



Town of Windham
Major Site Plan and Subdivision Amendment
SKETCH PLAN APPLICATION

North Windham Public Safety
Franklin Drive
Windham, Maine 04062

Applicant:
Town of Windham
8 School Road
Windham, Maine 04062

Prepared by:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

March 2026

240431-01

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 Rendered Site Plan**



March 30, 2026
240431-01

Steve Puleo, Planning Director
Marge Govoni, Planning Board Chair
Town of Windham
8 School Road
Windham, Maine 04062

Re: North Windham Public Safety Building, Franklin Drive
Sketch Plan Application: Site Plan Review and Subdivision Amendment
Applicant: Town of Windham
Assessor reference: Map 70/Lot 14

Dear Steve, Chair Govoni, and Planning Board members:

On behalf of the Town of Windham, with construction and project management provided by Great Falls Construction, Inc., we provide this Sketch Plan permit application and plans for site improvements associated with the development of a new public safety building on Franklin Drive in the Town of Windham. The site can be further identified on the Town Tax Map 70 as Lot 14. As required by Town standards, a presubmittal meeting was held on March 24, 2026, at the municipal offices.

Existing Conditions: The project location subject to this application is a vacant, mostly-cleared area approximately 3.21 acres in size, and is an allowed use located in the Commercial District 1 (C-1). Currently, the project location is part of a larger parcel owned by Johnlee Windham, LLC. The Town of Windham has a purchase and sale agreement (PSA) with the record owner, and will be subdividing the project location through a subdivision amendment to the Windham Mall. The site is bounded by commercial developments to the northwest and southwest, Veterans Memorial Drive to the southeast, and an unimproved wooded area to the northeast. Slopes on the site range from 1% to 33%, with slopes generally increasing towards the existing infiltration basin on the eastern portion of the site. Two-thirds of the site drainage flows to the basin, while the remaining flow drains to the existing subsurface stormwater system.

Project Description: This proposed project is for a two-story new public safety building that includes offices, bunks, apparatus bays, and storage facilities for the local fire and police department that intends to relocate to the new building. The building is proposed to have a ±14,330 SF footprint, with ±27,950SF of Gross Floor Area (GFA). The proposed development also includes an access drive, parking, utilities, sidewalks, landscaping, stormwater management features, and other associated site improvements. Traffic associated with the new development

does not require a Maine Department of Transportation Traffic Movement Permit. Access to the site occurs on a local road, Franklin Drive, that is connected to Route 302 (Roosevelt Trail).

We note that a future building construction phase will include an addition ($\pm 2,050$ SF) to provide space for the Cumberland County Sheriff's Department's use. Due to the site location and existing conditions, construction constraints due to natural resources, zoning, the proposed use, or flooding are not anticipated. Reference is made to the rendered Sketch Plan enclosed within this application binder for the conceptual layout of the site.

Financial Capacity: Windham voters approved the proposal to construct a new North Windham Public Safety Building, agreeing to its cost through a combination of Tax Increment Financing, a portion of funds from the Town's General Fund, using impact fees, and obtaining a general obligation bond at the annual Town Meeting held on June 14, 2025. The second phase of the project associated with the Cumberland County Sheriff Department will be funded separately by county resources that will likely include a grant.

Project Team: A diverse team has been assembled, providing for the design, survey, engineering, permitting, project management, and site and building construction of this project. The project team consists of: Great Falls Construction, Inc., Sebago Technics, Inc., Grant Hays Associates, Inc., Invid Architecture, and a geotechnical investigation by S.W. Cole, Inc. A description of each firm, including contact information, is provided in Section 1 of the application documents.

Waivers: There are no anticipated or requested waivers at this time. The proposed project is preliminary in nature, with the purpose of this Sketch Plan application to receive crucial feedback from Town staff and the Planning Board.

