Development as plotted by A. H. Rheinlander; said plan being a part of lot numbered two (2) "I" Township Aroostook County, in said Caribou, Maine and being recorded in the Book of Plans, Vol. 13, page 14, on June 10, 1953 in the Southern District of the Aroostook Registry of Deeds, reference thereto being made and had; the said premises being futher described as follows, to wit:

Beginning at an iron pin at the northeasterly corner of land of Rapid Wash, Inc. at the southerly sideline of Route 89; thence running easterly along said Route 89 about a circular curve to the right having a radius of one thousand three hundred sixty-two and forty hundredths (1362.40) feet and an arc length of one hundred ninety and twenty-hundredths (190.20) feet to an iron pin at the northwesterly corner of land of Maine Public Service Company; thence south twenty-six degrees fifteen minutes east (S. 26 degrees 15' E.) three hundred thirty (330) feet along the westerly line of said Maine Public Service Company land to an iron pin on the northerly sideline of Evergreen Parkway; thence westerly along said northerly sideline of said Evergreen Parkway about a circular curve to the left having a radius of one thousand thirty-two and forty hundredths (1032.40) feet and an arc length of one hundred forty-four and eighteen hundredths (144.18) feet to an iron pin at the southeasterly corner of land of J. G. Morse, Jr. & Sons; thence north thirty-four fifteen minutes west (N 34 degrees 15' W) three hundred thirty (330) feet along the easterly line of lands of said J. G. Morse, Jr. & Sons and the aforementioned Rapid Wash Inc. land to an iron pin on the southerly sideline of Route #89 and the point and place of beginning. All courses are magnetic and of the year 1971,

Received
AROSTOOK SS
PATRICIA F BROWN, REGISTER

Exhibit A to General Warranty
Deed Dated Sep 11 1931

Location Code 018/0019
File # 1931

Ldp

LOT 279

WARRANTY DEED

A & W PROPERTIES, LLC, A Maine Limited Liability Company with a principal place of business in Ellsworth, County of Hancock, and State of Maine, for consideration paid, grants to **W.W. WOOD PROPERTIES, LLC**, A Maine Limited Liability Company with a principal place of business at Ellsworth, County of Hancock and State of Maine, with Warranty Covenants, a certain lot or parcel of land, with any buildings or improvements thereon, situated in Caribou, County of Aroostook, and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with the building thereon, situated in Caribou, County of Aroostook and State of Maine, more particularly described as follows:

Lots Numbered One Hundred and Twenty (120), One Hundred and Twenty-One (121), and One Hundred and Twenty-Two (122), according to the Plan of the Albert J. Bouchard Development as plotted by A. H. Rheinlander; said Plan being a part of Lot No. Two (2), "T" Township, Aroostook County, in said Caribou, Maine, and being recorded in the Plan Book Vol. 13, Page 14, on June 10, 1953, in the Aroostook County Registry of Deeds, Southern Division, at Houlton, Maine.

Subject to any easement that the Maine Public Service Company may have.

Subject to all covenants appearing in the Deed of Albert J. Bouchard to John G. Morse, Jr., d/b/a John H. Morse & Sons, dated September 21, 1967, and recorded at the Southern Aroostook Registry of Deeds in Book 1013, Page 263, including the following:

1. No old buildings shall be moved on said lot;
2. All buildings built thereon shall dispose of its sewage in the municipal sewer system;
3. No old buildings shall be erected with thirty (30) feet of any street line;
4. No building shall be left unfinished or unpainted, or the grounds ungraded, for an unreasonable length of time, unless the exterior finish and siding on said building are materials that do not require painting to give a finished or completed finish to the building;
5. No livestock of any description shall be kept on the land;
6. Grantee shall obey and abide by all laws, ordinances and building requirements of the Town and State;
7. The area shall be used for commercial purposes only unless by permission of the Zoning Board and the Town Council;
8. Any building which is not commercial in its nature, or which may be adjudged non-commercial by the Town Council and the Zoning Board, shall be removed at the request of the Town Council within a reasonable time;
9. The covenants shall run with the land for the benefit of all owners of other lots in the Larkin and Gagnon Additions and the Bouchard Addition, and these restrictions may be enforced by any owner of property in the aforesaid Larkin and Gagnon or Bouchard Additions.

Being all and the same premises as described in a deed from Lee A. Beaulieu, Jr. and Heather H. Beaulieu to A & W Properties, LLC, dated May 25, 2016 and recorded in Book 5549, Page 77 in the Aroostook County Registry of Deeds.

Witness my hand and seal this 18 day of January 2017.

A & W PROPERTIES, LLC.

[Signature]
Witness

[Signature]
By: Wayne W. Wright, Manager

STATE OF MAINE
COUNTY OF Lenoisville, ss.

January 18 2017.

Personally appeared the above named Wayne W. Wright, Manager of A & W Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of A & W Properties, LLC.

