

WARRANTY DEED

SAUNDERS BUILDING, LLC, a Maine limited liability company with a mailing address of 460 Runaround Pond Road, Durham, ME 04222, grants to GWB FREEPORT LLC, a Maine limited liability company with a mailing address of P.O. Box 426, Portland, ME 04112, with Warranty Covenants, that certain lot or parcel of land, with the buildings and improvements thereon, situated in the Town of Freeport, County of Cumberland and State of Maine, bounded and described as follows:

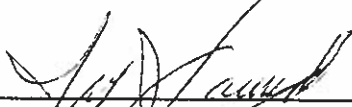
MAINE REAL ESTATE TAX PAID

Beginning at an iron at the intersection of the southeasterly side of Main Street and the southwesterly side of Mill Street, also known as Exchange Street; thence South 29° 51' 30" East by said Mill Street one hundred four and fifty hundredths (104.50) feet to a granite monument and land now or formerly of Lancey B. Deemer; thence South 60° 47' 30" West by said Deemer land ninety-nine and forty-four hundredths (99.44) feet to a granite monument and land formerly of Frederick J. Farley; thence North 30° 18' West by said Farley land forty-five and seventy-five hundredths (45.75) feet to an iron; thence on the same course by said Farley land seventy-eight and thirty-two hundredths (78.32) feet to an iron at the southeasterly side of Main Street; thence North 71° 47' 30" East by said Main Street one hundred two and fifty hundredths (102.50) feet to the point of beginning. Reference is made to Plan of Land in Freeport, Maine for Harold R. Dyer by Owen Haskell, Inc. dated October 16, 1969, and recorded in the Cumberland County Registry of Deeds in Plan Book 81, Page 10.

Being the same premises conveyed to the Grantor herein by deed dated May 9, 2018 and recorded in the Cumberland County Registry of Deeds in Book 34867, Page 337.

IN WITNESS WHEREOF, Saunders Building, LLC has executed this instrument this 16th day of May, 2019, by and through its member and duly authorized agent, John J. Saunders.


SAUNDERS BUILDING, LLC


By: John J. Saunders
Its: Member and Duly Authorized Agent

STATE OF MAINE
CUMBERLAND, ss

May 16th, 2019

Personally appeared before me the above named John J. Saunders, member and duly authorized agent of Saunders Building, LLC, and acknowledged this instrument as his free act and deed and the free act and deed of Saunders Building, LLC.


Michael T. Devine, Esq. Received
Maine Bar No. 5048 Recorded Register of Deeds
May 17, 2019 02:09:18P
Cumberland County
Nancy A. Lane



**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**
Do not use red ink.

1. County **Cumberland**

2. Municipality **Freeport**

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

GWB Freeport LLC

3c. Last name, first name, MI; or business name

3e. Mailing address after purchasing this property

P.O. Box 426

3f. Municipality

Portland

3b. Federal ID

006-64-1535

3d. Federal ID

3g. State 3h. ZIP Code

ME 04112

BOOK/PAGE - REGISTRY USE ONLY

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

Saunders Building, LLC

4c. Last name, first name, MI; or Business name

4b. Federal ID

83-0516026

4d. Federal ID

4e. Mailing address

460 Runaround Pond Road

4f. Municipality

Durham

4g. State 4h. ZIP Code

ME 04222

5. PROPERTY	5a. Map	Block	Lot	Sub-lot	Check any that apply	5b. Type of property - enter the code number that best describes the property being sold (see instructions).
	11		120		No maps exist Multiple parcels Portion of parcel Not applicable	308

5c. Physical location

46-48 Main Street

5d. Acreage (see instructions)

0.26

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0") 6a.

\$ 1,200,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

.00

6c. Exemption claim -

Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

05/17/2019

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER Name of preparer: Michael T. Devine Phone number: (207) 774-7000
 Mailing address: Two Canal Plaza, P.O. Box 4600 Email address: mdevine@nhdlaw.com
Portland, ME 04112-4600 Fax number: (207) 775-0806

GWB Freeport, LLC
c/o Boulos Asset Management
One Canal Plaza, Suite 500
Portland, ME 04101

September 28, 2023

Town of Freeport
Planning Department
30 Main Street
Freeport, ME 04032

RE: Retaining Wall Replacement at 46-48 Main Street, Freeport

To Whom it May Concern:

I Gregory Boulos, the sole member of GWB Freeport, LLC, the owner of property located at 46-48 Main Street in Freeport Maine authorize Janet Kamataris of Boulos Asset Management and/or Scott Lebrecque of LeBrecque Construction, Inc. to represent GWB Freeport, LLC in regard to the Building Permit Application process for the retaining wall replacement at 46-48 Main Street.

