



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	07/07/2021	Department	Planning/Economic Dev
Agenda Item	4.c) First Read and possible consideration of a license for a medical marijuana cultivation business located at 378 Costello Road.		
Est. Cost			

Background Information	Eduardo Buentello, owner of the medical marijuana cultivation facility Rancho Bufalo, is applying for a medical marijuana cultivation license. This business will be located at 378 Costello Road in Gardiner, Maine.
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Requested Action	I" move to approve a license for the medical marijuana cultivation facility Rancho Bufalo, owned by Eduardo Buentello. This business is located at 378 Costello Road in Gardiner, Maine."
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

Date Received in Office	5/3/2021
Received by:	AMC
Office Amount Received	\$500
Approved	Denied

Marijuana Business License Application

- New Application
- Renewal Application
- Existing Facility as of 12/13/20
- Medicinal to Adult Use Conversion

Adult Use Business

- Retail Marijuana Store \$1500
- Cultivation Facility
- Tier 3 2k-7k sq ft of canopy \$2000
- Tier 4 > 7k sq ft of canopy \$2500
- Manufacturing Facility \$2000
- Testing Facility \$500
- Nursery \$1500

Medical Business

- Medical Retail Marijuana/Dispensary \$1000
- Medical Marijuana Cultivation Facility
- Tier 1 30-60 plants \$500
- Tier 2 <2000 sq ft of canopy \$1500
- Tier 3 2k-7k sq ft of canopy \$2000
- Tier 4 > 7k sq ft of canopy \$2500
- Medical Marijuana Manufacturing Facility \$2000
- Medical Marijuana Testing Facility \$500

Applicant Information

Name Eduardo Buentello

Address P.O. Box 416, Gardiner ME 04345

Phone 863-255-0771

Email Whatsdadeal207@gmail.com

Do you own any other marijuana businesses? Yes

If yes, Please list and describe: I own a medical marijuana delivery business.

Do you currently hold any marijuana licenses or conditional marijuana licenses? _____

Yes, I currently hold a marijuana cultivation and resale license.

Are you licensed caregiver? Yes, both, my wife and I are licensed caregivers.

Property Information

Physical address of proposed marijuana business 378 Cotello Rd, Gardiner ME 04345

Map 003 Lot 016 Zone R

Property owner's Name and address Fern Tsao P.O. Box 798 Harmonth Me 04096

Property owner's phone 207 671-4581

Property owner's email N/A

Business Information

Type of marijuana business Inside cultivation and packaging.

Name of Business Rancho Búfalo

Number of employees 7

Hours of operation 6am-9pm

Brief description of the business I am a licensed caregiver and would like to grow my plants inside the onsite building. The business will consist of growing, caring for, trimming, packaging for my medical patients.

Square feet of retail space N/A

Square feet of indoor plant canopy 500sqf

Square feet of outdoor plant canopy n/a

Square feet of manufacturing space _____

Describe any security protocols We will follow the state's instructions of security protocols. This includes: cameras, alarm system, visitors log.

If extraction will be performed, please describe the process to be used and the machines/chemicals

involved There will not be any extraction.

Are there any Hazardous processes or chemicals to be used at the business, if so please describe _____
There will not be any hazardous process or chemicals being used at the business.

Describe any fire protection/suppression equipment Regular fire extinguisher.

Do you own or have financial interest in any other marijuana businesses in any state no

If manufacturing, please describe the processes as well as the products that will be manufactured
n/a



