



Iron Mine, LLC
PO Box 97, Hinckley, ME 04944
207-509-9927

FINAL SUBDIVISION PLAN APPLICATION

Date of Submission: May 11, 2021

PROPOSAL:

Expansion of state of Maine approved and licensed 24-pad mobile home park to a 38-pad mobile home park.

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State of Maine Code 02-385-850 re:

street construction standards for manufactured housing communities

Maine State Legislature MHP Law page 22 re: private road in MHP

Refer to James Coffin's engineered plan for road

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Storm water run-off plan

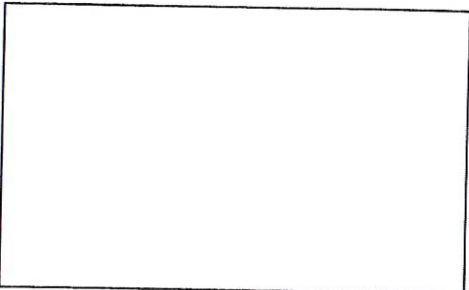
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Final Subdivision Plan Application

Subdivision Name: Iron Mine Mobile Home Park

Date of Submission: 05-11-2021 Received by: _____

Proposal: Expansion of state approved and licensed 24-pad mobile home park to a 38-pad mobile home park.

General Information:

Name of Property Owner: Iron Mine, LLC

Address: PO Box 97, Hinckley, ME 04944

Phone/Fax No: 207-509-9927 (office) 207-616-0672 (fax)

Applicant Name: Jo Roderick + Roland Pinette

Address: 10 Country Way, Waterville, Me 04901

Phone/Fax No Jo - 207-710-4777 Roland 207-730-0158

Design Consultant(s): Surveyor Engineer Architect Planner

Name: William Acheson, Bombahook Land Surveys

Address: 30 Chestnut Street, Gardiner, ME 04345

Phone/Fax No 207-446-2997 (cell) 207-582-2401 (office)

Name: James Coffin, ESCoffin Engineering + Surveying, Inc.

Address: 432 Cony Rd, Chelsea, ME 04330

Phone/Fax No 207-623-9475

Name: Bruce MacLeod, MacLeod Structural Engineers, PA

ITEM A

Proof existing Mobile Home Park

Map 027, Lots 14, 14A, 15B



City of Gardiner

ADULT 10
A-1

copy 2/1/14

CITY HALL

Gardiner, Maine

CODE ENFORCEMENT
AND
BUILDING & PLUMBING INSPECTION

September 25, 1986

Arlene Williams
RR 1 Box 429
Gardiner, ME 04345

Dear Ms Williams;

It has come to the attention of the City Assessor and myself that you are expanding your Iron Mine Hill Trailer Park. Our records show a twelve (12) lot park but you appear to now have twenty (20) sites with more space to develop. This expansion will require a special exception permit from the Gardiner Planning Board as you are located within the Residential Zoning of the City.

Procedures for obtaining a special exception permit are that you must request a public hearing to consider the further expansion of the park (see enclosure). You must notify all property owners within one-hundred (100) feet of the property in question by certified mail at least twenty (20) days in advance of the public hearing. A list of abutters will be provided when you request said hearing. Also, a notice indicating the time, place and date of said hearing must be advertized in the Kennebec Journal at least seven (7) days before the hearing's date.

Incidentally, we are presently holding three (3) permit applications to move mobilehome units onto your lots pending resolution of the matter above. Thus these units and all beyond the original twelve (12) sites are presently in violation of the City of Gardiner Codes.

If I can be of further assistance, please contact me at 582-1000.

Sincerely,

Harvey Versteeg
Code Enforcement Officer

JHV/cm

enclosure

cc: City Manager Kokernak
Councilmember Weston



A-20 of 12

GARDINER BOARD OF APPEALS
BOARD ORDER
IN THE MATTER OF

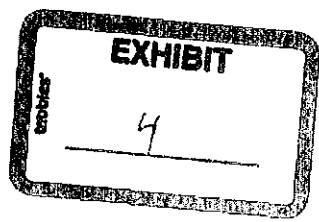
Arlene Williams
Iron Mine Hill Mobile Home Park
R.F.D. # 1 Box 429
Gardiner, ME 04345

)Variance request for existing non-
)permitted mobile home units, within
)the unauthorized extension of a m/h
)park, (Tax Map 27, Lot 14), which
)violate both 25' exterior border
)and road setback limits, lot size
)requirement and unit separation
)requirements set forth in SS 3203,
)L,2,e of the City Zoning Ordinance.

On Thursday, May 14, 1987 the Gardiner Board of Appeals held a public hearing to receive oral and written comments regarding your request for a variance on the space required for a lot, a road setback and a border buffer zone required for a mobile home park in Gardiner.

The Board decision is as follows: Based on the map provided the Board and on record with the minutes, with unit numbered to comply with park lot numbers, the following variances were granted with the following conditions and with the belief that all presently unoccupied lots, planned or existant, will meet code requirements without resort to additional variance.

- A) The lot occupied by Units 18 & 20 being too small for two units may remain so occupied until either is physically removed after which only one unit may occupy this lot.
- B) The units numbered 18, 20 & 22 may remain partially within the 25' buffer zone as long as they are not replaced by longer units.
- C) The units numbered 14 & 16 may remain partially within the 25' buffer zone but upon physical removal of either unit, subsequent units will be angled on the lots in accordance with setbacks.



GARDINER BOARD OF APPEALS
BOARD ORDER
IN THE MATTER OF

Arlene Williams
Iron Mine Hill Mobile Home Park
R.F.D. # 1 Box 429
Gardiner, ME 04345

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GARDINER BOARD OF APPEALS
BOARD ORDER
IN THE MATTER OF
ARLENE WILLIAMS
PAGE --2--

- D) The units numbered 14, 16, 18, 20 ,22, 11, 13 & 15 may remain partially within the 25' road setback with the condition that upon physical removal of existing units, new units, where possible, will be placed so as to comply with the codes (ie: to minimize setback and spacing violations).
- E) The units numbered 18 & 16 and the units numbered 13 & 15 may remain less than the required 50' apart on condition that upon physical removal of existing units, new units shall be placed in compliance with the 50' separation ordinance.

Signed and Dated _____, 1987

By: Charles Martel at Gardiner, Maine
Charles Martel, Chairman

cc: Harvey Versteeg, Code Enforcement Officer
Board of Appeals File

Iron mine Hill TRAILER PARK

1/25/89
A5 of 12

ARLENE Williams QUINON

RT 1A

Box 429

GARDNER ME 582-2641

-c

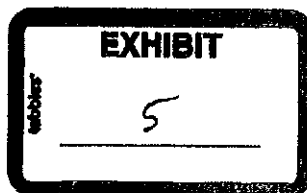
PARK HAS A TOTAL OF 24 SPACES

- City Water & sewer

WANTS TO BE ABLE TO DEVELOP 3 LOTS
WHICH UNDER 10,000 FT² AND WHICH THE
PLANNING BOARD PREVIOUSLY PROHIBITED TO
BE DEVELOPED

WANTS TO DEVELOP one LOT WHICH
HAS A VARIANCE -

TOTAL LOTS (4)



City of Gardiner

Code Enforcement Office

6 Church St.
Gardiner, Me. 04345

Telephone 207-582-6892
Fax 207-582-6895

October 3, 2001

Edmund Quirion
PO Box 492
Gardiner, ME 04345

Dear Mr. Quirion:

I am writing to you in response to your recent inquiries regarding Iron Mine Hill Mobile Home Park. It is my understanding your questions are:

1. Applicable Setbacks for Garages within the Mobile Home Park
2. Existing mobile homes permitted and are vacant lots "grandfathered."

I will address each question, respectively.

1. Garage Setbacks within mobile home park.

The Most recent Gardiner Zoning Ordinance Mobile Home Park Standards indicate the minimum setbacks are 10 feet to side and rear property lines, 20 feet to the front property line and a 25 foot in width vegetative buffer along exterior lot lines.

It is important that you are aware how the 25 foot buffer may impact a 10 foot side or rear property setback. Although the ordinance indicates the side and rear minimum setback is 10 feet, the 25 foot buffer essentially is the setback if any portion of the proposed garage abuts an exterior lot line. The reason for this is due to the ordinance standards stating the 25 foot width buffer must remain as a intact, continuous landscaped area.

2. Are existing mobile homes permitted and are vacant lots "grandfathered?"

After researching the administrative records, the answer to this question became quite involved and complicated. I will break down the issues as follows:

- A. Mobile Homes removed or located to properties without permits.
- B. Pertinent zoning history.
- C. Summary.

- A. Mobile Homes removed or located to properties without permits.

The following is a list of mobile homes removed or located to property within Iron Mine Hill Mobile Home Park (the property information is based upon Gardiner Building Permit Map and Lot Files):

- 27-14-30: No Permits;
- 27-14-17: No Permits;
- 27-14-28: Permit to remove mobile home (11/00), No permit for new/replacement mobile home;
- 27-14-22: Permit to remove mobile home (10/00), No permit for new/replacement mobile home;
- 27-14-20: Removed mobile home without permit;
- 27-14-18: Removed mobile home without permit;

27-14-14: Removed mobile home without permit;

27-14-7: No Permits;

27-14-5: Removed mobile home without permit.

The information above is based upon existing and proposed trailer location drawing dated approximately 1986-1987 and an on-site visit by this Code Enforcement Officer dated 9/26/01. I have enclosed a photocopy of both documents and they are on record within the administrative file.

B. Pertinent Zoning History.

I will list excerpts of some pertinent zoning history of which has a direct association with updating the location of occupied and vacant mobile home sites, establishing lot layout, resolution of violations, and securing variances for non-conformities. The unit numbers are based upon the drawing representing existing and proposed trailer locations dated approximately 1986-1987 and prior Code Enforcement Officer's records.

1) May 1987: Gardiner Board of Appeals Variance Approval for the following:

- a. Units 18, 20: Lot Size;
- b. Units 18, 20, 22: Lot Setback;
- c. Units 14, 16: Lot Setback-if replaced, must rotate to conform;
- d. Units 14, 16, 18, 20, 22, 11, 13, 15: Road Setback;
- e. Units 16, 18, 13, 15: Separation ok until moved.

2) October 1987: Gardiner Board of Appeals Variance Approval for the following (Lot information based upon Site Plan titled "Iron Mine Hill Trailer Park" by J. Robert Curtis dated September, 1987):

- a. Variance for road not being in middle of right-of-way;
- b. Lot Size: Lots 1,3,5;
- c. Frontage: Lots 6,9,10;
- d. Location of Parking: Lots 1,2,3,4,5,6,7.

3) October 1987: Gardiner Planning Board grants Special Exception Permit for additional mobile home lots at Iron Mine Hill Mobile Home Park in accordance with the plans proposed by Mr. Robert Curtis dated September, 1987.

C. Summary

Basically, any existing mobile home legally permitted or grandfathered and located in accordance with the above-mentioned variances and plans, would appear to legally exist whether nonconforming or conforming. Any replacement of a mobile home consistent with the above scenario may be replaced within one year of the date the prior mobile home removal. If a replacement involves a conforming mobile home, the one year time frame is not applicable as long as you meet the applicable standards of the ordinance in effect at the time of replacement.

It is important to note all new mobile homes and any replacement of a mobile home, whether the nonconformance is setbacks or lot size and if the nonconforming one year time limit has passed, must conform to the lot layout of the September, 1987 plan and the most recent zoning ordinance standards including, but not limited to, lot size, frontage, setbacks, and buffer area.

In reference of the September, 1987 plan, all but one lot has the minimum lot size (square footage and frontage) to support one manufacture home per lot. Lot number 13 has sufficient lot size to support two mobile homes. As an example, I will review lot five. The lot size according to the September, 1987 plan is 8,972 sq. ft. with 110 feet of frontage. It would appear that two mobile home locations were established around 1987 (units 20 & 18).

The current Gardiner Zoning Ordinance and Maine State Statutes indicate mobile homes within a mobile home park must have a minimum lot size of 6,000 square feet and 65 feet of frontage per mobile home. In order to locate two mobile homes on lot five, the minimum lot size must be 12,000 sq. ft. and 130 feet of frontage. Therefore, due to minimum lot size requirements, only one mobile home could be placed on lot five. It is in my opinion, you would have two choices if you decided to locate two mobile homes on lot five, seek a variance or an administrative appeal or take advantage of the one year nonconforming time limit. If either mobile home has been removed more than one year prior to the proposed replacement, you could not take advantage of the one year time limit.

The issues surrounding Iron Mine Hill Mobile Home Park are somewhat complicated. I recommend that you establish all units, whether occupied or vacant, locations on the lots as documented on the September, 1987 plan. By accomplishing this, you can establish individual vacant and occupied units on individual lots and determine any issues associated with nonconformance (lot size, setbacks, buffer for example) and conformance. This will help you establish any replacement possibilities and future vacant lots that could legally be occupied. A Surveyor would help you establish this.

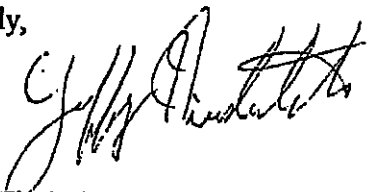
In closing, it would appear there are several violations of the City of Gardiner Zoning Ordinance and Maine State Statute. These apparent violations include the removal and location of mobile homes without Building Permit Application approval and minimum lot size per mobile home. Please remember the information was researched by a review of the documents within the Gardiner administrative records.

In order to address and resolve the apparent violations, I recommend the following:

1. Contact a Surveyor and locate all vacant and occupied mobile home sites in accordance with the plan titled "Iron Mine Hill Trailer Park" dated September, 1987.
2. All Mobile Homes that do not have permits should receive after-the-fact permits.
3. Establish the dates of removal and location of all existing mobile homes and vacant sites.
4. The applicable Gardiner Zoning Ordinance Standards will be determined on a case by case basis.

The intent of this letter is to answer your questions and to notify you of my findings. This is not a formal enforcement letter. Although, the City reserves the right to pursue enforcement for violations which effect public health, safety and welfare, clearly are contrary to applicable Gardiner Zoning Ordinance Standards and Maine State Statute, and has the legal authority. If you need any help or have questions, please contact me at the Code Office. Thank you.

Sincerely,



Jeffrey Hinderliter
Code Enforcement Officer/Planner

Enclosures

DONALD PUGHARD ET. AL.
B 1798-31
Map 27-1

AMERICAN LEGION SMITH--WILLEY
B 1589-10
Map 28-64-A

ANGIE DRISKO
B 1431-70
Map 27-2

JOHN PULIS ET. AL.
B 2759-869
Map 27-5

HAROLD COLLINS ET. AL.
B 1396-236
Map 27-13

WILLIAM WILLIAMS ET. AL.
B 1661-165
Map 27-15

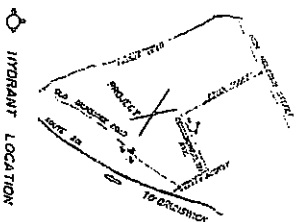
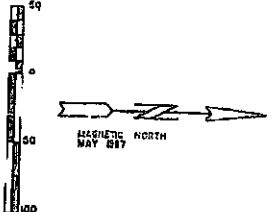
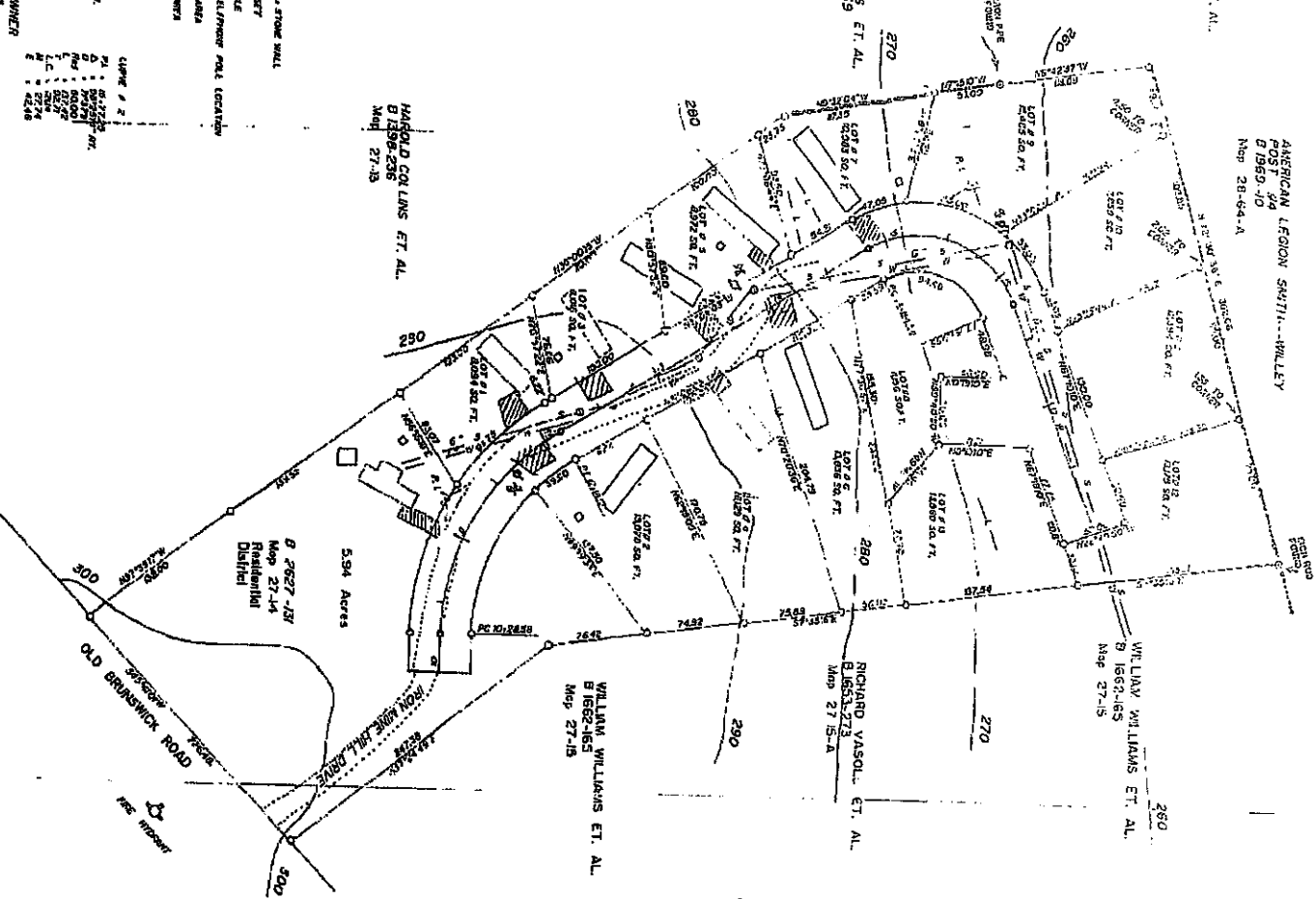
RICHARD VASOLI ET. AL.
B 1651-273
Map 27-15-A