Sincerely,

Gregory W. Boulos

Gregory Boulos



**Town of Freeport
Planning Department
30 Main Street
Freeport, ME 04032
(207) 865-4743 ext. 107**

1. SUBMISSIONS

- Twelve (12) copies each of the completed application form and a copy of the recorded deed(s) for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. *The amount being paid for the property may be blacked out.*
- For applications to the Project Review Board, you must also submit twelve (12) copies of all other supplemental materials collated into individual packets which will fit into a large manila envelope. Please clip materials together; do not use special binding or binders. If copies of plans are being submitted, please include 2 full size sets (24" x 36") and 10 copies reduced to 11" x 17". The scale of any site plans shall be sufficient to allow review under the Criteria and Standards of Section 602.G of the Freeport Zoning Ordinance, but at not more than 50 feet to the inch for that portion of the total tract of land being proposed for development. **All plan sheets must also be submitted electronically in a pdf format.** For a complete list of detailed submission requirements, please refer to the applicable ordinance(s) which may include the Design Review Ordinance, the Subdivision Ordinance or the Zoning Ordinance (Section 602 – Site Plan Review).

For applications to the Planning Board, you must also submit eight (8) copies of all other supplemental materials.

- Payment of application fee and abutter fee (if applicable)
- This application form, along with the required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.
- The applicant or an agent needs to be present at the meeting to present the application to the Board. If the applicant is going to be represented by someone other than themselves, they must submit a signed letter of authorization.

2. ABUTTERS

Abutters will be notified as required by State and Town regulations. Abutters will be determined by the Freeport Planning Department using most recent Assessing Records. If there are other people that you would like notified of the meeting, their contact information (either mailing address or email address) must be submitted with the application form. A fee of \$2.50 per abutter will be charged.

3. FEES

Refer to current fee schedule.

**Town of Freeport
Planning Department**

Application for Review

Project Type: (check all applicable)

Site Plan Review Design Review Certificate Subdivision
 Zoning Ordinance Amendment Other (please explain) _____

Name of Project: Retaining Wall Replacement

Proposed Use of Property: No change in use

1) Applicant Information:

Name: GWB Freeport, LLC Michelle Donovan Tel: 207-871-1290
(If a Company, provide name of person also)

Address: c/o Boulos Asset Management, One Canal Plaza, Suite 500, Portland, ME 04101

Email: mdonovan@boulos.com

2) Interest in Property: Please attach a copy of the recorded deed for the property. If the applicant is not the property owner, a purchase and sale agreement or a lease agreement shall also be submitted to show that the applicant has a serious interest in the project and sufficient title, right, and/or interest to complete the project. The amount being paid for the property may be blacked out. This application will not be processed without this information.

3) Do you own any abutting property? Yes No

If yes, please explain: _____

4) Property Information:

Present Use of Property Retail

Location: Street Address 46-48 Main Street

Assessor's Office Map: 11

Lot: 120

Size of Parcel (acres): 0.26

Zoning District (s): _____

5) Design Review Information (please circle one from each category)

Design Review District: One Two Not in the Design Review District

Building Class, as designated on the Design Review District Map(s): A B C

Is this building in the Color Overlay District: Yes No

Please describe the proposed changes: Replace existing wooden timber wall (rotted) with a concrete wall.
To be sloped down with existing grade.

6) Other Information:

Proposed # of Buildings: _____ Gross Square Footage of Non-Residential Buildings: _____

Is Zoning Board of Appeals Approval Required? Yes No

If YES, provide reason _____

7) Subdivision Approval or a Subdivision Amendment: (if applicable)

Proposed Number of Lots _____

Does the applicant intend to request any waivers of Subdivision or Site Review provisions?

NO _____ YES _____

If YES, list and give reasons why _____

8) Applicant's Engineer, Land Surveyor, Landscape Architect and/or Planner:

Name: _____ Tel: _____

Address: _____

Email: _____

9) Billing Contact (If different than applicant information)

Name: _____ Tel: _____

Address: _____

Email: _____

Application Fee: \$ _____ Abutter Fee: \$ _____

Submission: *This application form, along with required accompanying materials, must be submitted to the Town Planner at least 21 days prior to the meeting at which it is to be considered.*

The undersigned, being the applicant, owner or legally authorized representative, states that all information in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

08/08/2023

DATE

Michelle Donovan

*Digitally signed by Michelle Donovan
DN: C=US, E=mdonovan@boulos.com, O=Boulos Asset
Management, CN=Michelle Donovan
Date: 2023.08.08 15:41:45-0400

SIGNATURE OF APPLICANT/OWNER/REPRESENTATIVE

Town of Freeport
DESIGN REVIEW CERTIFICATE
Checklist

The following items shall be included with all applications for Design Review Certificates for exterior alterations. For signage, please refer to the "Sign Application Requirements". Please note that the Project Review Board may request additional information if it is required for the Project Review Board to make a decision on an application.