Signature

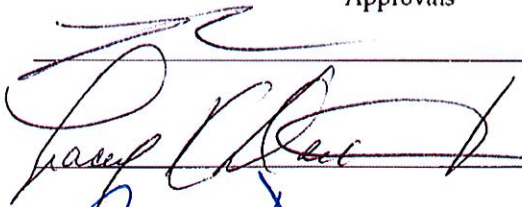
04/23/2021

Date

For Municipal Use Only

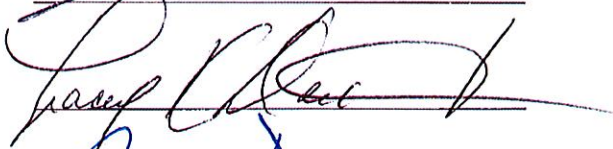
Approvals

Code Enforcement



Date 5-7-21

Economic Development



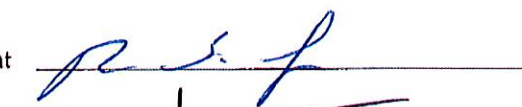
Date 5-19-2021

City Manager



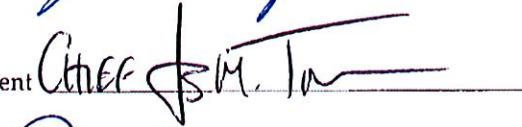
Date 5/19/21

Gardiner Fire Department



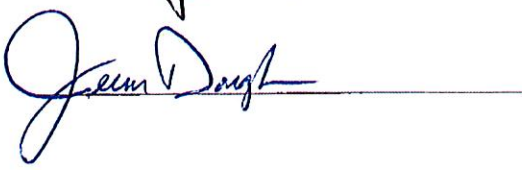
Date 5/21/21

Gardiner Police Department



Date 5/21/21

Public Works



Date 5/24/21

City Council Approval Date: _____

City of Gardiner
----- Receipt -----

05/04/21 11:03 AM 10:AE8 #13291-1
TYPE----- REF--- AMOUNT
Marijuana Establi
Mursey Cult F 500.00

Total: 500.00*

Paid By: Whats Da Deal Delivery Service

Remaining Balance: 0.00

Check : 500.00

1011 - 500.00



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE & FINANCIAL SERVICES
BUREAU OF BUSINESS MANAGEMENT

Medical Use of Marijuana Program
Caregiver Application

MMMP

25408

SECTION 1: Primary Caregiver Information		New Applicant <input checked="" type="checkbox"/>	Renewal <input type="checkbox"/>	Adding Patient (Max of 5) <input type="checkbox"/>
Legal Name: <u>Buentello, Eduardo C</u>				
Date of Birth: (Must be at least 21)		Telephone Number: _____		
Home Address: <u>185 Yale St.</u>				
City: <u>Bangor</u>	State: <u>ME</u>	Zip: <u>04401</u>		
Mailing Address: <u>185 Yale St.</u>				
City: <u>Bangor</u>	State: <u>ME</u>	Zip: <u>04401</u>		
Email Address: <u>edwardobuentello@gmail.com</u>	SSN or Federal Identification Number: _____			

SECTION 2: Fees	
<input type="checkbox"/> Nursing Facility	Name of Facility: _____
<input type="checkbox"/> Hospice	Name of Facility: _____
<input checked="" type="checkbox"/> Primary Caregiver (cultivating marijuana) – Please complete below:	
Number of patients (maximum of 5): <u>5</u> multiplied by \$240 cultivation fee =	\$ <u>1200.00</u>
Caregiver Criminal Background Check: \$31.00 (Mandatory Annually)	\$ <u>31.00</u>
The exceptions for the \$240 cultivation fee are found in Maine Revised Statutes Title 22, Chapter 558-C	
If one of the exceptions apply, please identify the patient/caregiver relationship _____	
All Fees are non-refundable	
Make bank check or money order payable to "Treasurer, State of Maine". We are unable to accept personal checks, cash and credit cards.	
Total Bank Check/Money Order enclosed: \$ <u>1,231.00</u>	

Submit completed application and applicable fees to the following address:

Department of Administrative & Financial Services

Bureau of Business Management

Maine Medical Use of Marijuana Program

#162 State House Station

Augusta, ME 04333-0162

Tel: (207) 287-3282 or 287-9330

Fax: (207) 287-2671

TTY users Dial 711 (Maine relay)

Email: DHHSMMMP@maine.gov

Website: www.mainepublichealth.gov/mmmp

SECTION 3: Cultivation Location

Street Address: 420 Reynolds Brook Rd.

City: Whiting

State: ME

Zip: 04691

County:

Indoor: Please describe

Outdoor: Please describe - Private, fenced-in, and secluded area. It will be under technological surveillance 24-7. Grow will start around the Spring.

If you do not own the property where you will be cultivating medical marijuana, please complete the following:

Legal Name of Property Owner: Dona Salvucci

Home Address: 420 Reynolds Brook Rd.