Before me,
[Signature]

Notary Public
Nichole Jipson
Notary Public - Maine
Commission Expires 11-4-18

Print Name

Received
AROOSTOOK SS
MELISSA L. RICHARDSON, REGISTRAR

LOT 277

Bk 4687 Pg 67 #3236
04-09-2009 @ 12:27p

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That FERN M. PLOURDE, of 1497 Lombard Street N.W., Palm Bay, Florida 32907, Grantor in consideration of one dollar and other valuable considerations, paid by PLOURDE & PLOURDE, INC., a Maine corporation with a mailing address of 11 Laurette Street, Caribou, County of Aroostook, State of Maine, Grantee, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, three certain lots or parcels of land situate in the City of Caribou and in the County of Aroostook, State of Maine, being more particularly described as follows, to wit:

All those three certain parcels of land, together with all improvements located thereon, situate on the southerly and northerly sides of Laurette Street and being Lots 117 and 118 according to a subdivision plan entitled, "Revision of Lots 85 to 92 Inclusive - Revision of Lots 114 to 118 Inclusive - Albert J. Bouchard Development - Part of Lot No. 2, "I" Township - Caribou - Aroostook County - Maine - Amendment to Plan Filed in Plan Volume 13, page 14 - also replacing plan Filed in Plan Volume 13, page 15 - Aroostook Registry of Deeds Southern District" by A. H. Rheinlander, Engineer, dated August 19, 1953 and recorded in Plan Volume 13, page 19, and also being Lot 119 according to a subdivision plan entitled, "Albert J. Bouchard Development - Part of Lot No. 2 "I" Township - Caribou - Aroostook County - Maine" as surveyed by A.H. Rheinlander, June 1952 and Mapped May 15, 1953 and recorded in Plan Volume 13, page 14, said parcels of land being further bounded and described as follows, to wit:

Property "A", Subdivision Lot 117:

1. Beginning at (1) a 1 inch iron pipe, capped #1219, found bent and flush to the pavement at the northeasterly corner of land of Plourde & Plourde, Inc. as recorded in Book 1088, page 286 and being the northeasterly corner of Lot 116 according to the amended subdivision plan recorded in Plan Volume 13, page 19;
2. Thence on a Maine State Grid North bearing of North 86°44' East along the southerly line of Laurette Street 73.0 feet (2) a 1 inch iron pipe, capped #1219, found bent and flush to the pavement at the northwesterly corner of land of Fern M. Plourde, Trustee, U/T/D, as recorded in Book 2475, page 274 and being the northwesterly corner of Lot 117 A according to the amended subdivision plan recorded in Plan Volume 13, page 19;
3. Thence southerly along the land of Fern M. Plourde, Trustee and the division line between Lots 117 and 117A following a curve to the left for 110.6 feet to (3) an iron pipe set, the bearing and distance between (2) and (3) being South 5°47' West for 110.5 feet;
4. Thence South 86°44' West along the land Doris Pelkey as recorded in Book 949, page 15 and along the land of Anita M. Dionne as recorded in Book 2350, page 42, said land being Lots 62

and 61 according to a plan of survey entitled, "Plan of Larkin Development, Caribou, Maine, Part of Lot 2, "I" Township, subdivided for E.W. Larkin, Inc." as recorded in Plan Volume 12, page 116, 71.9 feet to (4) being the southeasterly corner of Lot 116 and the land of Plourde & Plourde, Inc.;

5. Thence northerly along the land of Plourde & Plourde, Inc. and the division line between Lot 116 and Lot 117 following a curve to the right for 110.4 feet to (1) the point of beginning, the bearing and distance between (4) and (1) being North 5°12' East for 110.4 feet. Containing 0.18 acres

Property "B", Subdivision Lots 118 and 119:

1. Beginning on the northerly line of Laurette Street at (5), being the southwesterly corner of Lot 118 according to the amended subdivision plan recorded in Plan Volume 13, page 19;

2. Thence northeasterly along the land of Katahdin Trust Company, as recorded in Book 2704, page 271 and Book 2756, page 164, and along the land of Tim Donut U.S. Limited, Inc., as recorded in Book 3704, page 114, following a curve to the right for 236.3 feet to (6), the bearing and distance between (5) and (6) being a Maine State Grid North bearing of North 15°26' East for 236.0 feet;

3. Thence South 68°55' East along the land of Lee A. Beaulier, Jr. and Heather H. Beaulier as recorded in Book 4389, page 99 and division line between Lots 119 and 120, 165.0 feet to (7) an iron pipe set;

4. Thence southwesterly along the westerly line of Evergreen Parkway following a curve to the left for 165.4 feet to (8) an iron pipe set, the bearing and distance between (7) and (8) being South 16°30' West for 165.2 feet;

5. Thence South 86°44' West along the northerly line of Laurette Street 170.1 feet to (5) the point of beginning.

Containing 0.76 acres

Excepting and reserving easements granted to Maine Public Service Company as recorded in Book 711, page 462.

All iron pipes set are 1 inch by 36 inch black iron pipe set 2 - 2 1/2 feet into the ground with a yellow plastic identification cap #1219 affixed to the top, unless otherwise noted.

Bearings and distances are from a plan of survey entitled, "Boundary Retracement Survey, Property to be conveyed to Plourde & Plourde, Inc. by Fern M. Plourde, Trustee of the Leonel Plourde Bypass Trust (Trust B) being A Part of Lot 2, Township "I", Range 2 in Caribou, Aroostook County, Maine" as surveyed by Blackstone Land Surveying, P.A., 7 Hatch Drive, Suite 260, Caribou, Maine 04736. A reduced copy of said survey is attached hereto.

Meaning and intending hereby to convey all and the same premises as were conveyed by Fern M. Plourde, Trustee of the Leonel Plourde Bypass Trust (Trust B) by Warranty Deed dated April 18, 2003, and recorded in Book 3793, Page 161, Southern District Aroostook Registry of Deeds.