- 1) Please attach current photos of the building showing elevations of the side(s) for which alterations are proposed.
- 2) If changes to the exterior color(s) of any portion of the building are proposed, include information on the color(s) including at least one complete set of paint chip samples (from the paint supplier) noting the actual color names.
- 3) In reviewing the application, the Board will need to know the types of materials to be used. For all materials, except for wood clapboards/shingles, cut sheets with product details must be included. Please complete the following table (use an additional sheet to explain, if necessary):

Item	Please explain details of the existing materials (if applicable)	Please explain details of proposed changes (if applicable)
Siding <i>(Note: reveal is the height of the exposed clapboard)</i>	Material _____ Style _____ Reveal _____	Material _____ Style _____ Reveal _____
Trim	Material _____ Trim Width _____	Material _____ Trim Width _____
Windows <i>(Note: please circle all styles that apply)</i>	Material _____ <u>Window Style:</u> <i>single-hung</i> <i>double-hung casement awning</i> <i>solid plate glass bay</i> <i>other</i> _____ <u>Grille Style:</u> <i>no grilles inside</i> <i>outside between the panes of glass</i> Mullion Pattern _____	Material _____ <u>Window Style:</u> <i>single-hung</i> <i>double-hung casement awning</i> <i>solid plate glass bay</i> <i>other</i> _____ <u>Grille Style:</u> <i>no grilles inside</i> <i>outside between the panes of glass</i> Mullion Pattern _____

Doors	Material _____ Panel style _____ Sidelite style _____ Transom style _____	Material _____ Panel style _____ Sidelite style _____ Transom style _____
Roofing	Material(s) _____	Material(s) _____
Misc. Items <i>(such as lighting, fences, awnings, etc)</i>	Please describe: Wooden timbers	Please describe: 12" wide double matt #4 bar 13' long retaining wall. <i>Line to stop w/ driveway stay same height to match existing</i>

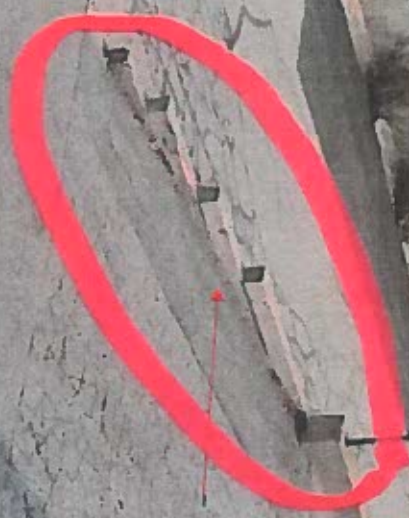
Please refer to the Town of Freeport – Chapter 22 Design Review Ordinance for additional information and standards.

Note: This form supplements the applicable Planning Department application.