City: Whiting

State: ME

Zip: 04691

County:

SECTION 4: Submission

Remember to submit the following documents with your completed application:

- A bank check or money order made payable to "Treasurer, State of Maine" ✓
- Copy of the Caregiver's current Maine Driver's License or Other Maine Issued Photographic Identification Card

SECTION 5: Declaration

- I UNDERSTAND and acknowledge my duties as a caregiver.
- I UNDERSTAND that my authorization to cultivate medical marijuana is contingent on my possessing a valid caregiver designation form for each patient for whom I grow medical marijuana.
- I CERTIFY that I have reviewed local/town/municipal ordinances and my status as a caregiver does not violate any ordinances currently in place.
- I AGREE to comply with the applicable regulations and requirements if I am producing edibles with medical marijuana or using pesticides in the cultivation of medical marijuana.
- I AGREE to return the designation form and designation card to the patient if the patient informs me that he or she no longer wants me to be his or her caregiver.
- I AGREE that in the event that law enforcement questions my status as a primary caregiver, I will make available for verification to law enforcement, copies of each caregiver designation form upon which I rely on to support the amount of medical marijuana in my possession.
- I UNDERSTAND that if I do not comply with these requirements, the Department of Administrative & Financial Services may revoke authorization to serve as a caregiver under the Maine law.
- I DECLARE under penalty of perjury that the information provided on this form is true and correct.
- I UNDERSTAND that I must submit a new caregiver application each time I apply for a card and/or renew a caregiver card.
- I CERTIFY that I will not sell, furnish, or give marijuana to a person who is not allowed to possess marijuana for medical purposes.
- I UNDERSTAND that I may employ only one person to assist in performing the duties of a caregiver.
- I UNDERSTAND that my employee must register with the State of Maine in accordance with state law.
- I ACKNOWLEDGE that I have provided my social security number or federal identification number for reporting to the Maine Revenue Services for tax purposes only.
- I FURTHER AGREE that I will report sales tax related to my sale and transactions of medical marijuana.

Print Name of Caregiver: Eduardo Buntello

Signature of Caregiver: [Handwritten Signature]

Date: 12-17-18

SECTION 5: Attestation

I have read and attest to the following:

- A. All information on this application is true and correct. Misrepresentation on this application may jeopardize my status as a card holder in the Maine Medical Marijuana Program (MMMP).
- B. I have reviewed rules & statute to allow me to execute my duties, rights and responsibilities as a caregiver under the laws and regulations governing the MMMP.
- C. In the event that law enforcement, MMMP staff, and/or their representatives question my status as a card holder, I must provide my registry identification card and current government issued photo ID.
- D. I will comply with inspections as required and refusal of entry could jeopardize my status as a caregiver.
- E. My authorization to cultivate medical marijuana for out of state visiting patients and minor patients is contingent on possessing a designation form and required paperwork for each designated patient.
- F. I will comply with applicable regulations and requirements if I am producing edibles with medical marijuana or using pesticides in the cultivation of medical marijuana.
- G. I will abide by packaging and labeling requirements as defined in rule and statute.
- H. I will not sell, furnish or give marijuana to a person who is not allowed to possess marijuana for medical purposes.
- I. I may operate one retail store to sell harvested marijuana to qualifying patients for the patients' medical use.
- J. I may employ assistants to assist in performing the duties of the caregiver and they must be registered with the State of Maine in accordance with state law.
- K. I have provided my social security number or federal identification number for reporting to the Maine Revenue Service for tax purposes only.
- L. I will report sales tax related to my sales and transactions of medical marijuana.
- M. I have reviewed local/town/municipal ordinances and my status as a caregiver does not violate any ordinances currently in place.
- N. I will submit to annual background checks as required in statute or as required by program policy.
- O. I must submit to the department annually, a report of the number of qualifying patients and visiting qualifying patients I have assisted.
- P. I must submit a new application each time I apply for a card and renew a card.
- Q. If any of my information changes after this application is processed, I must notify MMMP.
- R. I am a Maine resident.
- S. If I do not comply with these requirements, the Department of Administrative and Financial Services may revoke authorization to serve as a caregiver under the Maine law.