WILLIAM WILLIAMS ET. AL.
B 1662-165
Map 27-15

B 2627-137
Map 27-14
Rosedale
Delfiel

534 Acres

- LEGEND
- CONCRETE WALL
 - ROUND SET
 - ASPHALT
 - FURNITURE PALE LOCATION
 - ▨ PARKING AREA
 - LADGE AREA
 - STONE
- CURVE # 1
- | | | | |
|----|-------|----|-------|
| PI | 52000 | PI | 61375 |
| PA | 52000 | PA | 61375 |
| PC | 52000 | PC | 61375 |
| PT | 52000 | PT | 61375 |
| PL | 52000 | PL | 61375 |
| PM | 52000 | PM | 61375 |
| PN | 52000 | PN | 61375 |
| PO | 52000 | PO | 61375 |
| PP | 52000 | PP | 61375 |
| PQ | 52000 | PQ | 61375 |
| PR | 52000 | PR | 61375 |
| PS | 52000 | PS | 61375 |
| PT | 52000 | PT | 61375 |
| PU | 52000 | PU | 61375 |
| PV | 52000 | PV | 61375 |
| PW | 52000 | PW | 61375 |
| PX | 52000 | PX | 61375 |
| PY | 52000 | PY | 61375 |
| PZ | 52000 | PZ | 61375 |
- CURVE # 2
- | | | | |
|----|-------|----|-------|
| PI | 61375 | PI | 61375 |
| PA | 61375 | PA | 61375 |
| PC | 61375 | PC | 61375 |
| PT | 61375 | PT | 61375 |
| PL | 61375 | PL | 61375 |
| PM | 61375 | PM | 61375 |
| PN | 61375 | PN | 61375 |
| PO | 61375 | PO | 61375 |
| PP | 61375 | PP | 61375 |
| PQ | 61375 | PQ | 61375 |
| PR | 61375 | PR | 61375 |
| PS | 61375 | PS | 61375 |
| PT | 61375 | PT | 61375 |
| PU | 61375 | PU | 61375 |
| PV | 61375 | PV | 61375 |
| PW | 61375 | PW | 61375 |
| PX | 61375 | PX | 61375 |
| PY | 61375 | PY | 61375 |
| PZ | 61375 | PZ | 61375 |
- PROPERTY OWNERS
JAMES WHITMAN
Book 2627 Page 131



Approved: City of Gardiner Planning Board

Chairman

John D. McNeill

Robert C. Curtis

James S. Whittam

William S. Whittam

Date: October 15, 1987

Surveyed and Returned at South
Gardiner, Maine
October 15, 1987
By
John D. McNeill
Surveyor

IRON MINE HILL TRAILER PARK
OLD BRUNSWICK ROAD
GARDINER, MAINE
KENNEBEC COUNTY
SCALE 1" = 50'
SURVEY BY
J. ROBERT CURTIS
WILLIAM S. WHITMAN
MAY-SEPT. 1987



THIS SURVEY COMPARES TO THE
LINE DRAWING FILED AT THE
OFFICE OF THE CLERK OF THE
SUPERIOR COURT, KENNEBEC
COUNTY, MAINE, ON
MAY 15, 1987.

APPEALS BOARD JAN 1987

Iron Mine Hill M-H Park

UNITS	VARIANCE	NOTE
18-20	LOT SIZE VARIANCE	4-2 FOR
8-20-22	LOT SETBACK / NO INCREASE IN INFORMATION	4-2 FOR
4-16	LOT SETBACK OK BUT IF REPLACED NEW MUST ROTATE TO CONFORM	4-2 FOR
22+11-13-15	ROAD SETBACK	4-2 FOR
-18	13-15 SEPARATION OK TILL MOVED	4-2 FOR



City of Gardiner
6 Church Street
Gardiner, Maine 04345

27/14 12



GARDINER PLANNING BOARD

BOARD ORDER

IN THE MATTER OF

Arlene Williams
Iron Mine Trailer Park
RFD # 1 Box 429
Gardiner, ME 04345

) Application for a Special
) Exception for expansion of
) a non-conforming use

On Thursday, October 15, 1987, the Gardiner Planning Board met to consider the application of Arlene Williams for expansion of the Iron Mine Mobile Home Park, which is a non-conforming use in a residential district.

After public hearing and discussion, the Gardiner Planning Board voted to grant a special exception permit for additional mobile home lots at the Iron Mine Mobile Home Park in accordance with the plans proposed by Mr. Robert Curtis dated September, 1987 and a variance granted on May 14, 1987 and October 8, 1987 by the Gardiner Board of Appeals with the additional condition that the existing road pavement be widened to twenty feet.

Signed and Dated this *3rd* day of *November*, 1987.

Robert Kelley

at Gardiner, Maine

Robert Kelley
Chairman

Gardiner Planning Board

Permits on File -

- 7-14-1 - Patterson (98-BP-117) 9/98 8x8 Accessory Structure
- 7-14-2 - Gilbert (98-BP-72) 6/98 Enclosed Porch
- 7-14-3 - Beale/Purman (98-BP-97) 8/98 Concrete PAD & Replace
Mobile Home 14x70
- 7-14-11 - Mims (BP-97-011) 3/97 Replace Mobile home 8x14
- 7-14-13 - Morang (98-BP-004) 2/98 Remove Main Home
- 7-14-19 - Brewer (00-BP-037) 4/00 Install 14x66 Mobile home
Internal Plumbing # 1138 4/00
- 14-22 - Ridecut (00-BP-132) 10/00 Remove mobile
- 14-24 - Pelletier (99-BP-168) 11/99 Concrete Slab & 16x80 mobile home
Internal Plumbing # 1107 11/99
- 14-20 - Andrews (00-BP-133) 11/00 Remove mobile home

ay 87 - Appeal to legitimize illegal Mobile home sites
Voted for All Five in Favor

9/87 - PB Grants expansion in accordance w/ plans by
Robert Curtis dated 9/87 & Variances granted
on 5/87, 10/87 by BOA

87 - Variance Granted for RD Not in middle of ROW,
lot size (1, 3, 5), Frontage (6, 9, 10), Location of
parking (1, 2, 3, 4, 5, 6, 7)

A-13

EXHIBIT C

MEMO TO CITY COUNCIL RE: IRON MINE TRAILER PARK

CONSENT AGREEMENT

This Consent Agreement ("Agreement") is entered into on _____, 2020, by and between Iron Mine, LLC ("Iron Mine"), whose mailing address is PO Box 97, Hinkle, Maine 04944, and the City of Gardiner ("City"), a municipal corporation and body politic in Kennebec County, Maine (collectively the "Parties").

WHEREAS, the property subject to this Agreement is located at 0 Old Brunswick Rd Gardiner, Maine, as generally depicted on Tax Map 27, Lot 14, 14A, and 15B according to the current municipal records of the City (the "Property"); and

WHEREAS, the Property contains existing trailer sites, as depicted in the attached site plan identified as Exhibit A; and

WHEREAS, based on historic records, the existing trailer sites as depicted in Exhibit A were established in and around 1986-1987, but no lot lines were approved or established; and

WHEREAS, in general, Maine subdivision laws and Gardiner ordinances require approval for the placement of three or more dwellings in a five year period, or the creation of three or more lots in a five year period; and

WHEREAS, Maine subdivision law does not apply to any subdivisions that have been in existence for more than 20 years; and

WHEREAS, notwithstanding the non-applicability of Maine subdivision law to subdivisions in existence for more than 20 years, the City of Gardiner has other non-subdivision ordinance requirements governing land use activities; and

WHEREAS, Maine courts recognize circumstances in which functional divisions may occur that do not implicate zoning or variance considerations; and

WHEREAS, in light of the history and current circumstances, the parties wish to establish clarity in a mutually acceptable manner on the current land use status to govern current and future activities in the area depicted in Exhibit A.

WHEREAS, the Parties desire to enter into this Agreement for the above purposes.

NOW THEREFORE, the Parties agree as follows:

1. The aforescribed recitals are incorporated into this Consent Agreement.
2. The Parties agree that the attached Plan identified as Exhibit A shall constitute a functional division of existing trailer sites by establishing new lot lines as depicted.
3. The Parties acknowledge and agree the lots established through this functional division satisfy some, but not all, existing dimensional standards of the current Gardiner Land Use Ordinance should those apply, but that the lot lines represent good faith efforts to functionally divide the existing trailer sites in a manner to satisfy dimensional standards to the greatest practical extent (e.g., lot size and road frontage).

4. The Parties agree that Exhibit A shall be recorded in the Kennebec County Registry of Deeds within 30 days of the date of this Agreement stated above, at the sole expense of Iron Mine. Failure to record Exhibit A shall void this Agreement.

5. The Parties agree that any land use activities within the area depicted in Exhibit A shall be subject to and governed by applicable Gardiner codes and ordinances, except as otherwise agreed to in this Agreement, in addition to applicable State and Federal laws and regulations.

6. For the purposes of ensuring compliance with this Agreement and the laws, statutes, ordinances, or regulations of the State of Maine or the City, the Code Enforcement Officer of the City, or any other duly authorized representative of the City, shall be permitted access to inspect the Property during reasonable hours in accordance with 30-A M.R.S. § 4452, as the rule or statute may be amended or replaced from time to time.

7. Any failure by Iron Mine to maintain or conform land use activities subject to this Agreement shall entitle the City of Gardiner to enforce any and all rights under this Agreement, Gardiner Ordinances, and any State or federal law. In enforcing this Agreement, Gardiner shall be entitled to its attorney's fees and costs as a prevailing party in any action.

8. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

IRON MINE, LLC

Danna Johnson
Witness

Jo Roderick
By: [Signature]
Its: Member

CITY OF GARDINER

Sherry Emmons
Witness

Christine M Landes
By: Christine Landes
Its City Manager

ITEM B

Right/Title/Interest (Purchase)

Iron Mine, LLC Articles of Incorporation

MUNICIPAL QUIT CLAIM DEED

CITY OF GARDINER, a body corporate and politic, located at 6 Church St, Gardiner, Kennebec County, Maine, for consideration paid, releases to HOME DEALS OF MAINE, LLC a Maine limited liability company with a principal place of business in Hinckley, Maine, with a mailing address of P.O. Box 97 Hinckley, Maine 04944 all right, title or interest of Grantor in said Gardiner in Lot 14 on Tax Map 27 of the City of Gardiner on file with the City of Gardiner as of April 1, 2013 which Grantor acquired under and by virtue of un-discharged sewer liens assessed against Arlene Williams-Quirion recorded in the Kennebec County Registry of Deeds more particularly described below, excepting and reserving all public easements or other public interests in the above-described parcel for roads, sewers, or other purposes:

Meaning and intending to release and hereby releasing any interest Grantor may have in the above-described property pursuant to said lien, except as reserved above. Also hereby releasing any interest Grantor may have in the above-described property pursuant to the following lien certificates:

- 1 Recorded in said Registry on November, 18, 2014 in Book 11853, Page 97;
- 2. Recorded in said Registry on April 23, 2015 in Book 11962, Page 7;
- 3 Recorded in said Registry on October 23, 2015 in Book 12141, Page 117; and
- 4. Recorded in said Registry on May 3, 2016 in Book 12282, Page 242.

ALSO RELEASING to Grantee any interest Grantor may have in in the 1977 Festival 14x66 mobile home, model #2662B, serial #220536 located on the above-described property.

SUBJECT TO the following temporary covenant: Grantee, its successors and assigns, is prohibited from changing the use of the mobile home park for two (2) years from the date hereof. The foregoing covenant shall run with the land and be binding upon Grantee and its successors and assigns, and it is enforceable by tenants of the mobile home park. This covenant is pursuant to 10 M.R.S.A. §9094-A.

IN WITNESS WHEREOF, the City of Gardiner has caused this instrument to be signed and sealed by Christine M. Landes City Manager, duly authorized this 21, day of August, 2018

Maine Secretary of State



2021 Annual Report Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2020

Charter Number: 20207240DC
DCN Number: 2210019172430
Legal Name: IRON MINE, LLC

Registered Agent's Name and Address:

DENNIS MOWRY
183 OSSIPEE TRL
LIMINGTON, ME 04049

Brief statement of the character of the business:

OWN, RENT AND MANAGE REAL ESTATE

Name and Address of Members, Managers or other Authorized Persons:

JO A RODERICK
10 COUNTRY WAY, WATERVILLE, ME 04901
PO BOX 97, HINCKLEY, ME 04944

Date of Filing: March 2, 2021

Name and Capacity of Authorizing Party:

JO A RODERICK, SOLE MEMBER

P-3

File No. 20207240DC Pages 2

Fee Paid \$ 175

DCN 2201402310048 DLLC

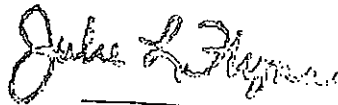
FILED

04/23/2020

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION



Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

Iron Mine, LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "LLC," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)

- Date of this filing; or
- Later effective date (specified here): _____

THIRD: Designation as a low profit LLC (Check only if applicable):

- This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
 - A. The company intends to qualify as a low-profit limited liability company;
 - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
 - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
 - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):

- This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

B-1

FIFTH:

The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent

CRA Public Number: _____

(Name of commercial registered agent)

Noncommercial Registered Agent

Dennis Mowry

(Name of noncommercial registered agent)

183 Ossipee Trl, Limington, Maine 04049

(physical location, not P.O. Box – street, city, state and zip code)

(mailing address if different from above)

SIXTH:

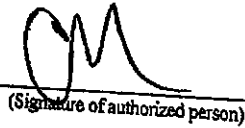
Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH:

Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

****Authorized person(s)**

Dated 4/22/2020



(Signature of authorized person)

Cheyenne Moseley, Assistant Secretary, LegalZoom.com, Inc.

(Type or print name of authorized person)

(Signature of authorized person)

(Type or print name of authorized person)

*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

**Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, ME 04333-0101
Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov

Date of this notice: 07-07-2020

Employer Identification Number:
85-1803932

Form: SS-4

Number of this notice: CP 575 G

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

IRON MINE LLC
JO RODERICK SOLE MBR
10 COUNTRY WAY
WATERVILLE, ME 04901

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

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 85-1803932. 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 IRON. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Application for Employer Identification Number
(For use by employers, corporations, partnerships, trusts, estates, churches,
government agencies, Indian tribal entities, certain individuals, and others.)
Go to www.irs.gov/FormSS4 for instructions and the latest information.
See separate instructions for each line. Keep a copy for your records.