In accepting this Deed the Grantee covenants and agrees for himself, its successors and assigns, that no old buildings shall be moved on said lots; that all buildings built hereon shall dispose of its sewage in the municipal sewer system or into a properly constructed and maintained septic tank; that no building shall be left unfinished or unpainted, or the grounds ungraded, for an unreasonable length of time, unless the exterior finish and siding on said building are materials that do not require painting to give a finished or completed appearance to the building; that no livestock of any description shall be kept on the said land, and no poultry shall be kept on said land; and that the Grantee shall obey and abide by all laws, ordinances and building requirements of the Town and State. The Grantee further agrees that this area shall be used for commercial purposes only unless by permission of the Zoning Board and the Town Council; and further agrees that any building which is not commercial in its nature, or which may be adjudged non-commercial by the Town Council and the Zoning Board, shall be removed at the request of the Town Council within a reasonable time. And the Grantee further agrees for himself, its successors and assigns, that this covenant shall run with the land for the benefit of all owners of other lots in the Larkin and Gagnon Additions and the Bouchard Addition, and these restrictions may be enforced by any owner of property in the aforesaid Larkin and Gagnon or Bouchard Additions.

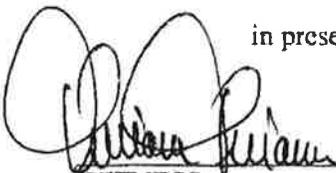
To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Grantee, its successors and assigns, to his and their use and behoof forever.

And Grantor does COVENANT with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee of the premises; that they are free of all encumbrances; that Grantor has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that Grantor and Grantor's heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the Grantor, FERN M. PLOURDE, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, has hereunto set her hand(s) this 2nd day of APRIL in the year of our Lord two thousand nine (2009).

Signed, Sealed and Delivered

in presence of


WITNESS


GRANTOR - FERN M. PLOURDE

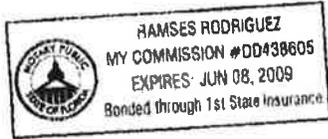
MAINE TRANSFER
TAX PAID

APRIL 2ND
March 2ND, 2009

STATE OF FLORIDA,
BREVARD COUNTY, ss:

Personally appeared the above named FERN M. PLOURDE and acknowledged the above instrument to be her free act and deed.

Before me,



Ramses Rodriguez
NOTARY PUBLIC

RAMSES RODRIGUEZ
TYPE OR PRINT NAME

JUNE 08, 2009
MY COMMISSION EXPIRES

RESTATEPLOURDEDEED

Received
ARDOSTOCK SS
PATRICIA F BROWN, REGISTER

Lot
272A

Bk 3704 Pg 114 #13692
09-06-2002 @ 10:11a

QUITCLAIM DEED

KATAHDIN TRUST COMPANY, a Maine banking corporation duly organized and existing by law and having a place of business at Houlton, County of Aroostook and State of Maine,

for consideration paid

grants to TIM DONUT U.S. LIMITED, INC., a corporation duly organized and existing by law and having a place of business at 4150 Tuller Road, Suite 236, Dublin, County of Franklin and State of Ohio, with QUITCLAIM COVENANTS,

A certain piece or parcel of real estate situated in the City of Caribou, County of Aroostook and State of Maine, and being on the easterly side of Bennett Drive, so-called, and, further, being all of Lot 112, part of Lot 113 and part of land formerly within the Bennett Drive right-of-way as shown on a Subdivision Plan entitled "Albert J. Bouchard Development, Caribou, Aroostook County, Maine, by A.H. Rheinlander, dated June 1952" and, further, being located approximately 275 feet northerly of Laurette Street, so-called, bounded and described as follows, to wit:

Beginning at the northeasterly corner of Lot 112 according to said Subdivision Plan entitled "Albert J. Bouchard Development, Caribou, Aroostook County, Maine, by A. H. Rheinlander, dated June, 1952, at or near a rebar set;

Thence, southerly along the easterly boundary of said Lot 112 and a portion of the easterly boundary of Lot 113 on a curve with a radius of 1199.47 feet, a delta of 5° 30' 14", and an arc length of 115.22 feet to a rebar set at the base of a stone retaining wall;

Thence, westerly across Lot 113 and across a portion of the former right-of-way of Bennett Drive on a bearing of north 49° 22' 28" west, a distance of 183.07 feet to a point on the westerly line of those premises conveyed by Deed of Vacation dated August 21, 1995 from the State of Maine to Katahdin Trust Company and recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 2823, Page 084, on or near a rebar set;

Thence, northerly along the easterly right-of-way of Bennett Drive, on a curve having a radius of 1382.40 feet, a delta of 5° 10' 48", and an arc length of 125.00 feet to the northwesterly corner of those premises recorded in said Registry in Vol. 2823, Page 084, on or near a rebar set;

Thence, easterly along the northerly line of said premises recorded in said Registry in Vol. 2823, Page 084, and being along the northerly line of that area of Bennett Drive conveyed by said Deed recorded in said Registry in Vol. 2823, Page 084 on a bearing of south 46° 14' 29" east, a distance of 20.00 feet to a rebar previously set and capped #2122;

Thence, continuing easterly along the northerly line of said Lot 112 on a bearing of south 46° 14' 29" east, a distance of 162.93 feet to the point of beginning.

The above described parcel contains 0.50 acres of land.

Subject to any easement for public utility lines along that portion of the subject premises that was formerly Bennett Drive.