Eduardo Buentello
Caregiver Name-Print


Caregiver Name-Signature

1/3/2019
Date

IDENTIFICATION
CARD

USA
ME

Matthew Dunlap, Secretary of State

1 BUENTELLO
2 EDUARDO C
8 185 YALE ST
BANGOR, ME 04401



ISSUED
10/23/2018

EXPIRES
1

15 GENDER 16 HEIGHT 17 WEIGHT 18 EYES 19 HAIR
M 5' 07" 180 BR BK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

OFFICIAL CHECK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



10423251-0

RE: **EDUARDO BUENTELLO**

DATE: **12/17/2018**

52-0133
112

PAY TO THE
ORDER OF

TREASURER, STATE OF MAINE
One Thousand Two Hundred Thirty One AND 00/100

\$1,231.00



DRAWER: TD BANK, N.A.

[Handwritten Signature]
AUTHORIZED SIGNATURE





June 21, 2021

Eduardo Buentello
P.O. Box 416
Gardiner ME 04345

Dear Mr. Buentello:

On behalf of the City of Gardiner, we would like to congratulate you on your June 9, 2021 Planning Board approval for a 500sf medical marijuana cultivation in an existing building at 378 Costello Rd. City Tax map 3 Lot 16 in the Rural zone, with a condition that the applicant receive an active state license within 180 days .

Please let me know if there is anything, you need from either City staff or me.

Again, thank you for choosing Gardiner.

Sincerely,

A handwritten signature in blue ink that reads "Debby Willis".

Debby Willis, Planning Board Chair

c:Tracey K. Desjardins
Director of Economic Development/Planning
Kris McNeill, CEO



Office of Code Enforcement

6 Church Street
Gardiner, Maine 04345

Phone: 207 582-6892
Fax: 207 582-6895

May 7, 2021

Paolo Buentello
Rancho Buffalo LLC
PO Box 416
Gardiner Maine, 04345.

Mr. Buentello

After reviewing your application for a medical marijuana cultivation facility, I find that it complies with all applicable land use ordinances. I approve of the approval/license being issued.

A handwritten signature in black ink, appearing to read "Kris McNeill", is written over a horizontal line.

Kris McNeill
Code Enforcement Officer



**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Chief Richard Sieberg

April 29, 2021

Dear Mr. and Mrs. Buentello,

I have received your application to establish a business at 478 Costello Road in Gardiner under the name Rancho Bufalo LLC. Upon careful review of your proposal and discussion with the City's Code Enforcement officer I feel comfortable that your business would not create a significant impact on the Fire Department.

As always we look forward to working with all of the businesses in the City. Please feel free to reach out to the Fire Department if you have questions or concerns.

Sincerely,

Richard Sieberg
Gardiner Fire Department
Fire Chief



GARDINER POLICE DEPARTMENT



Chief James M. Toman

CEO Kris McNeill
Gardiner Planning Board
Office of Economic and Community Development

Mr. Paolo Buentello
Rancho Buffalo LLC
PO Bx 416
Gardiner, Maine 04345

Per review criteria 6.5.1.13- Based upon information provided by Mr. Buentello, this business that hopes to be at 378 Costello Rd, Gardiner, appears to have appropriate operational and safety and security measures in place to operate in the City of Gardiner. Any updates, as long as they are upgrades to what is proposed to the safety and security measures on premise are always encouraged and appreciated! Based upon the proposed location, it is my belief that the Gardiner Police Department will have the ability to respond promptly, safely and effectively to any emergency or criminal activity that may occur at the above mentioned business location. This business, as with any type of business, may result in some calls for police services, however, it is not anticipated that these calls will have an impact on the overall services that the Gardiner Police Department delivers. For the benefit of all, it is imperative that the appropriate standards and requirements that are establish by the State of Maine and by the City of Gardiner to operate this type of business are always, strictly followed by the business owner.

Sincerely,

Chief James M. Toman
Gardiner Police Department
City of Gardiner



CITY OF
Gardiner
Moving Forward

Paola Buentello
378 Costello Road
Gardiner Maine, 04345

May 3, 2021

Dear Paola,

Based on the information you provided for your medical marijuana cultivation practice located at 378 Costello Road, the Public Works Department does not anticipate any safety concerns. If any information you provided were to change, I would ask that you inform us of those changes.