OMB No. 1545-0003

EIN

OBTAINMENT REQUIRED

537718659 - 05

Type or print clearly.

1 Legal name of entity (or individual) for whom the EIN is being requested
Iron Mine, LLC

2 Trade name of business (if different from name on line 1)

4a Mailing address (room, apt., suite no. and street, or P.O. box)
10 Country Way

4b City, state, and ZIP code (if foreign, see instructions)
Waterville, Maine 04901

6 County and state where principal business is located
Kennebec, Maine

7a Name of responsible party
Jo Roderick

8a Is this application for a limited liability company (LLC) (or a foreign equivalent)? Yes No

7b SSN, ITIN, or EIN
006-68-3929

8c If 8a is "Yes," was the LLC organized in the United States? Yes No

8b If 8a is "Yes," enter the number of LLC members **1**

9a Type of entity (check only one box). Caution: If 8a is "Yes," see the instructions for the correct box to check.
 Sole proprietor (SSN)
 Partnership
 Corporation (enter form number to be filed) Estate (SSN of decedent)
 Personal service corporation Plan administrator (TIN)
 Church or church-controlled organization Trust (TIN of grantor)
 Other nonprofit organization (specify) Military/National Guard State/local government
 Other (specify) **Disregarded Entity - Single Member LLC** Farmers' cooperative Federal government
 REMIC Indian tribal governments/enterprises

9b If a corporation, name the state or foreign country (if applicable) where incorporated
State _____ Foreign country _____

10 Reason for applying (check only one box)
 Started new business (specify type) **Rental/leasing services**
 Hired employees (Check the box and see line 13.)
 Compliance with IRS withholding regulations
 Other (specify) _____
 Banking purpose (specify purpose) _____
 Changed type of organization (specify new type) _____
 Purchased going business
 Created a trust (specify type) _____
 Created a pension plan (specify type) _____

11 Date business started or acquired (month, day, year). See instructions.
04/23/2020

12 Closing month of accounting year **December**

13 Highest number of employees expected in the next 12 months (enter -0- if none).
If no employees expected, skip line 14.
Agricultural: **0** Household: **0** Other: **0**

14 If you expect your employment tax liability to be \$1,000 or less in a full calendar year and want to file Form 944 annually instead of Forms 941 quarterly, check here. (Your employment tax liability generally will be \$1,000 or less if you expect to pay \$4,000 or less in total wages.) If you do not check this box, you must file Form 941 for every quarter.

15 First date wages or annuities were paid (month, day, year). Note: If applicant is a withholding agent, enter date income will first be paid to nonresident alien (month, day, year). _____ N/A

16 Check one box that best describes the principal activity of your business.
 Construction Rental & leasing Transportation & warehousing Health care & social assistance Wholesale-agent/broker
 Real estate Manufacturing Finance & insurance Accommodation & food service Wholesale-other Retail
 Other (specify) **Rental/leasing services**

17 Indicate principal line of merchandise sold, specific construction work done, products produced, or services provided.
Rental/leasing services and property management

18 Has the applicant entity shown on line 1 ever applied for and received an EIN? Yes No

Third Party Designee
Designee's name: **Cheyenne Moseley**
Address and ZIP code: **101 N. Brand Ave., 10th Floor, Glendale, CA 91203**
Designee's telephone number (include area code): **(800) 773-0888 x5208**
Designee's fax number (include area code): **(323) 962-0227**

Name and title (type or print clearly): **Jo Roderick, Member**
Applicant's telephone number (include area code): **(207) 509-9927**
Applicant's fax number (include area code): _____

Signature: *[Signature]*
Date: **7-1-2020**

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Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 07-07-2020
EMPLOYER IDENTIFICATION NUMBER: 85-1803932
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
[Barcode]

IRON MINE LLC
JO RODERICK SOLE MBR
10 COUNTRY WAY
WATERVILLE, ME 04901

Limited Liability Company Agreement

**Iron Mine, LLC,
a Maine Limited Liability Company**

THIS LIMITED LIABILITY COMPANY AGREEMENT of Iron Mine, LLC (the "Company") is entered into as of the date set forth on the signature page of this Agreement by each of the Members listed on Exhibit A of this Agreement.

A. The Members have formed the Company as a Maine limited liability company under the Maine Limited Liability Company Act. The purpose of the Company is to conduct any lawful business for which limited liability companies may be organized under the laws of the state of Maine. The Members hereby adopt and approve the certificate of formation of the Company filed with the Maine Secretary of State.

B. The Members enter into this Agreement to provide for the governance of the Company and the conduct of its business, and to specify their relative rights and obligations.

ARTICLE 1: DEFINITIONS

Capitalized terms used in this Agreement have the meanings specified in this Article 1 or elsewhere in this Agreement and if not so specified, have the meanings set forth in the Maine Limited Liability Company Act.

"Agreement" means this Limited Liability Company Agreement of the Company, as may be amended from time to time.

"Capital Account" means, with respect to any Member, an account consisting of such Member's Capital Contribution, (1) increased by such Member's allocated share of income and gain, (2) decreased by such Member's share of losses and deductions, (3) decreased by any distributions made by the Company to such Member, and (4) otherwise adjusted as required in accordance with applicable tax laws.

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"Capital Contribution" means, with respect to any Member, the total value of (1) cash and the fair market value of property other than cash and (2) services that are contributed and/or agreed to be contributed to the Company by such Member, as listed on Exhibit A, as may be updated from time to time according to the terms of this Agreement.

"Exhibit" means a document attached to this Agreement labeled as "Exhibit A," "Exhibit B," and so forth, as such document may be amended, updated, or replaced from time to time according to the terms of this Agreement.

"Member" means each Person who acquires Membership Interest pursuant to this Agreement. The Members are listed on Exhibit A, as may be updated from time to time according to the terms of this Agreement. Each Member has the rights and obligations specified in this Agreement.

"Membership Interest" means the entire ownership interest of a Member in the Company at any particular time, including the right to any and all benefits to which a Member may be entitled as provided in this Agreement and under the Maine Limited Liability Company Act, together with the obligations of the Member to comply with all of the terms and provisions of this Agreement.

"Ownership Interest" means the Percentage Interest or Units, as applicable, based on the manner in which relative ownership of the Company is divided.

"Percentage Interest" means the percentage of ownership in the Company that, with respect to each Member, entitles the Member to a Membership Interest and is expressed as either:

A. If ownership in the Company is expressed in terms of percentage, the percentage set forth opposite the name of each Member on Exhibit A, as may be adjusted from time to time pursuant to this Agreement; or

B. If ownership in the Company is expressed in Units, the ratio, expressed as a percentage, of:

(1) the number of Units owned by the Member (expressed as "MU" in the equation below) divided by

- (2) the total number of Units owned by all of the Members of the Company (expressed as "TU" in the equation below).

$$\text{Percentage Interest} = \frac{MU}{TU}$$

"Person" means an individual (natural person), partnership, limited partnership, trust, estate, association, corporation, limited liability company, or other entity, whether domestic or foreign.

"Units" mean, if ownership in the Company is expressed in Units, units of ownership in the Company, that, with respect to each Member, entitles the Member to a Membership Interest which, if applicable, is expressed as the number of Units set forth opposite the name of each Member on Exhibit A, as may be adjusted from time to time pursuant to this Agreement.

ARTICLE 2: CAPITAL CONTRIBUTIONS, ADDITIONAL MEMBERS, CAPITAL ACCOUNTS AND LIMITED LIABILITY

2.1 Initial Capital Contributions. The names of all Members and each of their respective addresses, initial Capital Contributions, and Ownership Interests must be set forth on Exhibit A. Each Member has made or agrees to make the initial Capital Contribution set forth next to such Member's name on Exhibit A to become a Member of the Company.

2.2 Subsequent Capital Contributions. Members are not obligated to make additional Capital Contributions unless unanimously agreed by all the Members. If subsequent Capital Contributions are unanimously agreed by all the Members in a consent in writing, the Members may make such additional Capital Contributions on a pro rata basis in accordance with each Member's respective Percentage Interest or as otherwise unanimously agreed by the Members.

2.3 Additional Members.

A. With the exception of a transfer of interest (1) governed by Article 7 of this Agreement or (2) otherwise expressly authorized by this Agreement, additional Persons may become Members of the Company and be issued additional Ownership Interests only if approved by and on terms determined by a unanimous written agreement signed by all of the existing Members.

B. The fair value of the Company's total assets would be less than the sum of its total liabilities plus the amount that would be needed, if the Company were to be dissolved at the time of the distribution, to satisfy the preferential rights upon dissolution of Members, if any, whose preferential rights are superior to those of the Members receiving the distribution.

ARTICLE 4: MANAGEMENT

4.1 Management.

A. **Generally.** Subject to the terms of this Agreement and the Maine Limited Liability Company Act, the business and affairs of the Company will be managed by the Members.

B. **Approval and Action.** Unless greater or other authorization is required pursuant to this Agreement or under the Maine Limited Liability Company Act for the Company to engage in an activity or transaction, all activities or transactions must be approved by the Members, to constitute the act of the Company or serve to bind the Company. With such approval, the signature of any Members authorized to sign on behalf of the Company is sufficient to bind the Company with respect to the matter or matters so approved. Without such approval, no Members acting alone may bind the Company to any agreement with or obligation to any third party or represent or claim to have the ability to so bind the Company.

C. **Certain Decisions Requiring Greater Authorization.** Notwithstanding clause B above, the following matters require unanimous approval of the Members in a consent in writing to constitute an act of the Company:

- (i) A material change in the purposes or the nature of the Company's business;
- (ii) With the exception of a transfer of interest governed by Article 7 of this Agreement, the admission of a new Member or a change in any Member's Membership Interest, Ownership Interest, Percentage Interest, or Voting Interest in any manner other than in accordance with this Agreement;
- (iii) The merger of the Company with any other entity or the sale of all or substantially all of the Company's assets; and
- (iv) The amendment of this Agreement.

4.2 Officers. The Members are authorized to appoint one or more officers from time to time. The officers will have the titles, the authority, exercise the powers, and perform the duties that the Members determine from time to time. Each officer will continue to perform and hold office until such time as (a) the officer's successor is chosen and appointed by the Members; or (b) the officer is dismissed or terminated by the Members, which termination will be subject to applicable law and, if an effective employment agreement exists between the officer and the Company, the employment agreement. Subject to applicable law and the employment agreement (if any), each officer will serve at the direction of Members, and may be terminated, at any time and for any reason, by the Members.

ARTICLE 5: ACCOUNTS AND ACCOUNTING

5.1 Accounts. The Company must maintain complete accounting records of the Company's business, including a full and accurate record of each Company transaction. The records must be kept at the Company's principal executive office and must be open to inspection and copying by Members during normal business hours upon reasonable notice by the Members wishing to inspect or copy the records or their authorized representatives, for purposes reasonably related to the Membership Interest of such Members. The costs of inspection and copying will be borne by the respective Member.

5.2 Records. The Members will keep or cause the Company to keep the following business records.

- (i) An up to date list of the Members, each of their respective full legal names, last known business or residence address, Capital Contributions, the amount and terms of any agreed upon future Capital Contributions, and Ownership Interests, and Voting Interests;
- (ii) A copy of the Company's federal, state, and local tax information and income tax returns and reports, if any, for the six most recent taxable years;
- (iii) A copy of the certificate of formation of the Company, as may be amended from time to time ("Certificate of Formation"); and

B. Before a Person may be admitted as a Member of the Company, that Person must sign and deliver to the Company the documents and instruments, in the form and containing the information required by the Company, that the Members deem necessary or desirable. Membership Interests of new Members will be allocated according to the terms of this Agreement.

2.4 **Capital Accounts.** Individual Capital Accounts must be maintained for each Member, unless (a) there is only one Member of the Company and (b) the Company is exempt according to applicable tax laws. Capital Accounts must be maintained in accordance with all applicable tax laws.

2.5 **Interest.** No interest will be paid by the Company or otherwise on Capital Contributions or on the balance of a Member's Capital Account.

2.6 **Limited Liability; No Authority.** A Member will not be bound by, or be personally liable for, the expenses, liabilities, debts, contracts, or obligations of the Company, except as otherwise provided in this Agreement or as required by the Maine Limited Liability Company Act. Unless expressly provided in this Agreement, no Member, acting alone, has any authority to undertake or assume any obligation, debt, or responsibility, or otherwise act on behalf of, the Company or any other Member.

ARTICLE 3: ALLOCATIONS AND DISTRIBUTIONS

3.1 **Allocations.** Unless otherwise agreed to by the unanimous consent of the Members any income, gain, loss, deduction, or credit of the Company will be allocated for accounting and tax purposes on a pro rata basis in proportion to the respective Percentage Interest held by each Member and in compliance with applicable tax laws.

3.2 **Distributions.** The Company will have the right to make distributions of cash and property to the Members on a pro rata basis in proportion to the respective Percentage Interest held by each Member. The timing and amount of distributions will be determined by the Members in accordance with the Maine Limited Liability Company Act.

3.3 **Limitations on Distributions.** The Company must not make a distribution to a Member if, after giving effect to the distribution:

A. The Company would be unable to pay its debts as they become due in the usual course of business; or

- (iv) An original signed copy, which may include counterpart signatures, of this Agreement, and any amendments to this Agreement, signed by all then-current Members.

5.3 Income Tax Returns. Within 45 days after the end of each taxable year, the Company will use its best efforts to send each of the Members all information necessary for the Members to complete their federal and state tax information, returns, and reports and a copy of the Company's federal, state, and local tax information or income tax returns and reports for such year.

5.4 Subchapter S Election. The Company may, upon unanimous consent of the Members, elect to be treated for income tax purposes as an S Corporation. This designation may be changed as permitted under the Internal Revenue Code Section 1362(d) and applicable Regulations.

5.5 Tax Matters Member. Anytime the Company is required to designate or select a tax matters partner or partnership representative, pursuant to Section 6223 of the Internal Revenue Code and any regulations issued by the Internal Revenue Service, the Members must designate one of the Members as the tax matters partner or partnership representative of the Company and keep such designation in effect at all times.

5.6 Banking. All funds of the Company must be deposited in one or more bank accounts in the name of the Company with one or more recognized financial institutions. The Members are authorized to establish such accounts and complete, sign, and deliver any banking resolutions reasonably required by the respective financial institutions in order to establish an account.

ARTICLE 6: MEMBERSHIP - VOTING AND MEETINGS

6.1 Members and Voting Rights. The Members have the right and power to vote on all matters with respect to which the Certificate of Formation, this Agreement, or the Maine Limited Liability Company Act requires or permits. Unless otherwise stated in this Agreement (for example, in Section 4.1(c)) or required under the Maine Limited Liability Company Act, the vote of the Members holding at least a majority of the Voting Interest of the Company is required to approve or carry out an action.

6.2 Meetings of Members. Annual, regular, or special meetings of the Members are not required but may be held at such time and place as the Members deem necessary or desirable for the reasonable management of the Company. A written notice

setting forth the date, time, and location of a meeting must be sent within a reasonable period of time before the date of the meeting to each Member entitled to vote at the meeting. A Member may waive notice of a meeting by sending a signed waiver to the Company's principal executive office or as otherwise provided in the Maine Limited Liability Company Act. In any instance in which the approval of the Members is required under this Agreement, such approval may be obtained in any manner permitted by the Maine Limited Liability Company Act, including by conference call or similar communications equipment. Any action that could be taken at a meeting may be approved by a consent in writing that describes the action to be taken and is signed by Members holding the minimum Voting Interest required to approve the action. If any action is taken without a meeting and without unanimous written consent of the Members, notice of such action must be sent to each Member that did not consent to the action.

ARTICLE 7: WITHDRAWAL AND TRANSFERS OF MEMBERSHIP INTERESTS

7.1 **Withdrawal.** Members may withdraw from the Company prior to the dissolution and winding up of the Company (a) by transferring or assigning all of their respective Membership Interests pursuant to Section 7.2 below, or (b) if all of the Members unanimously agree in a written consent. Subject to the provisions of Article 3, a Member that withdraws pursuant to this Section 7.1 will be entitled to a distribution from the Company in an amount equal to such Member's Capital Account.

7.2 **Restrictions on Transfer; Admission of Transferee.** A Member may transfer Membership Interests to any other Person without the consent of any other Member. A person may acquire Membership Interests directly from the Company upon the written consent of all Members. A Person that acquires Membership Interests in accordance with this Section 7.2 will be admitted as a Member of the Company only after the requirements of Section 2.3(b) are complied with in full.