Drawn at Law Office

The above described parcel of land is based on a field survey completed under the supervision of Timothy M. Doak, PLS, and is shown on a plan dated March 3, 2002, revised July, 2002. All bearings are based on Maine Department of Transportation Grid North referenced on said survey plan. All monuments set are 5/8" metal rebar with yellow plastic caps affixed which are inscribed "BRSA, Inc. PLS 2122".

MEANING AND INTENDING HEREBY to convey part and part only of the following:

- 1) Those premises conveyed by Quitclaim Deed dated January 4, 1995 from United States of America to Katahdin Trust Company and recorded in said Registry in Vol. 2756, Page 164;
- 2) Those premises conveyed by Deed of Vacation dated August 21, 1995 from State of Maine to Katahdin Trust Company and recorded in said Registry in Vol. 2823, Page 084.

IN WITNESS WHEREOF, the said KATAHDIN TRUST COMPANY has caused this instrument to be signed in its corporate name and sealed with its corporate seal by ALBERT L. HOBBS, its Senior Vice President/Treasurer, hereunto duly authorized this 4th day of September, 2002.

Signed, Sealed and Delivered
in the presence of

KATAHDIN TRUST COMPANY



By Albert L. Hobbs
ALBERT L. HOBBS
Senior Vice President/Treasurer

STATE OF MAINE
AROOSTOOK, ss.

September 4, 2002

Personally appeared the above-named ALBERT L. HOBBS in his said capacity as Senior Vice President/Treasurer of Katahdin Trust Company and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Katahdin Trust Company.

Before me,

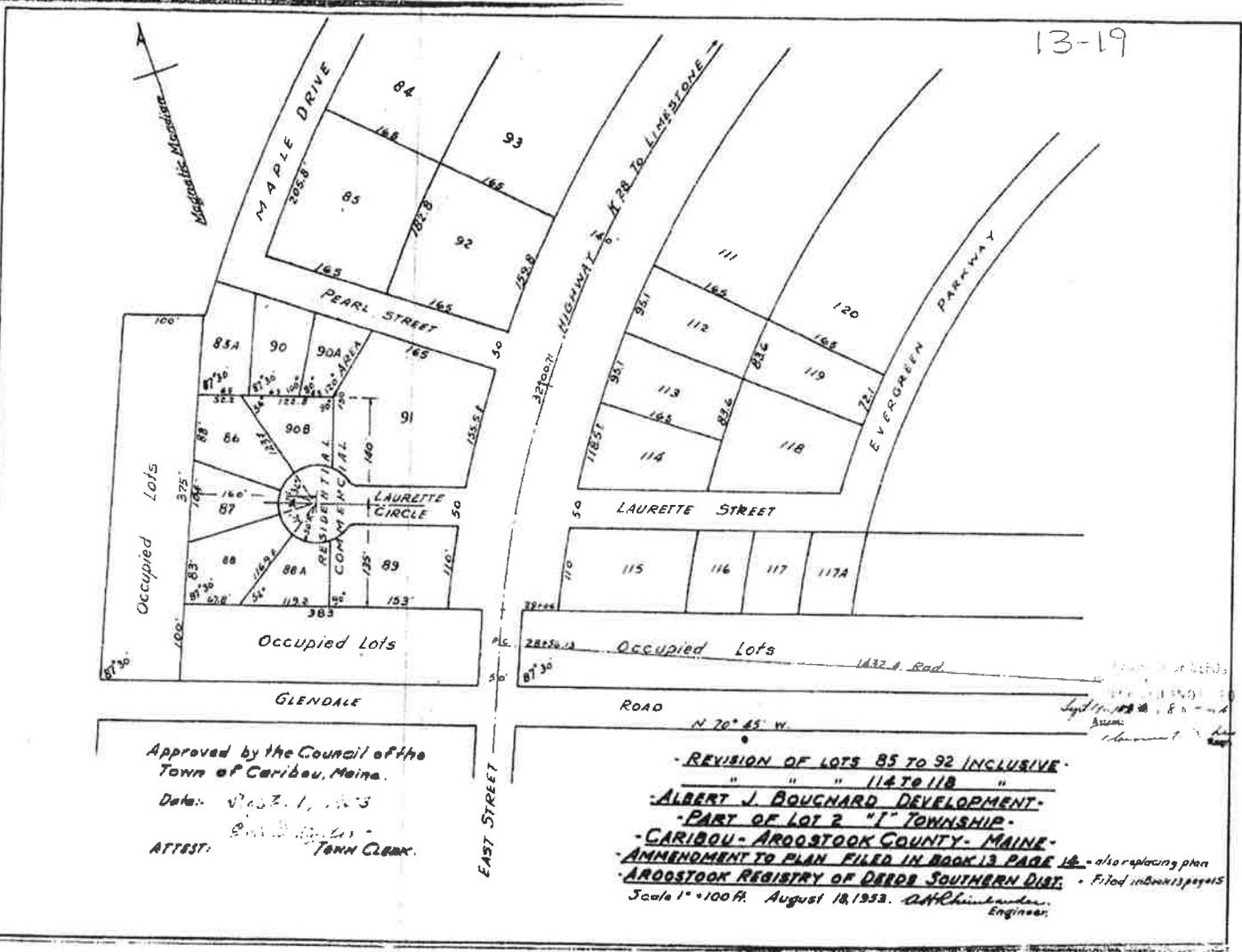

Notary Public

PHILIP K. JORDAN, Notary Public
State of Maine
My Commission Expires 9/05/2007

RECEIVED AROOSTOOK, SS

ATTEST: Mary C. Bennett
REGISTER OF DEEDS

MAINE STATE
TRANSFER TAX
PAID



Approved by the Council of the
Town of Caribou, Maine.
Date: Nov 3, 1953
ATTEST: *[Signature]*
TOWN CLERK.