Thank You,



Jerry Douglass
Public Works Director
Phone: 582-4408

Department of Public Works
6 Church Street | Gardiner, ME 04345
207-582-4800 | 207-582-6895 (fax) | jdouglass@gardinermaine.com
www.GardinerMaine.com



CITY OF
Gardiner
Moving Forward

Planning Board
City of Gardiner
6 Church Street
Gardiner, ME 04345

April 29, 2021

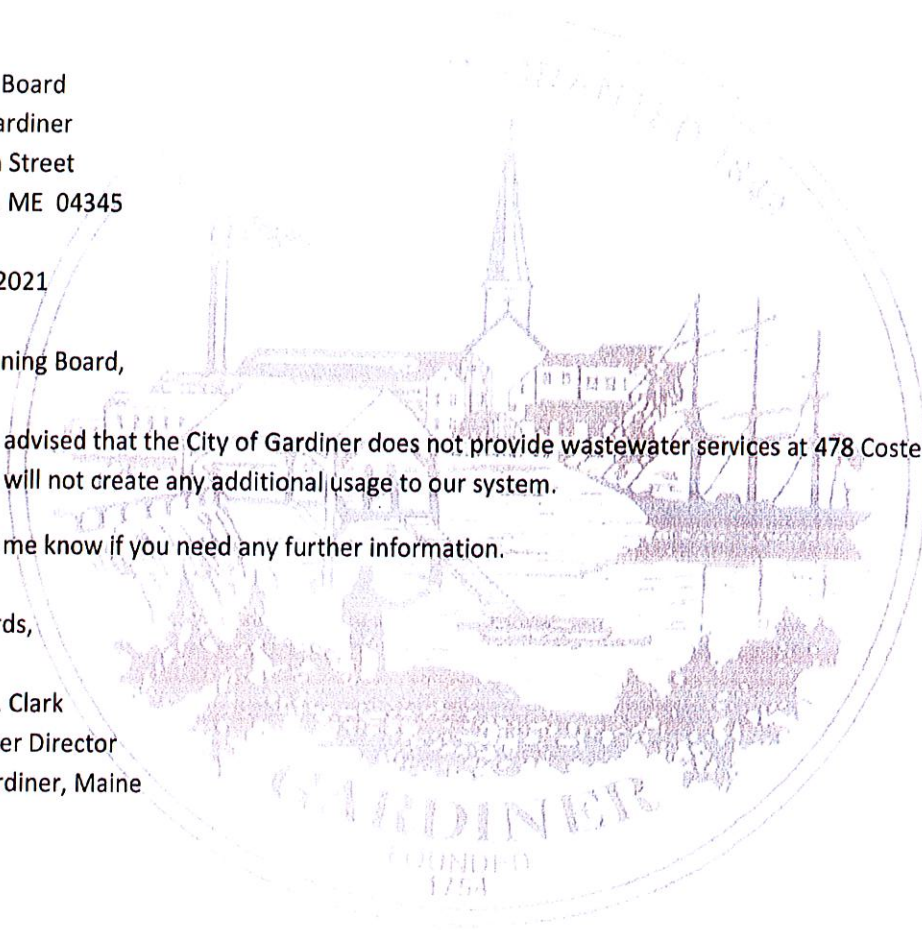
Dear Planning Board,

Please be advised that the City of Gardiner does not provide wastewater services at 478 Costello Rd, so therefore will not create any additional usage to our system.

Please let me know if you need any further information.

Best regards,

Douglas E. Clark
Wastewater Director
City of Gardiner, Maine





May 4, 2021

City of Gardiner Maine
Gardiner ME 04345

RE: Whats Da Deal Delivery Service
ACCT Ending: 4749

To Whom It May Concern:

The above reference member's account is in good standing. There have been no overdrafts on this account and it was opened on January 27,2021.

Please let me know if you have any questions.

Sincerely,

Theresa Bliss
Senior Member Service Representative

Date of this notice: 01-25-2021

Employer Identification Number:
86-1654664

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

EDUDARDO C BUENTELLO SR
WHATS DA DEAL DELIVERY SERVICE
PO BOX 416
GARDINER, ME 04345

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

for applying for an Employer Identification Number (EIN). We assigned you
This EIN will identify you, your business accounts, tax returns, and
documents, even if you have no employees. Please keep this notice in your permanent
records.