ARTICLE 8: DISSOLUTION

8.1 **Dissolution.**

- (i) The unanimous agreement of all Members in a consent in writing to dissolve the Company;
- (ii) The passage of 90 consecutive days during which the Company has no Members;

- (iii) On application by a Member, the entry by the Superior Court of an order dissolving Company on the grounds that it is not reasonably practicable to carry on the Company's activities in conformity with this Agreement;
- (iv) On application by a Member, the entry by the Superior Court of an order dissolving the Company on the grounds that the Members in control of the Company have acted, are acting or will act in a manner that is illegal or fraudulent; or
- (v) On application by a holder of a transferable Membership Interest, the entry by the Superior Court of an order dissolving the Company on the grounds that the Company has no Members;
- (vi) At any time that there are no Members, unless and provided that the Company is not otherwise required to be dissolved and wound up, within 90 days after the occurrence of the event that terminated the continued membership of the last remaining Member, the legal representative of the last remaining Member agrees in writing to continue the Company and (i) to become a Member; or (ii) to the extent that the last remaining Member assigned its interest in the Company, to cause the Member's assignee to become a Member of the Company, effective as of the occurrence of the event that terminated the continued membership of the last remaining Member.

8.2 **No Automatic Dissolution Upon Certain Events.** Unless otherwise set forth in this Agreement or required by applicable law, the death, incapacity, disassociation, bankruptcy, or withdrawal of a Member will not automatically cause a dissolution of the Company.

ARTICLE 9: INDEMNIFICATION

9.1 **Indemnification.** The Company has the power to defend, indemnify, and hold harmless any Person who was or is a party, or who is threatened to be made a party, to any Proceeding (as that term is defined below) by reason of the fact that such Person was or is a Member, officer, employee, representative, or other agent of the Company, or was or is serving at the request of the Company as a director, Governor, officer, employee, representative or other agent of another limited liability company,

corporation, partnership, joint venture, trust, or other enterprise (each such Person is referred to as a "Company Agent"), against Expenses (as that term is defined below), judgments, fines, settlements, and other amounts (collectively, "Damages") to the maximum extent now or hereafter permitted under Maine law. "Proceeding," as used in this Article 9, means any threatened, pending, or completed action, proceeding, individual claim or matter within a proceeding, whether civil, criminal, administrative, or investigative. "Expenses," as used in this Article 9, includes, without limitation, court costs, reasonable attorney and expert fees, and any expenses incurred relating to establishing a right to indemnification, if any, under this Article 9.

9.2 Mandatory. The Company must defend, indemnify and hold harmless a Company Agent in connection with a Proceeding in which such Company Agent is involved if, and to the extent, Maine law requires that a limited liability company indemnify a Company Agent in connection with a Proceeding.

9.3 Expenses Paid by the Company Prior to Final Disposition. Expenses of each Company Agent indemnified or held harmless under this Agreement that are actually and reasonably incurred in connection with the defense or settlement of a Proceeding may be paid by the Company in advance of the final disposition of a Proceeding if authorized by a vote of the Members that are not seeking indemnification holding a majority of the Voting Interests (excluding the Voting Interest of the Company Agent seeking indemnification). Before the Company makes any such payment of Expenses, the Company Agent seeking indemnification must deliver a written undertaking to the Company stating that such Company Agent will repay the applicable Expenses to the Company unless it is ultimately determined that the Company Agent is entitled or required to be indemnified and held harmless by the Company (as set forth in Sections 9.1 or 9.2 above or as otherwise required by applicable law).

ARTICLE 10: GENERAL PROVISIONS

10.1 Notice. (a) Any notices (including requests, demands, or other communications) to be sent by one party to another party in connection with this Agreement must be in writing and delivered personally, by reputable overnight courier, or by certified mail (or equivalent service offered by the postal service from time to time) to the following addresses or as otherwise notified in accordance with this Section: (i) if to the Company, notices must be sent to the Company's principal executive office; and (ii) if to a Member, notices must be sent to the Member's last known address for notice on record. (b) Any party to this Agreement may change its notice address by sending written notice of such change to the Company in the manner

specified above. Notice will be deemed to have been duly given as follows: (i) upon delivery, if delivered personally or by reputable overnight carrier or (ii) five days after the date of posting if sent by certified mail.

10.2 Entire Agreement; Amendment. This Agreement along with the Certificate of Formation (together, the "Organizational Documents"), constitute the entire agreement among the Members and replace and supersede all prior written and oral understandings and agreements with respect to the subject matter of this Agreement, except as otherwise required by the Maine Limited Liability Company Act. There are no representations, agreements, arrangements, or undertakings, oral or written, between or among the Members relating to the subject matter of this Agreement that are not fully expressed in the Organizational Documents. This Agreement may not be modified or amended in any respect, except in a writing signed by all of the Members, except as otherwise required or permitted by the Maine Limited Liability Company Act.

10.3 Governing Law; Severability. This Agreement will be construed and enforced in accordance with the laws of the state of Maine. If any provision of this Agreement is held to be unenforceable by a court of competent jurisdiction for any reason whatsoever, (i) the validity, legality, and enforceability of the remaining provisions of this Agreement (including without limitation, all portions of any provisions containing any such unenforceable provision that are not themselves unenforceable) will not in any way be affected or impaired thereby, and (ii) to the fullest extent possible, the unenforceable provision will be deemed modified and replaced by a provision that approximates the intent and economic effect of the unenforceable provision and the Agreement will be deemed amended accordingly.

10.4 Further Action. Each Member agrees to perform all further acts and execute, acknowledge, and deliver any documents which may be reasonably necessary, appropriate, or desirable to carry out the provisions of this Agreement.

10.5 No Third Party Beneficiary. This Agreement is made solely for the benefit of the parties to this Agreement and their respective permitted successors and assigns, and no other Person or entity will have or acquire any right by virtue of this Agreement. This Agreement will be binding on and inure to the benefit of the parties and their heirs, personal representatives, and permitted successors and assigns.

10.6 Incorporation by Reference. The recitals and each appendix, exhibit, schedule, and other document attached to or referred to in this Agreement are hereby incorporated into this Agreement by reference.

10.7 **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all of the Members signed the same copy. All counterparts will be construed together and will constitute one agreement.

[Remainder Intentionally Left Blank.]

Re: Iron Mine, LLC

200

To Whom It May Concern:

According to Iron Mine, LLC Limited Liability Company Agreement, the members of Iron Mine, LLC, are as follows:

Jo Roderick

The authority, rights and duties of the members are set forth in the Company's Limited Liability Company Agreement.

Furthermore, LegalZoom resigns as organizer for the Company effective upon the date of this letter.

Yours sincerely,

LegalZoom.com, Inc.



By: _____

Cheyenne Moseley

Authorized Representative

Agreed to on: 6-3-20

By: 

Name: Jo Roderick

"Representative"

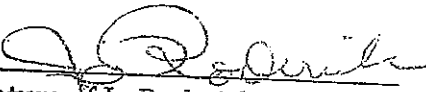
EXHIBIT A
MEMBERS

The Members of the Company and their respective addresses, Capital Contributions, and Ownership Interests are set forth below. The Members agree to keep this Exhibit A current and updated in accordance with the terms of this Agreement, including, but not limited to, Sections 2.1, 2.3, 2.4, 7.1, 7.2, and 10.1.

Members	Capital Contribution	Percentage Interest
Jo Roderick Address: 10 Country Way Waterville, Maine 04901		100%

IN WITNESS WHEREOF, the parties have executed or caused to be executed this Limited Liability Company Agreement and do each hereby represent and warrant that their respective signatory, whose signature appears below, has been and is, on the date of this Agreement, duly authorized to execute this Agreement.

Dated: 6-3-20



Signature of Jo Roderick

B-03

IRON MINE, LLC

WRITTEN ACTION OF THE SOLE MEMBER IN LIEU OF SPECIAL MEETING

The undersigned, being the sole Member of Iron Mine, LLC, a Maine limited liability company (the "Company"), hereby in writing adopts the following votes and consents to the following actions pursuant to the Maine limited liability company act, such actions to be effective on the date hereof.

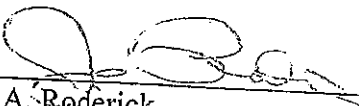
RESOLVED: That the Company be, and it hereby is, authorized to accept a transfer of certain real estate from Home Deals of Maine, LLC, said real estate located at 0 Old Brunswick Road, Gardiner, Maine and being the same premises conveyed to the company by the City of Gardiner by deed dated August 21, 2018 recorded in the Kennebec Registry of Deeds in Book 13112, Page 63 (the "Property").

RESOLVED: That the Company be, and it hereby is, authorized to borrow the sum of \$700,000.00 from New Dimensions Federal Credit Union, and to pledge the assets of the Company, including but not limited Property, as security therefore, upon the terms and conditions as set forth in a certain Commitment Letter from said Lender dated September 1, 2020, as the same may be amended from time to time.

RESOLVED: That Jo Roderick, as Authorized Agent of the Company, be and she hereby is authorized to execute and deliver any and all documents necessary for said Company to complete the transactions contemplated in the above resolutions.

Dated: September 17 2020

By:



Jo A. Roderick
Sole Manager and Sole Member

ITEM C

DEEDS

11' 24" E 50.76 feet to a capped iron rod; thence N 59° 03' 36" E 111.39 feet to a 5/8" capped rebar at the northwesterly corner of William S. and Norma Williams (Book 1394, Page 144); thence S 30° 01' 16" E 40.49 feet along land of said Williams; thence S 31° 47' 34" E 121.12 feet along Williams' line to a 5/8" capped rebar; thence S 52° 31' 14"W 141.65 feet along line of Sabrina R. and James W. Vasoll (Book 12390, Page 345) to a capped iron rod #670 and the easterly side of Williams Lane, so-called; thence S 21° 55' 36" E 459.38 feet along land of said Sabrina R. and James W. Vasoll, Carl Pepin (Book 11819, Page 223) and land now or formerly of Ronald C. and Christina M. Shea (Book 1317, Page 231) to a capped iron rod #670; thence S 45° 46' 36" E along said Shea to the point of beginning.

Reference is made to the "Boundary Survey-Lots on Iron Mine Hill" prepared for Home Deals of Maine, LLC by Bombahook Land Surveys dated August 27, 2019, revised through January 27, 2020, Project Number 219019.

MEANING AND INTENDING to convey the same premises in deed of Arlene N. Quirion to Home Deals of Maine, LLC by deed dated April 15, 2020 recorded in Kennebec County Registry of Deeds in Book 13535, Page 98.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said **Iron Mine, LLC**, its successors and assigns, forever.

AND, Home Deals of Maine, LLC, does **COVENANT** with the said Grantee, its successors and assigns, that it shall and will **WARRANT AND 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 it.

IN WITNESS WHEREOF, I, the said **Jo A. Roderick**, Authorized Agent of **Home Deals of Maine, LLC** have hereunto set my hand this 9th day of March in the year two thousand twenty-one.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

HOME DEALS OF MAINE, LLC

BY: Jo A. Roderick, Member
Jo A. Roderick
Its: Authorized Agent

C-4

Subject to Easement Deed from Home Deals of Maine, LLC to Arlene Williams Quirion aka Arlene N. Quirion dated March 20, 2020 and recorded in Book 13524, Page 1.

Meaning and intending hereby to convey the premises conveyed to Home Deals of Maine, LLC by deed from Arlene M. Quirion dated March 10, 2020 and recorded in Book 13512, Page 61 of the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said **Iron Mine, LLC**, its successors and assigns forever.

AND it does **COVENANT** with the said Grantee, its successors and assigns, that it shall and will **WARRANT AND 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 us.

IN WITNESS WHEREOF, Jo Roderick, Authorized agent for Home Deals of Maine, has hereunto set her hand and seal this 17th of September, in the year 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

HOME DEALS OF MAINE, LLC


By: 
Jo Roderick
Its: Authorized Agent

STATE OF MAINE, KENNEBEC, ss

September 17, 2020

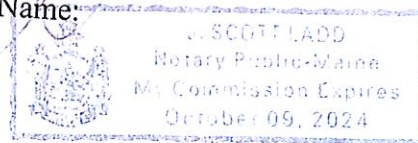
Personally appeared the above-named **Jo Roderick, Authorized Agent for Home Deals of Maine, LLC** and acknowledged the above instrument to be her free act and deed in said capacity and fee act and deed of said LLC.

Before me,



Notary Public

Printed Name:

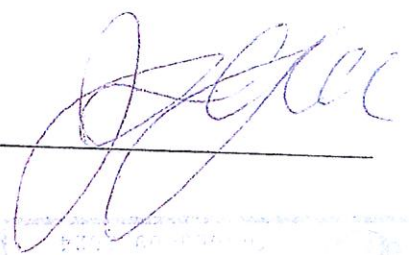


STATE OF MAINE
KENNEBEC, ss.

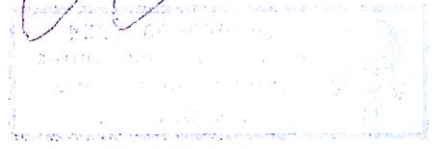
March 9, 2021

Personally appeared the above-named **Jo A. Roderick**, Authorized Agent of Home Deals of **Maine, LLC**, and acknowledged the above instrument to be her free act and deed and the free act and deed of Home Deals of Maine, LLC,

Before me,



Notary Public
Print name:



CENTRAL MAINE POWER COMPANY – INFORMATION WORKSHEET

C-6

The information requested below will be used to prepare an Easement to CMP for new electric/communication service. All the information can be found on your deed.

BRING COMPLETED WORKSHEET TO YOUR CMP APPOINTMENT, OR RETURN IT IN THE ENVELOPE PROVIDED! IF YOU HAVE QUESTIONS, CALL 1-800-750-4000.

*****PLEASE PRINT CLEARLY*****

RESIDENTIAL PROPERTY OWNERS –

NOTIFICATION # _____

(11 digits required to process your document)

Complete Numbers 1, 2, 3, 9, 10 and 11:

1. Your Name(s) as it appears on your Deed

First Middle Last

First Middle Last

2. Mailing Address: _____

City/State/Zip Code

3. Telephone Number: _____

COMMERCIAL PROPERTY OWNERS –

NOTIFICATION # 10300680327

(11 digits required to process your document)

Complete Numbers 4 thru 11:

4. _____

Full Name of Company, Corporation, LLC, LP, Estate or Trust – as appears on deed

5. State in which Company, Corporation, LLC, LP, etc. was formed: _____

6. Person having signature authority: Name _____

Title _____

7. Mailing Address: _____

City/State/Zip Code

8. Telephone Number: _____

YOUR DEED INFORMATION:

9. Full name of person(s) you bought property from – as appears on your deed: _____

10. Date your deed was recorded: _____

11. County your deed was recorded in: _____

Book# _____

Page# _____

FOR CMP USE ONLY

NOTIFICATION # 10300680327

W/O# _____

Road Williams Ln

Road Alias Iron Mine Hill Rd

Town Gardner

Commencing Pole/Pad #(s) 1

To Include Pole/Pad #(s) 14

Telephone Company _____

Description Pole, Anchor/Guy, Aerial, Tree Trim

TYPE OF EASEMENT:

Standard

Corporate

Estate

Trustee

TYPE OF WORK

Overhead/Combo

Underground

Aerial

Guying

Trim

MAIL E-MAIL OR FAX TO:

Mailing Address: Central Maine Power 205 Center Rd., Fairfield, ME 04937

E-mail: Lineclerknewservice@cmpco.com

Fax# (207) 629-4752

CMP pole
IRON
MILE
HILL R

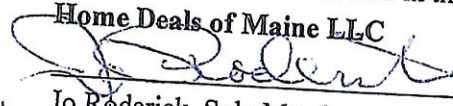
WO# 10300680327
Form 1199, Rev. 02/20

Easement

Home Deals of Maine LLC, a Maine Limited Liability Corporation with a mailing address of PO Box 97, Hinckley, ME, 04944 (Grantor(s)), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and Northern New England Telephone Operations LLC, a limited liability company organized under the laws of the State of Delaware, (d/b/a Consolidated Communications-NNE), with a place of business at 5 Davis Farm, Portland, Maine, and their respective successors and assigns (collectively Grantees), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires and cables, anchors, guywires or pushbraces, together with all necessary fixtures and appurtenances over, across and under a portion of the surface of the land of the Grantor(s) in the City/Town of Gardiner, Kennebec County, Maine. The said equipment and facilities are attached to a line commencing at Pole/Pad 1, Williams Line (aka Iron Mile Hill), Gardiner and extending to include Pole(s)/Pad(s) 1H, Williams Line (aka Iron Mile Hill), Gardiner. This easement affects land conveyed to the Grantor(s) in a deed from Arlene N Quirion (aka Arlene Williams Quiron, dated April 24, 2020, and recorded in the Kennebec County Registry of Deeds in Book 13535 Page 98-99. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's land. The rights granted herein include the right and easement, at any time or times, to cut and remove all trees and to clear and keep clear said easement area of all trees, timber, and bushes growing on said easement area by such means as the Grantee may select. CMP shall also have the right to remove all woody vegetation located on land of Grantor capable of growing into or falling into the minimum conductor safety zone around its transmission conductors. CMP intends this easement to allow for the removal of danger trees or hazard trees as defined herein that are within the right-of-way or outside of the right-of-way. For the purposes of this easement, the following definitions apply: A "danger tree" is defined as a tree that if it failed could contact the conductors. A "hazard tree" means any tree that is structurally unsound that could strike a conductor upon failure; examples include dead trees, unsightly trees after pruning, unhealthy trees, trees with weakened crotches, trees leaning over or towards the wires, or species known to have a high failure rate; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