- REVISION OF LOTS 85 TO 92 INCLUSIVE -
" " " " 114 TO 118 "
- ALBERT J. BOUCHARD DEVELOPMENT -
- PART OF LOT 2 "I" TOWNSHIP -
- CARIBOU - ARROSTOCK COUNTY - MAINE -
- AMMENDMENT TO PLAN FILED IN BOOK 13 PAGE 14 - also replacing plan
- ARROSTOCK REGISTRY OF DEEDS SOUTHERN DIST. - Filed in Book 13 page 14
 Scale 1" = 100 Ft. August 18, 1953. *[Signature]*
 Engineer.

**RH FOSTER ENERGY, LLC
ON THE RUN, CARIBOU, MAINE
PROPERTY OWNERS WITHIN 500 FEET OF LOT**

MAP	LOT	NAME / MAILING ADDRESS	PROPERTY ADDRESS
38 39	14 290	State of Maine 16 State House Station Augusta, ME 04333	145 Bennett Drive Caribou, ME 04736
39	232	Houlton Farms Dairy Inc. 25 Commonwealth Avenue Houlton, ME 04730	98 Bennett Drive Caribou, ME 04736
39	237	Caribou Church of Christ 9 Laurette Circle Caribou, ME 04736	3 Laurette Circle Caribou, ME 04736
39	241	Rared Caribou L.L.C. % Rite Aid Store #4130 P.O. Box 3165 Harrisburg, PA 17105	112 Bennett Drive Caribou, ME 04736
39	243	Dana Cassidy 30 Access Highway Caribou, ME 04736	118-124 Bennett Drive Caribou, ME 04736
39	249	MSB Leasing, Inc. P O Box 318 Machias, ME 04654	142 Bennett Drive Caribou, ME 04736
39	264	C.S Management 137 Bennett Drive Suite 2 Caribou, ME 04736	137 Bennett Drive Caribou, ME 04736
39	267	McDonalds Real Estate Comp. C/O H & D Enterprises, LLC 11 Masonic Building, 18 Market Square Houlton, ME 04730	127 Bennett Drive Caribou, ME 04736
39	272	Katahdin Trust Company P.O. Box 36 Houlton, ME 04730	105 Bennett Drive Caribou, ME 04736
39 39 39	277 294 295	Plourde & Plourde, Inc 11 Laurette Street Caribou, ME 04736	12 Laurette Street / 11 Laurette Street / 9 Laurette Street / Caribou, ME 04736
39	279	W. W. Wood Properties, LLC P.O. Box 88 Ellsworth, ME 04605	14 Evergreen Parkway Caribou, ME 04736
39	293	Justin R & Richard H Bell 480 New Dunntown Road Wade, ME 04786	13 Laurette Street Caribou, ME 04736

39	296	Tammie L Crouch & Christopher R. Fournier P.O. Box 949 Caribou, ME 04736	97 Bennett Drive Caribou, ME 04736
39	297	Louis Jr. Lavoie 93 Bennett Drive Caribou, ME 04736	93 Bennett Drive, Caribou, ME 04736
39	298	Gisele Clark 39 U S Route 1 Frenchville, ME 04745	8 Glendale Road Caribou, ME 04736
39	299	Anita M. Dionne - Dec C/O Steven Dionne 12 Glendale Road Caribou, ME 04736	12 Glendale Road Caribou, ME 04736
39	300	Doris V Pelkey 14 Glendale Road Caribou, ME 04736	14 Glendale Road Caribou, ME 04736
39	301	Janice Beaulieu 18 Glendale Road Caribou, ME 04736	18 Glendale Road Caribou, ME 04736
39	302	Vernon G & Jean Jalbert 20 Glendale Road Caribou, ME 04736	20 Glendale Road Caribou, ME 04736
39	303	Ruth M. Getchell - Life Estate 457 Main Street Caribou, ME 04736	24 Glendale Road Caribou, ME 04736
39	272A	Tim Donut U.S. Limited, Inc. C/O Ryan Property Tax Services P. O. Box 460389 Houston, TX 77056	109 Bennett Drive Caribou, ME 04736

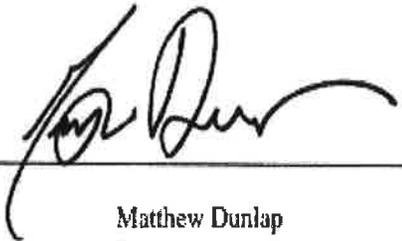
State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this eighteenth day of October 2019.



Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
R. H. FOSTER ENERGY, LLC	Registered Agent		19990700DC	GOOD STANDING
Home Office Address (of foreign entity)		Other Mailing Address		



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Fri Oct 18 2019 09:40:29. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
R. H. FOSTER ENERGY, LLC	19990700DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
03/29/1999	N/A	MAINE

Other Names (A=Assumed ; F=Former)

MILFORD FRESHIES	A
PRESQUE ISLE FRESHIES	A
PRINCETON FRESHIES	A
SOMESVILLE FRESHIES	A
WINTERPORT FRESHIES	A
MACHIAS FRESHIES	A
MARS HILL FRESHIES	A
NEWPORT FRESHIES	A
ELM STREET FRESHIES	A
HILLTOP FRESHIES	A
ELLSWORTH FRESHIES	A
CALAIS FRESHIES	A
AIRPORT FRESHIES	A
SNOWS CORNER FRESHIES	A
SUNRISE L.P. GAS	A
CARVER HEATING	A

ON THE RUN	A
C. A. PELKEY FUELS	A
HIGGINS OIL CO.	A
CHAPMAN OIL	A
FAMILY FUEL	A
JONESY'S	A
STEAMBOAT PETROLEUM	A

Clerk/Registered Agent

DAVID M. AUSTIN
EATON PEABODY
P.O. BOX 1210
BANGOR, ME 04402 1210

Click on a link to obtain additional information.