When filing tax documents, payments, and related correspondence, it is very important
that you use your EIN and complete name and address exactly as shown above. Any variation
may cause a delay in processing, result in incorrect information in your account, or even
cause you to be assigned more than one EIN. If the information is not correct as shown
above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*,
and elect to be classified as an association taxable as a corporation. If the LLC is
eligible to be treated as a corporation that meets certain tests and it will be electing S
corporation status, it must timely file Form 2553, *Election by a Small Business
Corporation*. The LLC will be treated as a corporation as of the effective date of the S
corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice,
visit our Web site at www.irs.gov. If you do not have access to the Internet, call
1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is BUEN. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

(2 of 3)
Appendix F - EIN
- (currently used)



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 Feb 26 2021 11:21:54. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
RANCHO BUFALO LLC	20216775DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
01/25/2021	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

RANCHO BUFALO
378 COSTELLO RD
GARDINER, ME 04345

[Back to previous screen](#)

[New Search](#)

Click on a link to obtain additional information.

List of Filings [View list of filings](#)

Obtain additional information:

Certificate of Existence (more info)	Short Form without amendments (\$30.00)	Long Form with amendments (\$30.00)
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You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Bureau's Reporting and Information Section at 207-624-7752 or [e-mail](#) or visit (3 of 3)