WITNESS the hand(s) and seal(s) of Grantor(s) duly authorized representatives on July 24, 2020
Signed, Sealed and Delivered in the presence of:

Home Deals of Maine LLC


Jo Roderick, Sole Member

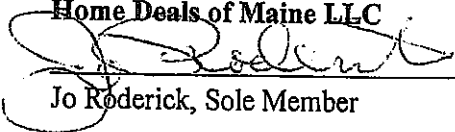
State Of Maine
County Of Kennebec

The above-named Jo Roderick
before me this 24 day of July, 2020 and acknowledged the foregoing to be his free act and deed in his said

Home Deals of Maine LLC, a Maine Limited Liability Corporation with a mailing address of PO Box 97, Hinckley, ME, 04944 (Grantor(s)), for consideration given, grants to CENTRAL MAINE POWER COMPANY, a Maine Corporation with an office at 83 Edison Drive, Augusta, Maine 04336, and Northern New England Telephone Operations LLC, a limited liability company organized under the laws of the State of Delaware, (d/b/a Consolidated Communications-NNE), with a place of business at 5 Davis Farm, Portland, Maine, and their respective successors and assigns (collectively Grantees), with warranty covenants, the right and easement to erect, bury, maintain, rebuild, respace, patrol, operate, and remove and do all other actions involving electric and communication distribution equipment and facilities, consisting of poles, wires and cables, anchors, guywires or pushbraces, together with all necessary fixtures and appurtenances over, across and under a portion of the surface of the land of the Grantor(s) in the City/Town of Gardiner, Kennebec County, Maine. The said equipment and facilities are attached to a line commencing at Pole/Pad 1, Williams Line (aka Iron Mile Hill), Gardiner and extending to include Pole(s)/Pad(s) 1H, Williams Line (aka Iron Mile Hill), Gardiner. This easement affects land conveyed to the Grantor(s) in a deed from Arlene N Quirion (aka Arlene Williams Quiron, dated April 24, 2020, and recorded in the Kennebec County Registry of Deeds in Book 13535 Page 98-99. This easement is an easement in gross and is not for the sole purpose of serving the Grantor(s) or Grantor's land. The rights granted herein include the right and easement, at any time or times, to cut and remove all trees and to clear and keep clear said easement area of all trees, timber, and bushes growing on said easement area by such means as the Grantee may select. CMP shall also have the right to remove all woody vegetation located on land of Grantor capable of growing into or falling into the minimum conductor safety zone around its transmission conductors. CMP intends this easement to allow for the removal of danger trees or hazard trees as defined herein that are within the right-of-way or outside of the right-of-way. For the purposes of this easement, the following definitions apply: A "danger tree" is defined as a tree that if it failed could contact the conductors. A "hazard tree" means any tree that is structurally unsound that could strike a conductor upon failure; examples include dead trees, unsightly trees after pruning, unhealthy trees, trees with weakened crotches, trees leaning over or towards the wires, or species known to have a high failure rate; and the right to restrict the construction of buildings, structures and improvements within 15 feet of its equipment and facilities; and the right to keep the surface of ground above its underground cables and other electrical equipment free from structures, improvements and growth which, in the judgment of the Grantees, may interfere with the proper operation or maintenance of said underground cables; and the right to enter upon the land of the Grantor(s) for any and all of the foregoing purposes.

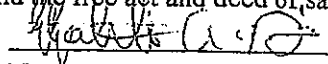
WITNESS the hand(s) and seal(s) of Grantor(s) duly authorized representatives on July 24, 2020
 Signed, Sealed and Delivered in the presence of:

Home Deals of Maine LLC


 Jo Roderick, Sole Member

State Of Maine
 County Of Kennebec

The above-named Jo Roderick, personally appeared before me this 24 day of July, 2020 and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Home Deals of Maine LLC.


 Notary Public/Attorney
 Printed Name: Elizabeth A. Dixon
 My Commission Expires: 9/12/25

ITEM D

Tax Map 027

Lots 14, 14A, 15B

Lot 14 – Book 13712 Page 28

Lot 14A – Book 13925 Page 237 (parcel 1)

Lot 15B – Book 13925 Page 237 (parcel 2)





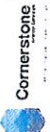
**CITY OF
GARDINER**
KENNEBEC CO.,
MAINE



LEGEND

- Lot Hook
- Private Right of Way
- Sub-Id Line
- Transmission Line R/O/W
- River, Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Parcel

For Assessment Purpose. Not to be used for conveyance.



Map 27
REVISED 12/20/24
FILED 1/17/25



ITEM E

Abutters



200 foot Abutters List Report

Gardiner, ME
May 05, 2021

E-1

Subject Property:

Parcel Number: 027014
CAMA Number: 027014
Property Address: OLD BRUNSWICK RD

Mailing Address: HOME DEALS OF MAINE LLC
PO BOX 97
HINCKLEY, ME 04944

Abutters:

Parcel Number: 027001A CAMA Number: 027001A Property Address: 0 WEST ST	Mailing Address: NESTOR JOSEPH D NESTOR SERESA R 89 WEST ST GARDINER, ME 04345 ✓
Parcel Number: 027002 CAMA Number: 027002 Property Address: 96 WEST ST	Mailing Address: BABCOCK KEVIN A BABCOCK VERONICA A 96 WEST ST GARDINER, ME 04345 ✓
Parcel Number: 027003 CAMA Number: 027003 Property Address: 102 WEST ST	Mailing Address: MOODY DARLENE C MOODY DARLENE C 102 WEST ST GARDINER, ME 04345-2804 ✓
Parcel Number: 027005 CAMA Number: 027005 Property Address: 116 WEST ST	Mailing Address: GILBERT STEVEN G 116 WEST STREET GARDINER, ME 04345 ✓
Parcel Number: 027006 CAMA Number: 027006 Property Address: 120 WEST ST	Mailing Address: MOODY ERLON F JR MOODY ROBIN C 120 WEST ST GARDINER, ME 04345 ✓
Parcel Number: 027008 CAMA Number: 027008 Property Address: 126 WEST ST	Mailing Address: NICKERSON JAHNEENE 32 BACK SEARSPORT RD BELFAST, ME 04915 ✓
Parcel Number: 027012 CAMA Number: 027012 Property Address: 55 OLD BRUNSWICK RD	Mailing Address: FITCH RALPH JR 55 OLD BRUNSWICK RD GARDINER, ME 04345 ✓
Parcel Number: 027013 CAMA Number: 027013 Property Address: 51 OLD BRUNSWICK RD	Mailing Address: COLLINS DOROTHEE L COLLINS RAYMOND 51 OLD BRUNSWICK RD GARDINER, ME 04345 ✓
Parcel Number: 027014A CAMA Number: 027014A Property Address: 43 OLD BRUNSWICK RD	Mailing Address: QUIRION ARLENE WILLIAMS 51 MATTSON HEIGHTS GARDINER, ME 04345 ✓
Parcel Number: 027015 CAMA Number: 027015 Property Address: 13 WILLIAMS LN	Mailing Address: PEPIN CARL 13 WILLIAMS LN GARDINER, ME 04345 ✓



www.cai-tech.com

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5/5/2021

Page 1 of 2



200 foot Abutters List Report

Gardiner, ME
May 05, 2021

E-2

Parcel Number: 027015A
CAMA Number: 027015A
Property Address: 14 WILLIAMS LN

Mailing Address: VASOLL BILLIE LEE VASOLL JAMES W
14 WILLIAMS LN
GARDINER, ME 04345

Parcel Number: 027015B
CAMA Number: 027015B
Property Address: 0 OLD BRUNSWICK RD

Mailing Address: ~~QUINON ARLENE~~
~~51 MATTSOHN HEIGHTS~~
GARDINER, ME 04345

Parcel Number: 027016
CAMA Number: 027016
Property Address: 31 OLD BRUNSWICK RD

Mailing Address: SHEA RONALD C SHEA CHRISTINE M
31 OLD BRUNSWICK RD
GARDINER, ME 04345-9718

Parcel Number: 027017
CAMA Number: 027017
Property Address: 19 WILLIAMS LN

Mailing Address: VASOLL SABRINA R VASOLL JAMES W
19 WILLIAMS LN
GARDINER, ME 04345

Parcel Number: 027019
CAMA Number: 027019
Property Address: OLD BRUNSWICK RD

Mailing Address: GARDINER WATER DISTRICT
P O BOX 536
GARDINER, ME 04345-536

Parcel Number: 027020
CAMA Number: 027020
Property Address: 52 OLD BRUNSWICK RD

Mailing Address: PRUE ROY PRUE KENNA L
165 BRUNSWICK ROAD
RICHMOND, ME 04357

Parcel Number: 027021
CAMA Number: 027021
Property Address: 56 OLD BRUNSWICK RD

Mailing Address: COTE CINDY L
P O BOX 746
GARDINER, ME 04345

Parcel Number: 028064A
CAMA Number: 028064A
Property Address: 46 GRIFFIN ST

Mailing Address: AMERICAN LEGION SMITH-WILEY POST
NO 4 OF GARDINER
46 GRIFFIN ST
GARDINER, ME 04345-2802



www.cai-tech.com

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200 foot Abutters List Report

Gardiner, ME
May 05, 2021

E-3

Subject Property:

Parcel Number: 027015B
CAMA Number: 027015B
Property Address: 0 OLD BRUNSWICK RD

Mailing Address: QUIRION ARLENE
51 MATTSON HEIGHTS
GARDINER, ME 04345

Abutters:

Parcel Number: 027014
CAMA Number: 027014
Property Address: OLD BRUNSWICK RD

Mailing Address: HOME DEALS OF MAINE LLC
PO BOX 97
HINCKLEY, ME 04944

Parcel Number: 027014A
CAMA Number: 027014A
Property Address: 43 OLD BRUNSWICK RD

Mailing Address: QUIRION ARLENE WILLIAMS
51 MATTSON HEIGHTS
GARDINER, ME 04345

~~Parcel Number: 027015
CAMA Number: 027015
Property Address: 13 WILLIAMS LN~~

~~Mailing Address: BERIN CARL
13 WILLIAMS LN
GARDINER, ME 04345~~

~~Parcel Number: 027015A
CAMA Number: 027015A
Property Address: 14 WILLIAMS LN~~

~~Mailing Address: VASOLI BILLIE LEE VASOLI JAMES W
14 WILLIAMS LN
GARDINER, ME 04345~~

~~Parcel Number: 027016
CAMA Number: 027016
Property Address: 31 OLD BRUNSWICK RD~~

~~Mailing Address: SHEA RONALD O SHEA CHRISTINE M
31 OLD BRUNSWICK RD
GARDINER, ME 04345-9718~~

~~Parcel Number: 027017
CAMA Number: 027017
Property Address: 19 WILLIAMS LN~~

~~Mailing Address: VASOLI SABRINA R VASOLI JAMES W
19 WILLIAMS LN
GARDINER, ME 04345~~

~~Parcel Number: 027018A
CAMA Number: 027018A
Property Address: BRUNSWICK AV~~

~~Mailing Address: QUIRION ARLENE N
51 MATTSON HEIGHTS
GARDINER, ME 04345~~

~~Parcel Number: 027019
CAMA Number: 027019
Property Address: OLD BRUNSWICK RD~~

~~Mailing Address: GARDINER WATER DISTRICT
P O BOX 536
GARDINER, ME 04345-536~~

Parcel Number: 028064
CAMA Number: 028064
Property Address: 24 GRIFFIN ST

Mailing Address: P & M REALTY LLC
P O BOX 600
GARDINER, ME 04345-600

~~Parcel Number: 028064A
CAMA Number: 028064A
Property Address: 46 GRIFFIN ST~~

~~Mailing Address: AMERICAN LEGION SMITH-WILEY POST
NO 4 OF GARDINER
46 GRIFFIN ST
GARDINER, ME 04345-2802~~



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E-4



200 foot Abutters List Report

Gardiner, ME

May 05, 2021

Parcel Number: 028066
CAMA Number: 028066
Property Address: 10 COMMONWEALTH AV

Mailing Address: ST LAURENT PROPERTIES LLC
20 HIGHLAND SPRING
LEWISTON, ME 04240

Parcel Number: 028068
CAMA Number: 028068
Property Address: 1 COMMONWEALTH AV

Mailing Address: J & R ASSOCIATES
36 ANTHONY AV
AUGUSTA, ME 04330



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5/5/2021

Page 2 of 2

ES

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Postage
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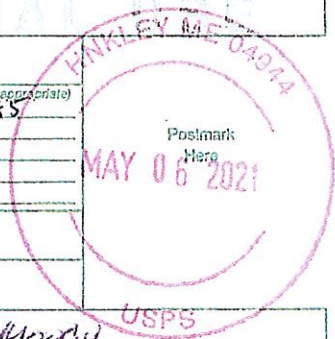
Total Postage and Fees
 \$ 7.00

Sent To *Robbie Ethel Moody*

Street and Apt. No., or PO Box No.
120 West St

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Groton ME 04345

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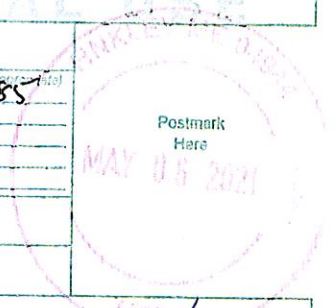
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Belfast ME 04915

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ST. Laurent Properties LLC
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20 Highland Spring
City, State, ZIP+4®
Keenston, ME 04240

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J & R ASSOCIATES
Street and Apt. No., or PO Box No.
36 Anthony Ave
City, State, ZIP+4®
Augusta, ME 04330

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STEVEN GILBERT
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116 West St.
City, State, ZIP+4®
Gardiner ME 04345

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Raymond + Dorothea Collins
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American Legion
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10-4 of Gardiner - 46 Griffin St
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Gardiner, ME 04345

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 Cindy Cote
 PO Box 746
 Gardiner, Me 04345

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 Ralph Fitch JR
 55 Old Brunswick Rd
 Gardiner, Me 04345

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 Billie Lee Vasquez
 14 Williams Ln
 Gardiner, Me 04345

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 Christine + Ronald Sheen
 31 Old Brunswick Rd
 Gardiner, Me 04345

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage
 \$ 0.55

Total Postage and Fees
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 Kevin Bancroft
 Street and Apt. No., or PO Box No.
 16 West
 City, State, ZIP+4®
 Gardiner, ME 04345

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 SABONA & JAMES VASSO/SPS
 Street and Apt. No., or PO Box No.
 19 Williams Ln
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 P.O. Box 600
 City, State, ZIP+4®
 Gardiner ME 04345-600

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Item F

Acreage of proposed subdivision, road, and acreage not included in the subdivision

is
plc
6)
ret

1.5 Inch iron pipe
located at base

AREA CALCULATIONS

Land Area

Book 13712, Page 28	253,719 s.f.	(5.82 acres)
Book 13925, Page 237, parcel 2	121,096 s.f.	(2.78 acres)
Book 13925, Page 237, parcel 1	11,741 s.f.	(0.27) acres
TOTAL	386,556 s.f.	(8.87 acres)

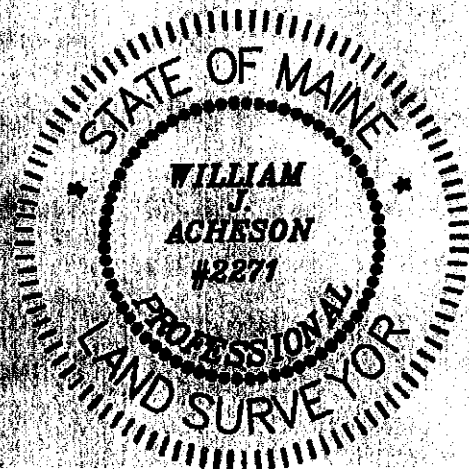
Area not included in project

Book 13925, Page 237, parcel 1	-11,741 s.f.	(0.27) acres
5,896 s.f. from Book 13925, Page 237, parcel 2 to Tax Lot 14A	-5,897 s.f.	(0.14 acres)
Consent Agreement Area	-64,809 s.f.	(1.49 acres)
Area Remaining	304,109 s.f.	(6.98 acres)

Subdivision Area

Lot Area	248,387 s.f.	(5.66 acres)
Road Area	57,722 s.f.	(1.32 acres)
Area Used	304,109 s.f.	(6.98 acres)

AMEND



BO.