List of Filings

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Certificate of Existence ([more info](#))

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amendments](#)
(\$30.00)

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amendments](#)
(\$30.00)

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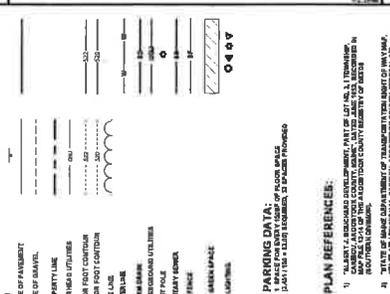
NOT FOR CONSTRUCTION

PROPOSED SITE PLAN FOR RH FOSTER ENERGY, LLC CARBOU, MAINE

GRAPHIC SCALE

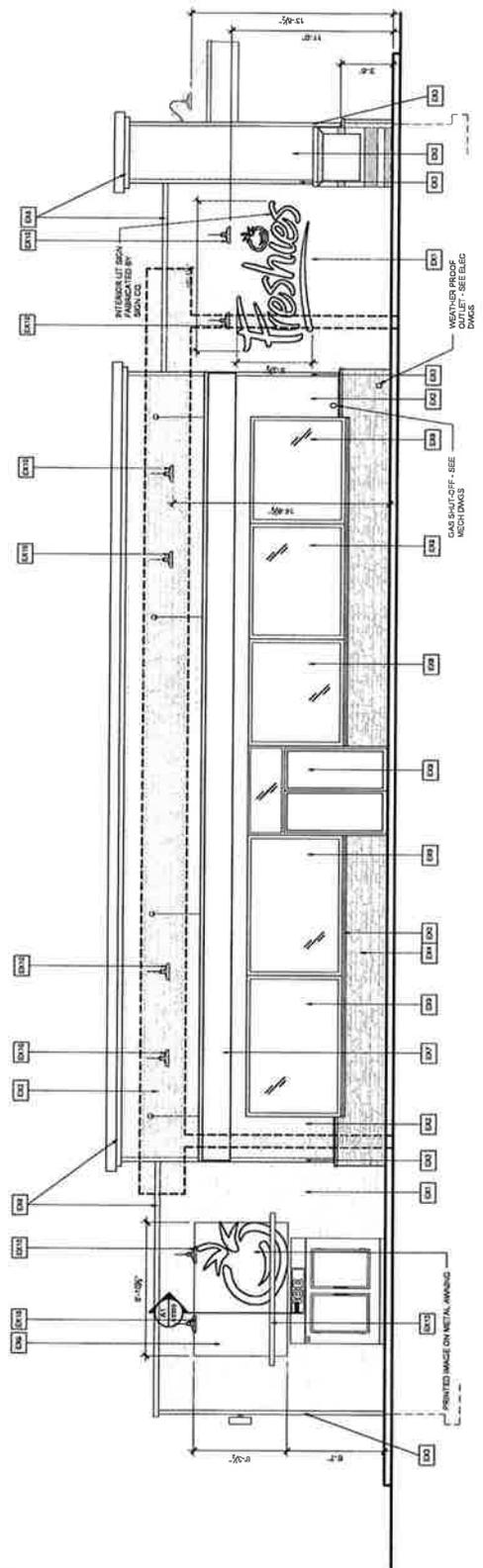
1" = 100' (AS SHOWN)

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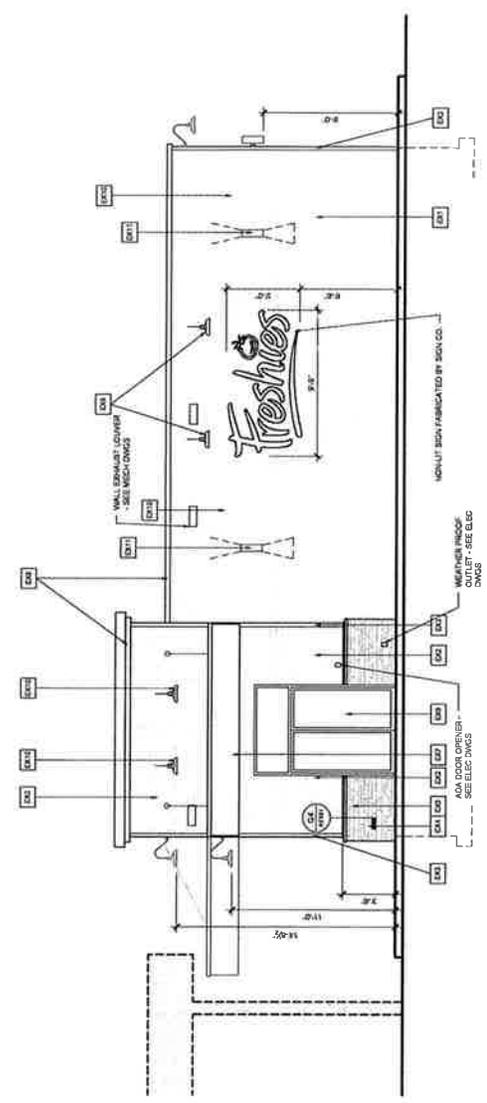