Appendix F - LLC



Maine Medical Use
Of Marijuana

Date Issued: 01/06/2021
Expires: 01/05/2022

Individual Caregiver

EDUARDO C. BUENTELLO

DBA: WHAT'S DA DEAL DELIVERIES

DOB: 1

Retail Location: 6 STODDARD LN, HALLOWELL, ME
04347-1429

Registration #: CGR27068

Control #: 383353

Authorized for: Plant Canopy-500 square feet



Maine Medical Use
Of Marijuana

Date Issued: 07/22/2020
Expires: 07/21/2021

Individual Caregiver

PAOLA BUENTELLO

DBA: CASA DE FUEGO

DOB: 1

Retail Location: 343 WATER ST, GARDINER, ME
04345-2160

Registration #: CGR27706

Control #: 499602

Authorized for: 30 mature/60 immature and/or
Harvested



Maine Medical Use
Of Marijuana

Date Issued: 02/09/2021
Expires: 02/08/2022

Caregiver Assistant

RIVA STEIN

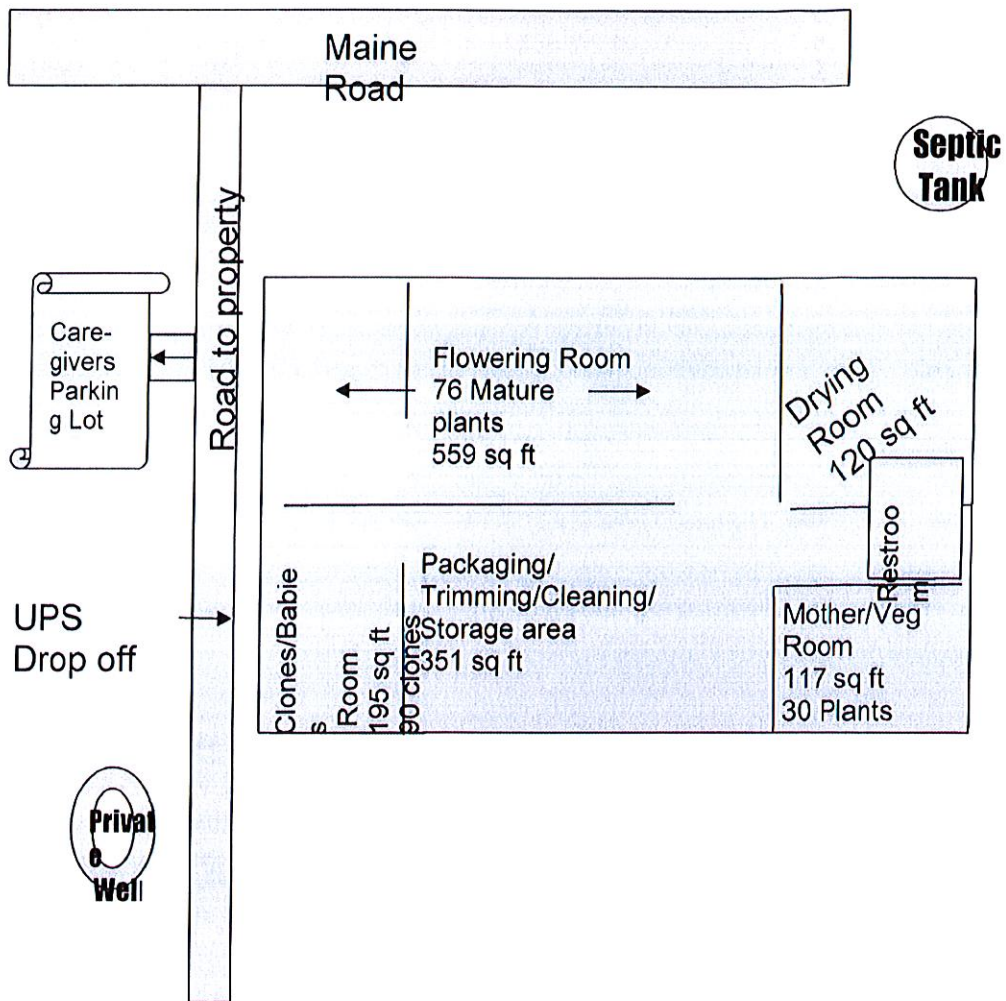
Assistant of: **EDUARDO C. BUENTELLO**

DOB: 1

Registration #: CGE8201

Control #: 979166

Appendix F (1 of 3)
Caregiver & assistant Licenses



Appendix G

CURRENT OWNER		TOPO	UTILITIES	START/ROAD	LOCATION	CURRENT ASSESSMENT
PURINGTON NATHAN L		2 Above Street	5 Well	1 Paved	3 Rural	Code Appraised Assessed
378 COSTELLO RD		4 Rolling	6 Septic			1030 83,200
GARDINER ME 04345		SUPPLEMENTAL DATA				1030 70,300
		A/F Proj ID TIF CODE USE PROGRA TG ENROLL Y TG PLAN YR LD #1 TYPE Assoc Pld#				
		SEND VALUE E TAX ACQ PIP LISTING AGE LIST PRICE SPEC DISTRIC				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC	Total
PURINGTON NATHAN L		12598 0229	04-26-2017	Q	I	125,000	00	153,500
LEWIS ERIC S		6576 0217	07-31-2001	Q	V	31,000	00	153,500

EXEMPTIONS		Year	Code	Description	Amount	Code	Year	Code	Assessed V	Year	Code	Assessed
HOMESTEAD		2019	11		24500.00		2020	1030	83,200	2019	1030	82,500
							2020	1030	70,300	2020	1030	70,300
		Total			24,500.00		Total		153,500	Total		152,800

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
		0001			
NOTES					
Appraised Bldg. Value (Card)					
Appraised Xf (B) Value (Bldg)					
Appraised Ob (B) Value (Bldg)					
Appraised Land Value (Bldg)					
Special Land Value					
Total Appraised Parcel Value					
82,500					
0					
700					
70,300					
0					
153,500					

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION		Zone	Description	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
		11	Manu Home		43,560 SF	0.56	1.00000	5	1.00	30	1,000	
			Manu Home		33,550 AC	2,250	1.00000	0	0.80	30	1,000	WET
Total Card Land Units					34,560 AC							
Parcel Total Land Area					34,5500							AC
Total Land Value												70,300

APPRaised VALUE SUMMARY		Year	Code	Assessed	Year	Code	Assessed
		2019	1030	82,500	2019	1030	82,500
		2020	1030	70,300	2020	1030	70,300
Total		Total		153,500	Total		152,800

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		04-24-2020	CL			43	Assessor Review
		06-12-2008	RS			42	Hearing Field Review
		01-31-2008	KL			12	Field Review
		11-27-2007	PH			00	Measure + Listed
		10-11-2007	PH			01	Measure/1st Visit
		10-11-2007	PH			02	Measure/2nd Visit