Standards of
Board of Licensure

ions

Item G

Copy of the portion of the county soil survey covering the
subdivision

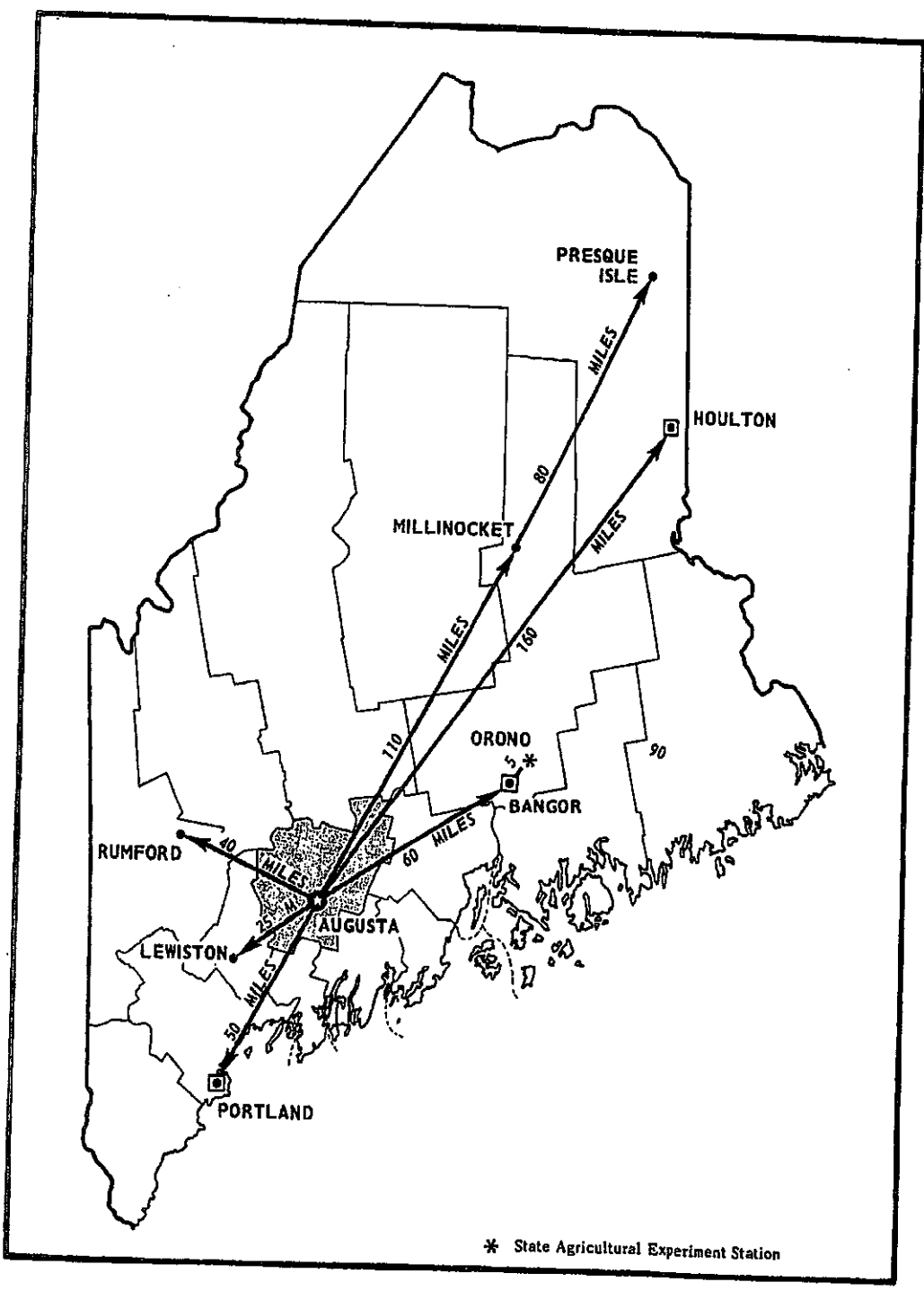
ITEM
G

6-1

Hr D -
Hollis fine sandy loam
3 to 8 percent slope

Hr C - Hollis fine sandy loam
8 to 15 percent

Wr B - Woodbridge fine sandy loam
3 to 8 percent slopes



* State Agricultural Experiment Station

Location of Kennebec County in Maine.

G-2



Item H

Letter from City Manager indicating adequate capacity



CITY OF
Gardiner

ITEM #1

Moving Forward

June 19, 2020

MEMO

To: Kris McNeill, CEO

Tracey Desjardins, EDD

City of Gardiner Planning Board

From: Christine M. Landes, City Manager *Christine M. Landes*

Re: Old Brunswick Road/Iron Mine Trailer Park

Please allow this letter to serve as notification (in my temporary role as Public Works Director) that the City sees no issues as far as Public Works is concerned, with the increased development in Iron Mine Trailer Park.

Iron Mine Trailer Park is not maintained by the City of Gardiner and the increased traffic on Old Brunswick Road will not pose any issues with Public Works.

If you have any questions, please do not hesitate to reach out to me.

Flow Addition For Iron Mine Hill Trailer Park Expansion

H-2

From: Doug Clark (dclark@gardinermaine.com)

To: homedealsoftmaine@yahoo.com

Cc: tdesjardins@gardinermaine.com; kmcneill@gardinermaine.com

Date: Monday, April 27, 2020, 04:03 PM EDT

Hi Roland,

Per our telephone conversation today my understanding is that you have a proposal before the Planning Board to add an additional 31 mobile home pads and units to the 11 units currently occupied for a maximum of 42 units at your Iron Mine Hill Trailer Park on Old Brunswick Road, as well as the apartment building you recently purchased at 43 Old Brunswick Road. Being an all ages community I would assess an average daily flow of 180 gallons per unit per day for a total of 7560 gallons per day. (The 4 unit apartment building adding an additional 720 gallons per day for a grand total of 8280 gallons per day) The sewer pipe at the intersection of Commonwealth and Griffin Streets where the connection is for your park is a brand new 8 inch PVC pipe all the way down Griffin St. to the junction of Water Street and as such is capable of handling the added flow. The Treatment Plant in South Gardiner has the capacity to treat the added flow as well.

As I'm sure you're also aware the point at which the line crosses from the public right of way to private ownership by yourself on Williams Street is your responsibility so you need to be sure your system in the park is capable of handling the additional flow as well.

If you have any questions please contact me.

Doug

Douglas E. Clark

Wastewater Director

City of Gardiner

Wastewater Treatment

6 Church Street

Gardiner Maine 04345

(207) 582-1351

(207) 215-3870 (cell)

[www.dclark@gardinermaine.com](mailto:dclark@gardinermaine.com)

Item I

Letter from Water District indicating
adequate supply and pressure



GARDINER WATER DISTRICT

P.O. Box 536 • Gardiner, Maine 04345 • (207) 582-5500 • Fax (207) 582-3093

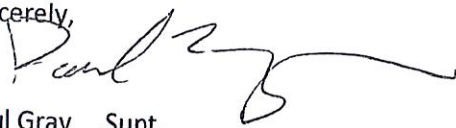
March 27, 2020

Home Deals of Maine LLC
PO Box 97
Hinckley Maine 04944

To Whom it may concern,

In regards to your proposed expansion of the Iron Mine Trailer Park, the Gardiner Water District has sufficient capacity on Williams St to serve the additional 14 lots. Please bear in mind that this is a low pressure area and new water services from the main on Williams St would likely be needed to provide sufficient water supply to the expanded areas.

Sincerely,



Paul Gray Supt.



Jo Roderick <homedealsoftmaine@gmail.com>

Gardiner Traffic Data

6 messages

Diane Morabito <diane@mainetrafficresources.com>
To: Jo Roderick <homedealsoftmaine@gmail.com>

Thu, Jun 11, 2020 at 12:16 PM

Hi Joe,

As discussed yesterday, to address the traffic questions asked by the Gardiner Planning Board, we will:

- Perform trip generation analysis to determine the increase in peak hour trips, and on a daily basis, in going from 24 to 42 mobile homes
- provide some estimates of the new trips at the Route 201 intersections to discuss impact on those intersections in terms of the increased numbers
- summarize the results in a summary memorandum for your submittal to the City of Gardiner

The cost to perform the above services is \$ 750. Given very slow payment history on our last project my office will require this payment up front. Please mail a check to:

James Sewall Company
P.O. Box 433
Old Town, ME 04468

If you can let me know when the check is mailed I can then begin the work.

Thanks,
Diane

Diane W. Morabito, PE, PTOE

Vice President Traffic Engineering

Item J

Letter from Police Chief Toman

J-1



GARDINER POLICE DEPARTMENT
POLICE * COMMUNICATIONS



Chief James M. Toman

June 16, 2020

Gardiner Code Enforcement
Members of the Gardiner Planning Board
6 Church Street
Gardiner, Maine 04345

Gardiner Planning Board Members:

I have reviewed the project description for the proposed expansion of the Iron Mine Mobile Home Park, located off of the Old Brunswick Road, in Gardiner, Maine (Kennebec County Maine). As such, it is my belief, that the Gardiner Police Department will have the ability to respond safely to any emergency or criminal activity that may occur at this expanded location. The expansion project with additional rental residences, is not anticipated to result in a noticeable increase of calls for service to the Gardiner Police Department.

If you have any further questions or concerns, please let me know.

Sincerely,

Chief James M. Toman
Gardiner Police Department
City of Gardiner

JMT:dd

Item K

Letter from Fire Chief Nelson



CITY OF GARDINER FIRE & RESCUE DEPARTMENT



Chief Alfred R. Nelson Jr.

City of Gardiner
Planning Board

June 16, 2020

After speaking with Jo Roderick and reviewing the project description for the proposed expansion of the Iron Mine Hill trailer park project, located in Gardiner, Maine (Kennebec County Maine). The City of Gardiner Fire and Rescue will be available to respond to any emergency both fire and/or medical in nature at this location. The project is not anticipated to result in reductions of any Fire Department services. Please feel free to contact me with any further needs or questions.

Thank you,
Al Nelson
Fire/Rescue Chief

ITEM L

N/A (Phosphorous material)

ITEM M

Iron Mine Hill Road and Williams Lane are currently private dead-end streets.

Our intention is to connect both roads to meet the requirements for Emergency Vehicle access.

We will meet the State of Maine “Street Construction Standards for Manufactured Housing Communities”

See attached 02-385-850 Me. Code and refer to James Coffin’s engineered plan

02-385-850 Me. Code R. § app. B

Appendix 385-850-B - STREET CONSTRUCTION STANDARDS FOR MANUFACTURED HOUSING COMMUNITIES

Roadways

A. Minimum thickness of material after compaction

Street Materials

Minimum Requirements

Aggregate sub-base course (Max sized stone 4") 12 inches¹

Crush aggregate base course 3 inches

B. Before clearing has started on a community street, the center and side lines of the new street shall be staked or flagged at fifty foot intervals.

C. It is recommended that before grading is started, the entire community street shall be cleared of all stumps, roots, brush, and other objectionable material. All ledge, large boulders and tree stumps shall be removed from the community street.

D. All organic materials shall be removed to a depth of two feet below the subgrade of the street. Rocks and boulders shall also be removed to a depth of two feet below the subgrade of the roadway. On soils which have been identified as not suitable for roadways, the subsoil shall be removed from the street site to a depth of two feet below the subgrade and replaced with material meeting the specifications for gravel aggregate sub-base below. The subgrade shall be sloped to provide proper drainage.

E. Except in a ledge cut, set slope shall be no steeper than a slope of three feet horizontal to one foot vertical, and shall be graded, loomed, limed, fertilized, and seeded according to the specifications of the erosion and sedimentation control plan.

F. It is suggested, when possible, that all underground utilities be placed behind the homes, however, those installed under streets shall be installed prior to paving to avoid cuts in the pavement. It is recommended that building sewers and water service connections shall be installed to the edge of the community street prior to paving.

G. The aggregate sub-base course shall be sand or gravel of hard durable particles free from vegetation matter, lumps or balls of clay and other deleterious substances. The gradation of the part that passes a 4 inch square mesh sieve shall meet the following grading requirements:

Sieve Designation Percentage by Weight Passing Square Mesh Sieves

1/14 inch 25-70%

No. 40 2-30%

No. 200 1-7%

H. Aggregate for the sub-base shall contain no particles of rock exceeding four inches in any dimension.

I. The aggregate base course shall be sand or gravel of hard durable particles free from vegetative matter, lumps or balls of clay and other deleterious substances. The gradation of the part that passes a 3 inch square mesh sieve shall meet the following grading requirements:

Sieve Designation Percentage by Weight Passing Square Mesh Sieves

1/2 inch 45-70%

1/14 inch	30-55%
No. 40	5-20%
No. 200	1-5%

J. Aggregate for the base shall contain no particles of rock exceeding three inches in any dimension.

K. Pavement joints. Where pavement is used and joins an existing pavement, the existing pavement shall be cut along a smooth line and form a neat, even, vertical joint.

L. Pavements. It is recommended, if pavement is used, that minimum standards for the base layer of pavement shall be the Maine Department of Transportation specifications for plant mix grade B with an aggregate size no more than 1 inch maximum. It is recommended that minimum standards for the surface layer of pavement shall meet the MDOT specifications for plant mix grade C with an aggregate size no more than 3/4 inch maximum.

M. Roadway Width and Grade. The traveled width of a one-way street shall be a minimum of 12 feet. The traveled width of a two-way street shall be a minimum of 18 feet. If the road is paved, there shall be adequate shoulders to support the pavement. The roadway grade shall not exceed 10%.

Footnote:

(1) The 12" aggregate base is in most instances not acceptable for municipal streets. If your long range plan is to have your community streets accepted as public ways, you should check with your municipality. Most municipalities require at least 18" aggregate subbase.

Intersections

A. Grades of all streets shall conform to the terrain so that cut and fill are minimized.

B. Where community streets intersect with public roads, recommended sight distances, as measured along the public way which traffic will be entering, and based upon the legal speed limit, are as follows:

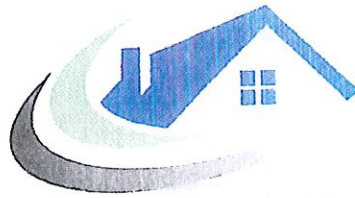
Legal Speed Limit (mph)	25	30	35	40	45	50	55
Sight distance (feet)	250	300	350	400	450	500	550

C. Sight distances shall be measured from the driver's seat of a vehicle standing on that portion of the exit with the front of the vehicle at the stop line of the community street, with the height of the eye 3 1/2 feet, to the top of an object 4 1/2 feet above the pavement.

D. When necessary, corner lots shall be cleared of all growth and sight obstructions, including ground excavator to achieve the required visibility.

02-385 C.M.R. ch. 850, 385-850 app B

M-3



Iron Mine, LLC
PO Box 97, Hinckley, ME 04944
207-509-9927

May 11, 2021

Final Subdivision Plan regarding Iron Mine Hill Road and Williams Lane:

According to Maine State Legislature- New Mobile Home Park Law- page 22 of 68 Section 2 states that "Municipal road standards shall not apply to private roads within a mobile home park unless the developer intends to offer the roads to the municipality for acceptance as town ways."

We are not offering the roads to become city or public ways.

We will conform to the City of Gardiner's private road standards, which will be engineered by JS Coffin Engineering to a minimum of 18' width, which was already discussed at previous meetings. This will accommodate emergency vehicles.