PLAN REFERENCES:

1. 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EXTERIOR ELEVATION - FRONT



EXTERIOR ELEVATION - RIGHT

ISSUED FOR CONSTRUCTION
05.29.18

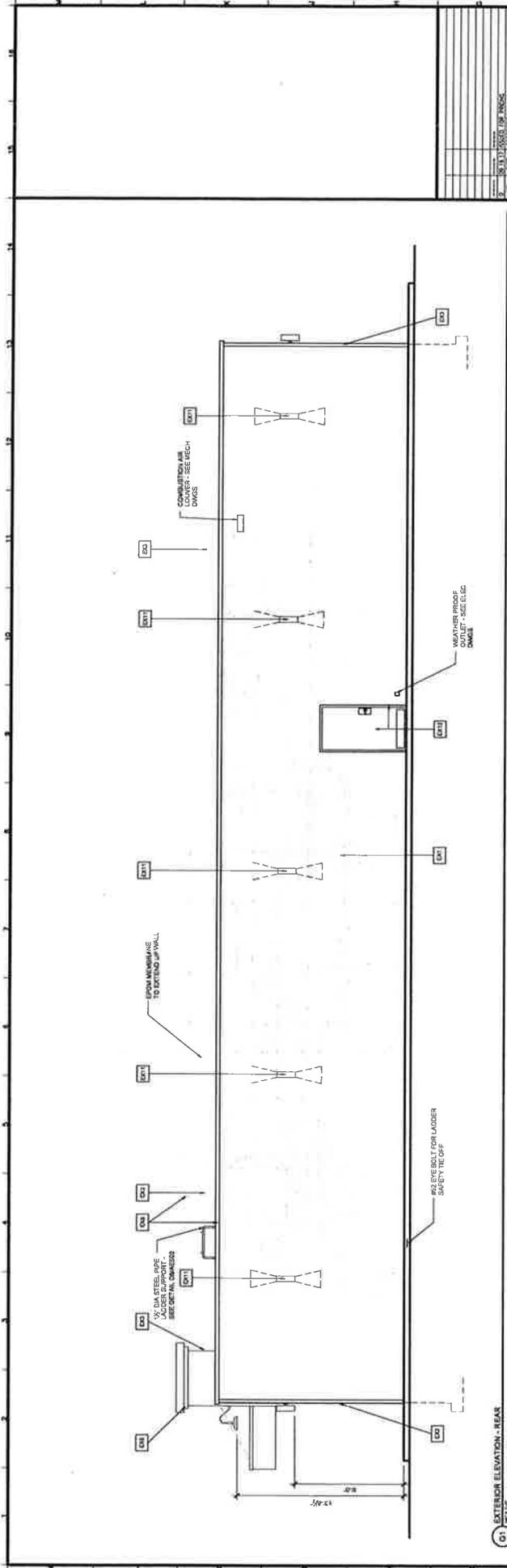
TAC Architectural
Group Inc.
40 Summer St., Suite 4 Banger, ME 04401