OPR BK 13668 PGS 288 - 289 08/13/2020 01:30:53 PM
INSTR # 2020019769 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

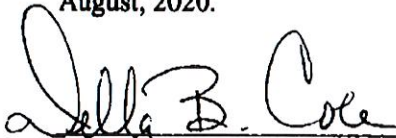
WARRANTY DEED

Maine Statutory Short Form

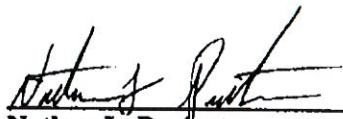
DLN: 1002040106143

KNOW ALL MEN BY THESE PRESENTS, That **Nathan L. Purington** of Gardiner in the County of Kennebec and State of Maine, for consideration paid, grant(s) to **Fern Tsao**, whose mailing address is P.O. Box 798, Yarmouth, ME 04096, with **WARRANTY COVENANTS as Sole Owner**, the real property situated in **Gardiner**, County of **Kennebec** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of August, 2020.



Witness

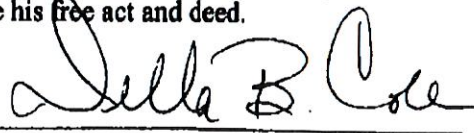


Nathan L. Purington

State of Maine
County of Kennebec, ss.

August 12, 2020

Personally appeared before me the above named **Nathan L. Purington** and acknowledged the foregoing instrument to be his free act and deed.



Notary Public/Attorney at Law

DELLA B COLE
NOTARY PUBLIC-Maine
My Commission Expires
November 12, 2022

File Number 2020-784

Bay Area Title - Augusta.

EXHIBIT A
(DEED)

A certain lot or parcel of land located in South Gardiner, County of Kennebec and State of Maine recorded in Book 1414, Page 432, bounded and described as follows:

Commencing in the Southeast corner of land formerly owned by Merton A. Phillips Sr. (conveyed to him by James Ladner); thence running westerly along the county line to land formerly of Herbert Weeks, now Fred Donovan; thence northerly along the said Donovan's easterly line to the southerly line of the Costello Road, so-called, thence easterly along the southerly line of the Costello Road to land of Alfred D. Trott and said Donovan; thence southerly along land of said Trott and Donovan to the point of beginning. Excluded from the foregoing is a three hundred (300) foot square out-sale parcel of land described in the Kennebec Registry of Deeds, Book 2338, Page 325, bounded and described as follows: Commencing at an iron stake on the southerly side of the Costello Road, so-called, in that part of Gardiner known as South Gardiner, and running southerly at right angles with said Road a distance of three hundred (300) feet, more or less to an iron bound; thence running easterly parallel with said road to an iron bound three hundred (300) feet, more or less; thence running northerly parallel with the first mentioned bound three hundred feet (300), more or less, to an iron bound on the southerly side of said Road; thence running westerly along the southerly side of said Road three hundred (300) feet, more or less, to an iron bound at the point of beginning, being the premises conveyed to Arlene Black by deed of Maude E. Phillips dated November 5, 1980.

Also excepting an out-conveyance to Gregory B. Roy recorded in said Registry at Book 6166, Page 154.

For title, reference may be had to a deed recorded in the Kennebec Registry of Deeds in Book 12598, Page 229.

Fern Tsao
PO Box 798
Yarmouth, ME 04096

March 1, 2021

City Council
City of Gardiner
6 Church St.
Gardiner, Me 04345

Dear Council Members,

As the landowner of 378 Costello Road, Gardiner, ME, I give my permission for Eduardo C. Buentello and Riva Stein, doing business as Rancho Bufalo, LLC, a corporation licensed in the State of Maine, to grow medical marijuana in the existing building on the property, pursuant to written approval by the City Council of the City of Gardiner, a signed lease agreement in place, proof of business liability insurance, and proof of current licensing and registration, and providing all aspects of the business are practiced within the legal limits and in accordance with all current law.

It is my understanding that no activity with regard to growing medical marijuana at 378 Costello Road, Gardiner, ME will take place until, and only as long as, all of the above requirements are met.

Sincerely,



Fern Tsao

Appendix B