Regards- Jo Roderick, Roland Pinette, Iron Mine, LLC

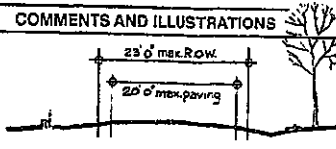
SECTION 2

THE LAW	COMMENTS AND ILLUSTRATIONS
<p>open space, storage or recreation, as those terms are defined by local ordinances applicable to all residential developments. A municipality shall not require this additional area to be greater than 10% of the combined area of the individual lots within a mobile home park, and</p>	
(4) The area of any setbacks required under Title 38 or an ordinance adopted pursuant to Title 38.	
C. Except as required under Title 38 or an ordinance adopted pursuant to Title 38, a municipality shall not require setbacks that have the effect of requiring lots larger than those permitted under paragraph A.	<i>Except in a shoreland area, a municipality cannot mandate setbacks or frontage requirements which have the effect of requiring lots larger than those set forth in paragraph A, above (6,500 sf, 12,016 sf, 20,000 sf)</i>
D. Notwithstanding paragraph C, a municipality may require that mobile homes on lots adjacent to a public road be set back from the public road according to requirements applicable to other residential developments.	<i>A municipality may require that mobile homes on lots adjacent to a public road be set back from the public road the same distance as other residential structures.</i>

SECTION 2

THE LAW	COMMENTS AND ILLUSTRATIONS
E. A municipality shall not require road frontage on individual lots within a mobile home park that has the effect of requiring a manufactured home on the lot to be placed parallel to an adjacent private or public roadway.	<i>A municipality cannot mandate road frontages in a park which have the effect of requiring manufactured homes to be placed with their long side parallel to the road.</i>
F. Except as provided by paragraph G, municipal road standards shall not apply to private roads within a mobile home park unless the developer intends to offer the roads to the municipality for acceptance as town ways.	<i>Municipal road standards cannot be applied to private roads in a mobile home park unless those roads are to be offered to the community for acceptance as town ways.</i>
G. A municipality may require by ordinance or rule that privately owned roads within a mobile home park:	<i>Private Road Standards in Mobile Home Parks</i>
(1) Be built according to acceptable engineering standards and with a professional engineer's seal as required by the Manufactured Housing Board;	<i>A municipality may require that park roads: - meet accepted standards and are designed by a professional engineer;</i>

SECTION 2

THE LAW	COMMENTS AND ILLUSTRATIONS
(2) Have a right of way up to 23 feet in width, 20 feet of which the municipality may require to be paved; and	
(3) Conform to reasonable safety standards applicable to intersections with public ways adjacent to the mobile home park.	<i>- meet reasonable safety standards when they intersect with public roads. (See section 5)</i>
H. The Manufactured Housing Board shall develop standards for construction of roads within a mobile home park no later than January 1, 1990. The board shall submit these standards to the joint standing committee of the Legislature having jurisdiction over legal affairs matters for that committee's review.	<i>The State's Manufactured Housing Board is required to prepare additional standards by January 1, 1990.</i>

Item N

Traffic Report

ITEM
N

N-1



TRIP GENERATION ANALYSIS PROPOSED MOBILE HOME PARK EXPANSION

INTRODUCTION

Trip generation analysis has been performed for the proposed expansion of the Iron Mine Hill Mobile Home Park in Gardiner, Maine. The proposed development will expand the existing mobile home park by adding additional units on Williams Avenue. The expansion will increase the number of mobile homes from 24 existing to 42, resulting in an increase of 18 dwelling units. It is understood that access to the new units will be provided by Williams Avenue.

TRIP GENERATION ANALYSIS

The number of trips to be generated by the proposed mobile home development was estimated using the most recent Institute of Transportation Engineers (ITE) "Trip Generation, 10th Edition" report. The calculations were performed utilizing Land Use Code 240 - Mobile Home Park, and Land Use Code 210 - Single-Family Detached Housing, based on the number of proposed dwelling units. Due to the small sample size for Mobile Home Park trip generation data, the results for Single Family Detached Housing were also evaluated. To be conservative, the average of the two sets of rates was utilized as outlined in the table below:

Time Period	10 th Edition ITE (Average Rate per Dwelling Unit)		
	Mobile Home	Single-Family	Average
Weekday	5.00	9.44	7.22
AM Peak Hour – Adjacent Street	0.26	0.74	0.5
AM Peak Hour – Generator	0.26	0.76	0.51
PM Peak Hour – Adjacent Street	0.46	0.99	0.73
PM Peak Hour – Generator	0.49	1.00	0.75

The trip generation results for the existing and expanded mobile home park, based upon the above average rates, are shown in the following table:

A-2



ITE Trip Generation (One-Way Trip-Ends)

Time Period	Existing	Proposed	New
	24 DUs	42 DUs	Trips
Weekday			
Entering	174	304	130
Exiting	87	152	65
AM Peak Hour	87	152	65
Entering	13	22	9
Exiting	4	7	3
PM Peak Hour	9	15	6
Entering	18	32	14
Exiting	11	20	9
	7	12	5

As shown above, the conservative estimate for the expansion shows new peak hour trips to be nine (9) during the AM peak hour and fourteen (14) during the PM peak hour. This minimal level of new traffic would not be expected to have any significant impact on traffic operations off-site. Typically, a project will not have any measurable impact unless it generates in excess of 25 new lane hour trips. The proposed expansion will generate a maximum of nine (9) new lane hour trips during the higher volume PM peak hour having no significant impact beyond the site drive intersections.

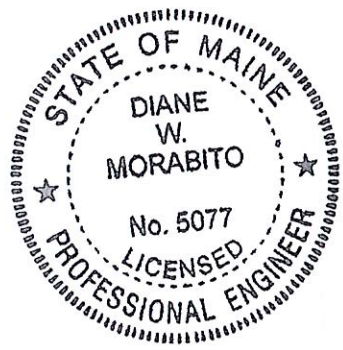
SAFETY REVIEW

The most important factor for a development with this level of new trip generation is safety. The MaineDOT map viewer was checked for any nearby high crash locations on Brunswick Avenue or Old Brunswick Road and none were identified. Additionally, the MaineDOT map viewer shows the posted speed limit to be 25 mph on Old Brunswick Road in this area. Based upon this, Sewall recommends a minimum of 250' of sight distance be provided from the Williams Avenue access drive. It should be confirmed that the available driveway sight distances from Williams Avenue meet this criteria. No landscaping or signage should be located in the driveway sight triangles that could potentially block sight distance in the future.



To summarize, the expansion of the mobile home park will generate just nine (9) new one-way trips during the AM peak hour and fourteen (14) during the PM peak hour. This level of traffic should have no impact on traffic operations or capacity off-site beyond the site drives. Hence, the only concern is safety. There are no high crash locations within the vicinity of the mobile home park. It should be confirmed that adequate sight distance is provided from Williams Avenue to meet current safety standards.

As always, let me know if you or the City of Gardiner have any questions or concerns reading my findings or recommendations.



Sincerely,

Diane W. Morabito

Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering

Item O

Tenants have two options

- a private contractor collects the trash once a week; the tenants pay him directly
- or they get their own dumpsters and maintain them

LEASE AGREEMENT

0-1

Iron Mine Mobile Home Park

Move-in Date _____

Property Location: _____

1. This is a ONE YEAR LEASE AGREEMENT. If the tenant stays beyond the initial 12 months, then this agreement becomes a continuing "tenancy at will" and the tenant will rent from month-to-month. All terms of this agreement will remain in effect. Either party can stop this month-to-month tenancy by giving the other party at least 30-days written notice. This notice must expire on or after the date through which rent has been paid.
2. Rent Payments. The rent for this residence is \$ _____ per month and is due on the _____ day of each month. If there are charges in addition to this rent, they are listed below. RENT MUST BE PAID ON TIME. If rent is 7 or more days late, tenant agrees to pay the landlord a \$50 late charge. It is tenant's responsibility to get the rent to the landlord on time by USPS, online or drop off to our office. If the Landlord has to chase money, ie physically go to your door, or send letters, texts, emails, etc. in order to collect the rent, we reserve the right to charge \$50. for this service. TENANT'S RENT IS DUE UNTIL KEYS ARE RETURNED TO MANAGING AGENT.
3. Security Deposit. Tenant has paid the landlord \$ _____ as a Security Deposit.
 - A. Security Deposit will be forfeited if tenant does not except this rental or moves out within 12 months of the occupancy or is forced to move out. This security deposit may be used by the landlord to repair damage to the residence, any unpaid rent, storing and disposing of unclaimed property, legal fees incurred during an eviction. If management must have unit cleaned after tenant vacates, a cleaning fee is withheld from Security Deposit.
 - B. THE SECURITY DEPOSIT WILL NOT BE USED TOWARDS THE LAST MONTHS RENT.
 - C. A 30-Day notice is required for moving; otherwise one (1) months' rent will be held from the Security Deposit. Tenant will leave a forwarding address and Security Deposit settlements will be forwarded to this address within 30 days of moving out.
 - D. Last months' rent is MINIMUM the 12th month of this agreement or longer.
4. Services/Utilities provided by the Landlord: Water, Sewer
5. Services/Utilities provided by the Tenant: Heating (Oil and Propane), Electricity, Cable, Trash Removal, air conditioning, telephone, yard maintenance and snow removal (driveway) arranged by landlord but paid by tenant.
6. Tenant agrees to use only as a residence, except for incidental use in trade or business (such as telephone solicitation of sales or arts and crafts created for profit). Such incidental uses will be allowed as long as they do not violate local zoning laws or affect the landlord's ability to obtain fire or liability insurance.
 - A. The residence shall be occupied only by those persons, whose names appear in this Rental Agreement, except for guests. Guests may not stay past 9pm without written permission from Landlord. Total number of persons residing in this residence cannot exceed _____.OCCUPANT(S): _____
- B. Tenant agrees NOT to sublease or assign this residence without the prior written consent of the landlord.
- C. The tenant agrees not to damage the mobile home, rooms, buildings, grounds or common areas or to interfere with the rights of other tenants to live in their homes in peace and quiet. Damage caused by the tenant, the tenant's family, invitees or guests shall be repaired by the tenant at the tenant's expense. Upon the tenants failure to make repairs the landlord may make the repairs and the tenant shall be responsible for the costs.
 - (1) No excessive nail holes or scotch tape on walls. Don't litter the refrigerator with magnets.
 - (2) No changing/tampering door locks, without management approval, and then for emergency reasons only.
 - (3) Light bulbs are tenant's responsibility. Bulbs missing or burned out when tenant vacates, landlord will replace at tenant's expense.
 - (4) Key replacement is \$50 and due on delivery.
 - (5) If a toilet or lavatory must be removed because of its being clogged with a foreign obstacle, a minimum charge of \$100 will be assessed tenant whether the obstacle is found there or in the sewer line. DO NOT FLUSH BABY WIPES OR CLOROX WIPES. If sewer lines get clogged due to wipes, it's at tenant's expense.
 - (6) No satellite or other TV connections will be attached to the residence.
 - (7) Any missing smoke detectors will be replaced at \$100 each charged to tenant.
- D. No alterations, no painting, no improvements to the residence shall be made by the tenant without the prior written consent of the landlord.

_____ tenant initials

- 7. Disturbing the Peace. The tenant agrees not to cause or allow on the premises any excessive nuisance, noise or other activity which disturbs the peace and quiet of neighbors or other tenants in the park or violates any state law or local ordinance. Please work out all disturbances amongst yourselves. Landlord is not a referee.
 - A. No loud parties permitted, or extremely loud music, TV or any instrument that bothers your neighbors.
 - B. NO HUNTING or discharging of any firearms allowed on or around the property. No dead animals hung up.
 - C. **NO Trash permitted in front or next to doorways. Use a receptacle.**
 - D. Tenants are required to keep house and surrounding area neat and clean.
 - E. No unregistered, uninspected or abandoned vehicles tolerated around the residence. These vehicles will be towed at the owner's expense within 7 days of written warning.
- 8. Pets must be pre-approved; otherwise tenant will automatically forfeit their Security Deposit and may result in the termination of the tenancy. If tenant is allowed a pet, only the following pet may live in the residence: _____ there is an addition pet deposit of \$ _____ which is non-refundable.
- 9. Renters Insurance- on personal property, goods/furnishings to be provided by tenant at their own expense.
- 10. Landlord entry into the residence: Except for emergencies, the landlord may enter the apartment during reasonable hours and after giving the tenant a 24 hour notice in advance.
- 11. Eviction for Violations of this Agreement
 - A. Serious or repeated violations of the terms of this agreement can result in termination of tenancy and eviction of the tenant. If tenant does not live up to the terms of this agreement the following will occur:
If the tenant does not comply within a 10-day period, the landlord will deliver to the tenant a written notice that this agreement will end within 30 days. On that day, the agreement automatically terminates and the tenant will leave the residence and return the keys to the landlord.
 - B. Eviction for Failure to Pay rent. If the tenant is 7 days or more late in paying the rent, the landlord may send a notice that states that the agreement will end in 7 days, unless the tenant pays all overdue rent and late charges before that 7-day period ends. If the tenant fails to pay the rent, the agreement term automatically terminates and the tenant will leave the residence and return the keys to the landlord.
 - C. Eviction for Dangerous Acts. If the tenant's actions pose an immediate threat to the health or safety of other residents or the landlord, or to the physical structure of the residence, then the agreement can be immediately terminated without prior warning.
 - D. Any legal fees incurred for eviction process will be charged to tenant and taken from the Security Deposit.
- 12. Notifying the Landlord or tenant. All notices are to be in writing and addressed properly and delivered to the correct resident or sent by mail. The effective date of a notice will be the day it is personally delivered to the residence, or if it is mailed, two days after the date it is postmarked.
- 13. Landlord shall dispose of all abandoned property in compliance with Maine's abandoned property statutes.
- 14. If Mobile Home is held by deposit and tenant opts not to move in, there will be a \$200 charge for holding the unit.

Tenant: Name (print) _____ Signature _____
 Phone (cell) _____ (work) _____ Valid Drivers' License/ID _____
 Emergency Contact Name and Phone Number _____
 Email Address _____

Mail Payments to Iron Mine, LLC, LLC PO Box 97, Hinckley, ME 04944

Managing Agents: Jo Roderick or Roland Pinette 207-509-9927

Move in date _____

Item P

Funds available to complete project

SETTLEMENT STATEMENT

B. TYPE OF LOAN: P-1
 1. FHA 2. FmHA 3. CONV. UNINS. 4. VA 5. CONV. INS.
 6. FILE NUMBER: 20-461T 7. LOAN NUMBER:
 8. MORTGAGE INS CASE NUMBER:

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*
 1.0 398 (IRON MINE, LLC, PFD/20-461177)

D. NAME AND ADDRESS OF BORROWER: Iron Mine, LLC P.O. Box 97 Hinckley, ME 04944	E. NAME AND ADDRESS OF SELLER: PLACE OF SETTLEMENT 6 Central Maine Crossing Gardiner, ME 04345	F. NAME AND ADDRESS OF LENDER: New Dimensions Federal Credit 94 Silver Street Waterville, ME 04903
G. PROPERTY LOCATION: Iron Mine Mobile Home Park Gardiner, ME 04345 Kennebec County, Maine	H. SETTLEMENT AGENT: 01-0477118 Farris Law	I. SETTLEMENT DATE: September 17, 2020

J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract Sales Price	
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	11,245.72
104. Loan Payoff to Maine Capital Group	524,895.03
105. 1st Half RE Taxes to City of Gardiner	3,225.66
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes	to
107. County Taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	539,366.41
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	
202. Principal Amount of New Loan(s)	700,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to
211. County Taxes	to
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	700,000.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross Amount Due From Borrower (Line 120)	539,366.41
302. Less Amount Paid By/For Borrower (Line 220)	(700,000.00)
303. CASH (FROM) (X TO) BORROWER	160,633.59

K. SUMMARY OF SELLER'S TRANSACTION

400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes	to
407. County Taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff First Mortgage	
505. Payoff Second Mortgage	
506.	
507.	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes	to
511. County Taxes	to
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	
602. Less Reductions Due Seller (Line 520)	
603. CASH (TO) (FROM) SELLER	0.00

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower: Iron Mine, LLC Seller: _____

BY: _____
 Jo Roderick
 Member

Division of Commission (line 700) as Follows:			PAID FROM BORROWERS FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
701. \$	to			
702. \$	to			
703. Commission Paid at Settlement				
704.	to			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801. Loan Origination Fee	0.7143 % to New Dimensions Federal Credit		5,000.00	
802. Loan Discount	% to			
803. Appraisal Fee	to New Dimensions Federal Credit		3,400.00	
804. Flood Certification	to New Dimensions Federal Credit		15.00	
805. Environmental Report	to New Dimensions Federal Credit		145.00	
806. Commitment Deposit	to New Dimensions Federal Credit		-2,500.00	
807. Assumption Fee	to			
808.				
809.				
810.				
811.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest From	09/17/20 to 10/01/20 @ \$ 105.479450/day (14 days 5.5000%)		1,476.72	
902. Mortgage Insurance Premium for	months to			
903. Hazard Insurance Premium for	1.0 years to			
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard Insurance	months @ \$	per month		
1002. Mortgage Insurance	months @ \$	per month		
1003. City/Town Taxes	months @ \$	per month		
1004. County Taxes	months @ \$	per month		
1005. Assessments	months @ \$	per month		
1006.	months @ \$	per month		
1007.	months @ \$	per month		
1008.	months @ \$	per month		
1100. TITLE CHARGES				
1101. Settlement or Closing Fee	to Farris Law		400.00	
1102. Abstract or Title Search	to			
1103. Title Examination	to Farris Law		600.00	
1104. Document Preparation	to Farris Law	Loan Documents	450.00	
1105. Document Preparation	to Farris Law	Deed & RETTD	150.00	
1106. UCC Searches x2	to Farris Law		100.00	
1107. UCC-1 Filing @ SOS	to Farris Law		50.00	
<i>(includes above item numbers:</i>				
1108. Title Insurance	to First American Title Insurance Company		1,050.00	
<i>(includes above item numbers:</i>				
1109. Lender's Coverage	\$ 700,000.00	1,050.00		
1110. Owner's Coverage	\$			
1111.				
1112.				
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording Fees: Deed \$	24.00; Mortgage \$ 48.00; Releases \$		72.00	
1202. City/County Tax/Stamps: Deed	; Mortgage			
1203. State Tax/Stamps: Deed	; Mortgage			
1204. Record Assign. of L and R	to Kennebec County Register of Deeds		34.00	
1205. Record UCC-1	to Kennebec County Register of Deeds		26.00	
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to Dirigo Surveying		750.00	
1302. Pest Inspection	to			
1303. Courier / Wire Fees	to Farris Law		27.00	
1304.				
1305.				
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			11,245.72	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Farris Law
Settlement Agent