RH FOSTER - MARS HILL
27 MAIN STREET MARS HILL, MAINE

PROJECT NO: 17-078
DATE: 05.29.18
DRAWN BY: RHF
CHECKED BY: RHF
CITY: MARS HILL
STATE: ME

EXTERIOR ELEVATIONS
AE201



01 EXTERIOR ELEVATION - REAR

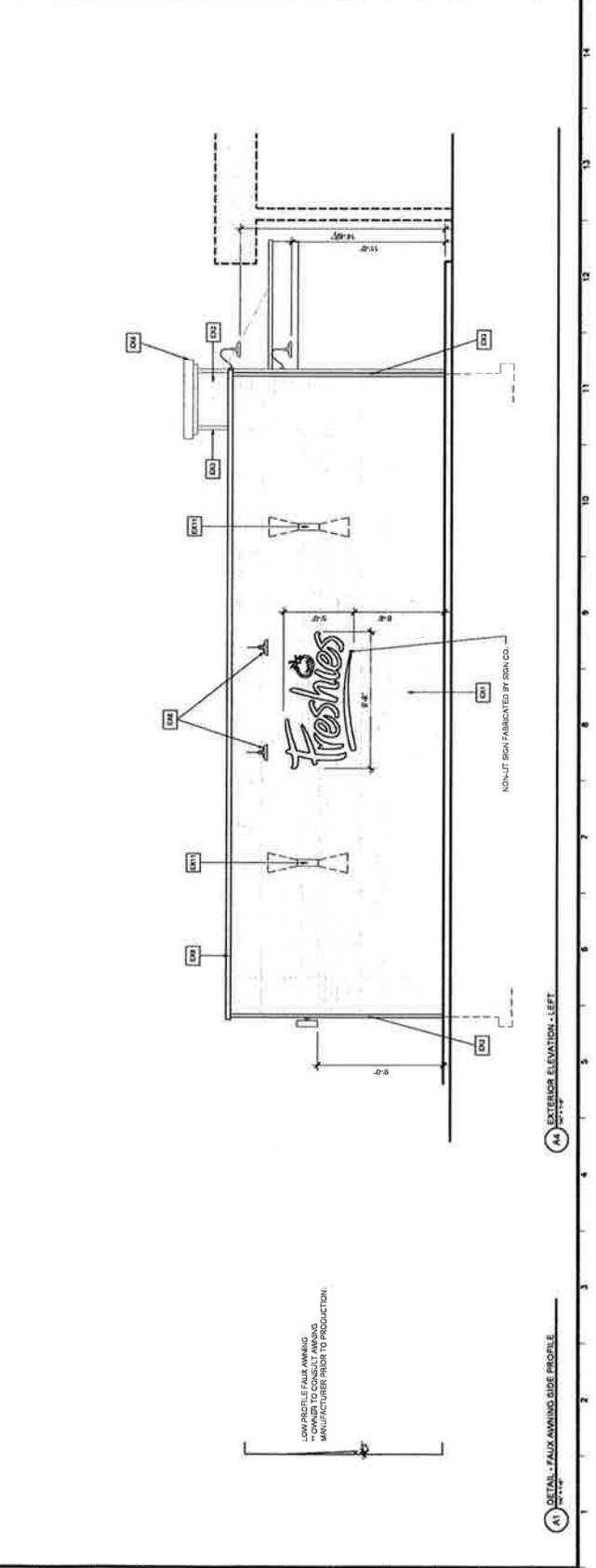
ISSUED FOR CONSTRUCTION
05.29.18

TAC
Architectural
Group Inc.
40 Summer St., Suite 4 Bangor, ME 04401



RH FOSTER - MARS HILL
27 MAIN STREET MARS HILL, MAINE
PROJECT NO. 18-008
CAD. DRG. FILE. 18-008 EXTERIOR ELEVATIONS
DRAWN BY: MH
CHECK BY: MH
DATE PLOTTED: 2017
SCALE: 1/8\"/>

EXTERIOR ELEVATIONS
AE202



04 EXTERIOR ELEVATION - LEFT

02 EXTERIOR FAUX AWNING SIDE PROFILE

CONVENIENCE STORE EXTERIOR FINISH SCHEDULE

CODE	DESCRIPTION	COLOR	MANUFACTURER CONTACT
E01	8" HANDBRAKE LAMP HOODS - SMOOTH	CLAMBOARD	JAMES HARDE 1.803.749.1100
E02	8" FIBROGLASS LAMP HOODS - SMOOTH	COLOR: CONCRETE	1.803.749.1100
E03	35" HANDBRAKE BOARDS - SMOOTH	COLOR: TANK MATCH BY LEONARDO 8" MARBONE BRICK	1.803.749.1100
E04	LEDGESTONE VENEER	COLOR: ARCTIC WHITE	JAMES HARDE 1.803.749.1100
E05	BELL STONE	COLOR: BUCKS COUNTY	CULTURED STONE BY BORAL
E06	ANGLED FAUX METAL FINISH	SERIES: SOUTHERN LEDGESTONE	CULTURED STONE BY BORAL 800.255.1177
E07	CONCRETE BRICKS (IF APPLICABLE)	COLOR: 2027-20 SPRING MOSS (VERIFY WITH CUSTOMER)	CONSULT ARCHITECT
E08	7" X 7" METAL FINISHES	INDUSTRIAL PAINT FOR SUBSTRATE	BENJAMIN MOORE PAINT
E09	METAL EXPANSION JOINTS	COLOR: 2027-20 SPRING MOSS (VERIFY WITH CUSTOMER)	CONSULT ARCHITECT
E10	METAL EXPANSION JOINTS	INDUSTRIAL PAINT FOR SUBSTRATE	BENJAMIN MOORE PAINT
E11	UV WINDOW TREATMENTS	COLOR: ZINC COLE	BRIDGGE (OR EQUAL)
E12	THE ORIGINAL WALLHOUSE COORSNECK LIGHT	1.800.211.9127	CONSULT ARCHITECT
E13	1"	50. COORSNECK ARM	MANUFACTURE ELECTRIC (OR EQUAL)
E14	EXTERIOR SOURCE LIGHT	COLOR: ROSSMILL RED	1.800.843.8784
E15	COMBINATION UPLIGHT AND DOWNLIGHT	LUMBER: WEST WOOD 11x2	COOPER LIGHTING
E16	EXTERIOR GRAPE PAINT	STAINLESS STEEL	1.800.364.9111
E17	ANGLED FINISH LED LIGHT	COLOR: TO MATCH (EX)	5-KENYA WILLIAMS
E18			PERSONA'S SONS 800.543.8388

EXTERIOR GENERAL NOTES

- 1) CONSULT LOCAL CONTRACTOR FOR STANDARD MATERIALS.
- 2) VERIFY FINISH SOLUTIONS FOR COLOR VERIFICATION AND GRAPHS.
- 3) VERIFY FINISH SOLUTIONS FOR COLOR VERIFICATION AND GRAPHS.
- 4) VERIFY TO VERIFY ALL SHOWN SPECIFICATIONS WITH OWNER AND/OR FINANCIAL SOLUTIONS PRIOR TO PRODUCTION.
- 5) ALL HEIGHTS TO BE VERIFIED BY ARCHITECT.

ISSUED FOR CONSTRUCTION
05.29.18

TAC Architectural
Group Inc.
40 Summer St., Suite 4 Banger, ME 04401



RH FOSTER - MARS HILL
27 MAIN STREET MARS HILL, MAINE

PROJECT NO.	17-011
DATE SHEET	05.29.18
DRAWN BY	HHH
CHECKED BY	HHH
DATE	05/29/18
SCALE	AS SHOWN

EXTERIOR FINISH SCHEDULE

AE203