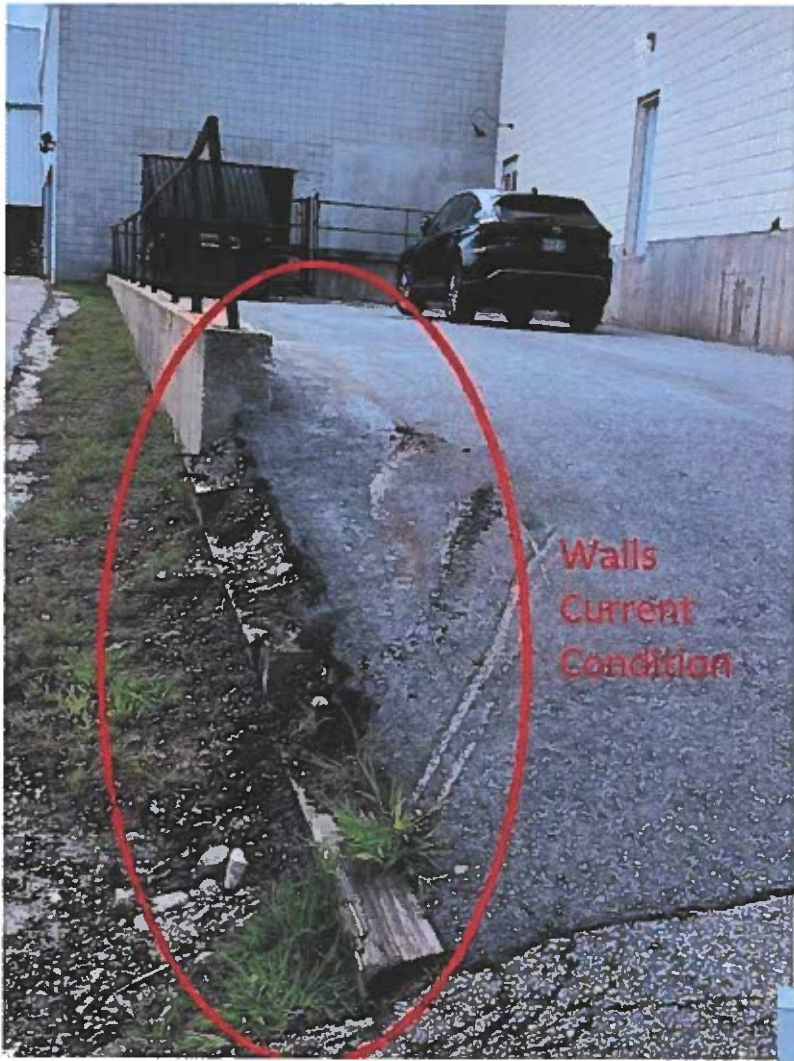
59 Mill St

Existing Concrete Wall

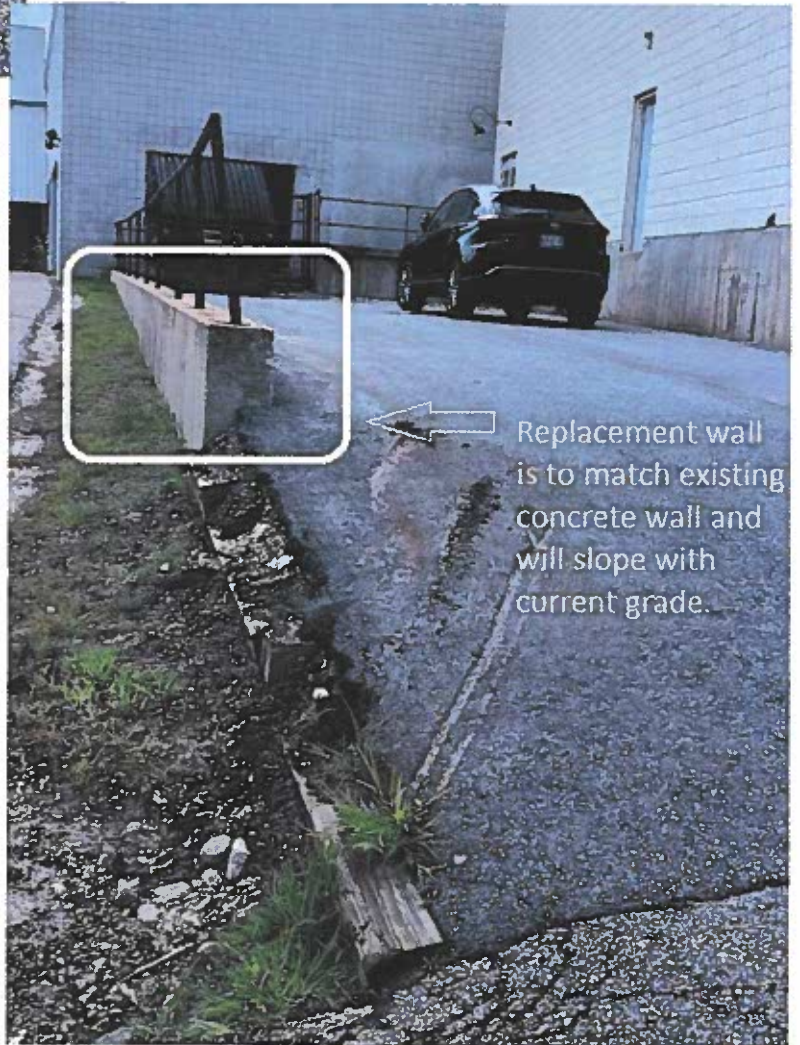
Wood Timbers that rotted and no longer there. To be replaced with concrete wall matching existing wall to go with the existing grade of the asphalt.



Google



Walls
Current
Condition



← Replacement wall
is to match existing
concrete wall and
will slope with
current grade.