ITEM Q

Licensure for Iron Mine Hill Park
Storm Water Run-Off Plan
Insurance

Q-1



State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP7055

Be it known that

IRON MINE HILL TRAILER PARK
owned or operated by **IRON MINE, LLC**
has qualified as required by Title 10 MRS Chapter 951 and is licensed as:
MANUFACTURED HOUSING COMMUNITY
located in **GARDINER** with 24 sites

Anne L. Head

Commissioner

ISSUE DATE
February 4, 2021

EXPIRATION DATE
March 31, 2022



State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP7055

Be it known that

IRON MINE HILL TRAILER PARK
owned or operated by HOME DEALS OF MAINE, LLC
has qualified as required by Title 10 MRS Chapter 951 and is licensed as:
MANUFACTURED HOUSING COMMUNITY
located in GARDINER with 24 sites

ISSUE DATE
March 11, 2020

Anna L. Heald
Commissioner

EXPIRATION DATE
March 31, 2021

FEI:
Q



State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP7055

Be it known that

IRON MINE HILL TRAILER PARK
owned or operated by **HOME DEALS OF MAINE, LLC**
has qualified as required by Title 10 MRSA Chapter 951 and is
licensed as:
MANUFACTURED HOUSING COMMUNITY
located in **GARDINER** with 24 sites

ISSUE DATE
March 8, 2019

Anne L. Head
Commissioner

EXPIRATION DATE
March 31, 2020



State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

License Number MP7055

Be it known that

IRON MINE HILL TRAILER PARK
owned or operated by **HOME DEALS, LLC**
has qualified as required by Title 10 MRSA Chapter 951 and is
licensed as:
MANUFACTURED HOUSING COMMUNITY
located in **GARDINER** with 24 sites

ISSUE DATE
February 2, 2018

Anne L. Head
Commissioner

EXPIRATION DATE
March 31, 2019

Q-4

Regulatory Licensing & Permitting



DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MANUFACTURED HOUSING BOARD

IRON MINE HILL TRAILER PARK

MANUFACTURED HOUSING COMMUNITY

License Number: MP7055
Status: Active
Expiration Date: 03/31/2021
Licensed By: Other

Street Location Address: OLD BRUNSWICK RD
GARDINER, ME 05345
Owner Address: PO BOX 97
HINCKLEY, ME 04944-0097
Owner Phone: +1 (207) 509-9927

History

License Type	Start Date	End Date
MANUFACTURED HOUSING COMMUNITY	07/26/2017	03/31/2021
*** NOT ACTIVE ***	04/01/2017	07/25/2017
MANUFACTURED HOUSING COMMUNITY	03/23/1999	03/31/2017
PRIOR HISTORY UNAVAILABLE		

Authority (2 records) hide

Description	Issue Date	Status
PUBLIC WATER SUPPLY	07/26/2017	Active
PUBLIC SEWER SYSTEM	07/26/2017	Active

Contacts (1 record) hide

Type	Contact
Community Manager	ROLAND PINETTE PO BOX 97 HINCKLEY, ME 04944-0097 Phone: +1 (207) 730-0158 Email:

Sites (1 record) hide

Description	Value
Number of Sites	24

License/Disciplinary Action

None.

GENERAL INFORMATION

Inspections (9 records) hide

ALMS License Information : IRON MINE HILL TRAILER PARK

Q-5

Inspection Date	Inspection Type	Inspection Result	Inspector Name	License Number
08/30/2019	MOBILE PARK INSPECTION	PASSED		
06/12/2018	MOBILE PARK INSPECTION	VIOLATION FOUND, THEN CORRECTED		
10/07/2015	MOBILE PARK INSPECTION	VIOLATION FOUND, THEN CORRECTED		
05/25/2011	MOBILE PARK INSPECTION	PASSED		
05/02/2007	MOBILE PARK INSPECTION	PASSED		
07/14/2003	MOBILE PARK INSPECTION	PASSED		
03/22/2000	MOBILE PARK INSPECTION	FAILED		
06/19/1996	MOBILE PARK INSPECTION	PASSED		
06/24/1991	MOBILE PARK INSPECTION	VIOLATION FOUND, THEN CORRECTED		

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If you need further information, contact us directly.

Date: 07/28/2020 01:04:42 PM



EVIDENCE OF PROPERTY INSURANCE

Q9 PGLOVI

DATE (MM/DD/YYYY)
9/14/2020

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Legacy Risk Solutions, LLC 434 Green Street, NE Gainesville, GA 30501	PHONE (A/G, No, Ext): (770) 297-4849	COMPANY Northfield Insurance Company
FAX (A/C, No): (770) 287-8114	E-MAIL ADDRESS: pglover@nortoninsurance.com	<p><i>Just renewed don't have a copy of new policy</i></p>
CODE:	SUB CODE:	
AGENCY CUSTOMER ID #: HOMEDEA-02		
INSURED Home Deals LLC; Iron Mine LLC PO Box 97 Hinckley, ME 04944	LOAN NUMBER	POLICY NUMBER WS416426
	EFFECTIVE DATE 4/10/2020	EXPIRATION DATE 4/10/2021
	THIS REPLACES PRIOR EVIDENCE DATED:	
		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 Loc # 1, Bldg # 1, 6 Iron Mine Hill Rd, Gardiner, ME 04345, 1977 Festival 14x60 2662B #220536
 Loc # 2, Bldg # 1, 11 Iron Mine Hill Rd, Gardiner, ME 04345, 1989 14x76 Imperial IH 9003149 227
 Loc # 3, Bldg # 1, 21 Iron Mine Hill Rd, Gardiner, ME 04345, 1988 14x80 Holly NTA-142346
 Loc # 4, Bldg # 1, 23 Iron Mine Hill Rd, Gardiner, ME 04345, 1990 14x80 Fairmount ES Diplomat MY91783318143BFB2BA1990 14x80 Fairmount ES Dipl
 Loc # 5, Bldg # 1, 29 Iron Mine Hill Rd, Gardiner, ME 04345, 1989 14x70 EE793797
 SEE ATTACHED ACORD 101

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	SPECIAL			
Loc # 1, Bldg # 1 Building, Basic, Actual Cash Value	<input checked="" type="checkbox"/>				\$22,000	1,000
Loc # 2, Bldg # 1 Building, Basic, Actual Cash Value	<input checked="" type="checkbox"/>				\$25,000	1,000
Loc # 3, Bldg # 1 Building, Basic, Actual Cash Value	<input checked="" type="checkbox"/>				\$27,000	1,000
Loc # 4, Bldg # 1 Building, Basic, Actual Cash Value	<input checked="" type="checkbox"/>				\$24,000	1,000
Loc # 5, Bldg # 1 Building, Basic, Actual Cash Value	<input checked="" type="checkbox"/>				\$20,000	1,000
Loc # 6, Bldg # 1 Building, Basic, Actual Cash Value SEE ATTACHED ACORD 101	<input checked="" type="checkbox"/>				\$22,000	1,000

REMARKS (Including Special Conditions)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS New Dimensions FCU 94 Silver Street Waterville, ME 04901	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	<input checked="" type="checkbox"/> LOSS PAYEE
	<input checked="" type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

**ADDITIONAL REMARKS SCHEDULE**

AGENCY Legacy Risk Solutions, LLC		NAMED INSURED Home Deals LLC; Iron Mine LLC	
POLICY NUMBER WS416426		PO Box 97 Hinckley, ME 04944	
CARRIER Northfield Insurance Company	NAIC CODE 27987	EFFECTIVE DATE: 04/10/2020	
ADDITIONAL REMARKS			

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 27 FORM TITLE: EVIDENCE OF PROPERTY INSURANCE

Locations:

- Loc # 6, Bldg # 1, 24 Iron Mine Hill Rd, Gardiner, ME 04345, 1995 14x70 Fleetwood Radco
- Loc # 7, Bldg # 1, 30 Iron Mine Hill Rd, Gardiner, ME 04345, 1983 14x60 Newport Delux 279018
- Loc # 8, Bldg # 1, 10 Iron Mine Hill Rd, Gardiner, ME 04345, 1980 14x60 Oxford #ZA3211011
- Loc # 9, Bldg # 1, 12 Iron Mine Hill Rd, Gardiner, ME 04345, 1992 14x78 Oxford #AP890452
- Loc # 10, Bldg # 1, 18 Iron Mine Rd, Gardiner, ME 04345, 1986 14x70 Ritz Craft #101684-5306

Coverage Information:

- Loc # 7, Bldg # 1
Building, Basic, Actual Cash Value, Amount of Insurance: \$22,000, Deductible: 1,000
- Loc # 8, Bldg # 1
Building, Basic, Actual Cash Value, Amount of Insurance: \$23,000, Deductible: 1,000
- Loc # 9, Bldg # 1
Building, Basic, Actual Cash Value, Amount of Insurance: \$25,000, Deductible: 1,000
- Loc # 10, Bldg # 1
Building, Basic, Actual Cash Value, Amount of Insurance: \$23,000, Deductible: 1,000



EVIDENCE OF PROPERTY INSURANCE

Q-11 JMARTI

DATE (MM/DD/YYYY)
4/23/2020

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Real Protect LLC 434 Green Street, NE Gainesville, GA 30501		PHONE (A/C, No, Ext): (800) 579-0652	COMPANY Northfield Insurance Company	
FAX (A/C, No): (770) 287-8114		E-MAIL ADDRESS: service@realprotect.com		
CODE: AGENCY CUSTOMER ID #: HOMEDEA-02	SUB CODE:			
INSURED Home Deals of Maine LLC PO Box 97 Hinckley, ME 04944	LOAN NUMBER		POLICY NUMBER WS416457	
EFFECTIVE DATE 4/22/2020		EXPIRATION DATE 4/22/2021		CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Loc # 1, Bldg # 1, 43 Old Brunswick Rd, Gardiner, ME 04345, Triplex

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED	BASIC			BROAD			SPECIAL		
		COVERAGE / PERILS / FORMS						AMOUNT OF INSURANCE		DEDUCTIBLE
Each Occurrence Limit							\$1,000,000			
General Aggregate Limit							\$2,000,000			
Products & Completed Operations Aggregate Limit							\$2,000,000			
Personal and Advertising Injury Limit							\$1,000,000			
Damage to Rented Premises Limit							\$100,000			
Medical Expenses - per person Limit							\$5,000			
Loc # 1, Bldg # 1							\$406,895		1,000	
Building, Special Excluding Theft							\$36,000		1,000	
Business Income with Extra Expense and Rental Value, Special Excluding Theft										

REMARKS (Including Special Conditions)

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS

Arlene N. Quirion
51 Mattson Heights
Gardiner, ME 04345

ADDITIONAL INSURED
 MORTGAGEE

LENDER'S LOSS PAYABLE

LOSS PAYEE

LOAN #

AUTHORIZED REPRESENTATIVE
Chris J.

Item R

Land Use:
landscaping
paving

Item R

Land use to include fruit trees, high bush blueberries, perennial shrubs, and plants. Arborvitae trees (cedar trees) are being planted as buffers. Sod and hydroseeding throughout the park.
Repaving the existing roads and all driveways in Spring/Summer 2021.

R-2

D.R Struck Landscape Nursery
Route 202 Box 2215
P.O. Box 176 Winthrop, Maine 04364
207-395-4112

Proposal for Roland Pinette and Jo Roderick

Plants installed on Williams Lane

- 1. Installation of 6' Macintosh apple tree \$199.00 each
- 2. Installation of 6' Pear tree \$ 199.00 each

Note: In order to get good fruit production, we should plant 2 different varieties of fruit trees. Perhaps Cortland apple if you like. The pears could be Bartlett and Summercrisp.

- 3. Twenty-six 6' Emerald Green Arborvitae installed 4' apart with individual; mulch rings in a 100' line and then blueberries installed in a 40x3 "bed with mulch.

Plants installed on Iron Mine Hill Rd

- 1. Installation of 6' Macintosh apple tree \$199.00 each
- 2. Installation of 6' Pear tree \$ 199.00 each
- 3. Twenty-six 6' Emerald Green Arborvitae installed with individual; mulch rings in a 120' area with options of distance between trees.
 - Installed 4' on center -31 trees installed \$9,080.00
 - Installed 6' on center -21 trees installed \$6,280.00
- 4. Twenty-six 6' Emerald Green Arborvitae installed with individual; mulch rings in a 50' area with options of distance between trees.
 - Installed 4' on center -12 trees installed \$3,760.00
 - Installed 6' on center -9 trees installed \$2,920.00
- 5. Ten blueberries installed in 40x3' bed with mulch \$750.00

Total \$27,566

All plants include fertilizer and mulch as noted.

Plants are guaranteed one full year from installation.

These plants will need daily watering for the first 3 weeks from installation in order for them to thrive and flourish.

Respectfully submitted,

David R. Struck
President

Robin M. Struck
Vice President, CFO

R-3

Littlefield's Construction, LLC
46 Hanscom Road
Benton, Maine 04901

Estimate

Date
8/3/2020

Name/Address

Jo Roderick
10 Country Way, Waterville ME

Description	Qty	Project	
		Rate	Total
Iron Mine Mobile Home park	350	145.00	50,750.00
Paving of existing roadway with 1.25" compacted of hot bituminous asphalt (20'x1,280') Paving of 12 driveways with 1.25" compacted of hot bituminous asphalt (each driveway to be (20'x20') 13 driveways are dirt (each driveway to be 20'x20') 2.0" compacted of 12.5mm End of roadway (12'x120') 2.0" compacted of 19mm hot bituminous asphalt.			
Thank you		Total	\$50,750.00

Phone #
2073146112

E-mail
lukasleroy.littlefield@gmail.com

ITEM S

Iron Mine, LLC will maintain snow removal, common area mowing and road maintenance as we have done the last two years.

Williams Lane to be added when subdivision is approved.

We currently use Ye Ole English for plowing (see attached)

**YE OLDE ENGLISH
PLOWING/SANDING/GROUNDS**

Wayne and Kristy Alexander
495 Brunswick Road
Richmond, Maine 04357
Phone: (207) 242-5308
Email: fishchips3@yahoo.com

Hello there my name is Wayne Alexander owner of Ye Olde English in Richmond. I have been plowing personal and commercial properties in the Richmond/Gardiner/Dresden areas for over 16 plus years. I am writing this letter as for the acceptance in winning the bid for the plowing and sanding/salting of the Gardiner Iron Mine Trailer Park property. Please take a moment and review the specs for my bid for the 2020/2021 season.

Please feel free to contact me if you have any questions or concerns, I will gladly help in the best way I can.

The property in question for the plowing and sanding is as followed:
Iron Mine Trailer Park.....Iron Mine Hill Gardiner, Maine 04345
PO Box 97 Hinckley, Maine 04944

Bid for the 2020/2021 Season: \$4,350.00 including plowing and sanding every storm.

The agreed contract total shall be divided into 2 payments due on the 1st of month as followed:

- 1. November 1st..... \$2,175.00
- 2. January 1st.....\$2,175.00

The above bid will include the following duties:

- A) Monitoring of grounds at the above property during and after weather hits.
- B) Clearing of snow or ice during each storm.
- C) Plowing and sand/salt after each storm.

Also with the acceptance of my bid and approval, I will show proof of full coverage commercial insurance. NOTIFICATION OF ACCEPTANCE NEEDS TO BE ACKNOWLEDGED BY OCTOBER 15th and FIRST PAYMENT DUE NOVEMBER 1st.

Sincerely, Wayne Alexander

S-2

Thank you for your time, and please do not hesitate to phone me for anything that I can help with. The above cell number is where I can be reached 24 hours a day. Thanks again and hope to see you all very soon.

This 2020/2021 contract will be signed by both parties by 10/15/20

Wayne Alexander: Wayne Alexander

Iron Mine Trailer Park Rep: [Signature]

Dated: 9/17/20