We appreciate your attention to this project, and we look forward to discussing the project design in detail with the Planning Board at the next scheduled meeting. Upon your review of the submittal documents and plans, please contact me if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Tanner F. Goodine
Project Manager

TFG/skn



SKETCH PLAN - MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR SKETCH PLAN REVIEW		APPLICATION FEE: <input type="checkbox"/> \$200.00 REVIEW ESCROW: <input type="checkbox"/> \$400.00 <div style="text-align: center; color: red;">Town Project</div>		AMOUNT PAID: \$ _____ DATE: _____ <small>Office Use: _____ Office Stamp: _____</small>			
PROPERTY DESCRIPTION	Parcel ID	Map(s) #	Lot(s) #	Zoning District(s)	C-1	Total Land Area SF	= 3.21 Acr.
	Total Disturbance. >1Ac		<input type="checkbox"/> Y <input type="checkbox"/> N	Est. Building SF:	± 31,050 SF, gross	No Building; Est. SF of Total Development:	121,828 SF = 2.8 Ac.
	Physical Address:	Franklin Drive			Watershed:	Little Sebago Lake-Pleasant River	
PROPERTY OWNER'S INFORMATION	Name:	Jonlee Windham, LLC		Name of Business:	Jonlee Windham, LLC		
	Phone:	(207) 329-3499		Mailing Address:	5050 Belmont Avenue Youngstown, OH 44505		
	Fax or Cell:	c/o Jay Wise, WRE Commercial Brokers					
	Email:						
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	Town of Windham, c/o Robert Burns		Name of Business:	Town of Windham, Municipal Corporation		
	Phone:	(207) 892-1907		Mailing Address:	8 School Road Windham, ME 04062		
	Fax or Cell:						
	Email:	[REDACTED]					
APPLICANT'S AGENT INFORMATION	Name:	Tanner Goodine		Name of Business:	Sebago Technics, Inc.		
	Phone:	(207) 200-2121, Direct		Mailing Address:	75 John Roberts Road, Suite 4A South Portland, ME 04106		
	Fax or Cell:						
	Email:	[REDACTED]					
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary): Please see the Cover Letter for information regarding the existing use and site conditions of the property.						
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary): Please see the Cover Letter for information regarding the proposed project.						
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.): Please see the Cover Letter for information regarding construction constraints.						



SKETCH PLAN REVIEW REQUIREMENTS FOR A MAJOR SITE PLAN APPLICATION

Section 120-811 of the Land Use Ordinance

The submission shall contain five (5) copies of the following information, including full plan sets. Along with one (1) electronic version of the entire submission unless a waiver of a submission requirement is granted.

The Sketch Plan document/map:

- A) Plan size: 24" X 36"
- B) Plan Scale: No greater 1":100'
- C) Title block: Applicant's name and address
- Name of preparer of plans with professional information
- Parcel's tax map identification (map and lot) and street address, if available.
- Complete application submission deadline: three (3) weeks prior to the desired Planning Board or Staff Review Committee meeting.

- Five copies of application and plans
- Application Payment and Review Escrow
- Pre-submission meeting with the Town staff is required.
- Contact information:
- Windham Planning Department (207) 894-5960, ext. 2
- Steve Puleo, Town Planner stpuleo@windhammaine.us
- Amanda Lessard, Planning Director allessard@windhammaine.us

APPLICANT/PLANNER'S CHECKLIST FOR SKETCH PLAN REVIEW REQUIREMENTS

SUBMITTALS THAT THE TOWN PLANNER DEEMS INCOMPLETE IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.

The following checklist includes items generally required for development by the Town of Windham's LAND USE ORDINANCE, Sections 811, 812, & 813. Due to projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation (as listed in the checklist below)..

NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT (SEE RULES OF PLANNING BOARD FOR MORE SPECIFICS, PER SECTION 120-807D(2)).

Submission Requirements:	Applicant	Staff	Submission Requirements (continued)	Applicant	Staff
a) Completed Sketch Plan Application form	<input type="checkbox"/>	<input type="checkbox"/>	-If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	<input type="checkbox"/>	<input type="checkbox"/>
b) Proposed Project Conditions:			Plan Requirements		
- Condition of the site	<input type="checkbox"/>	<input type="checkbox"/>	Please note: the Sketch Plan does not need to be surveyed. However, if it is surveyed, please refer to the GIS requirements for Final Plan review. It may be in the applicant's interest to obtain the required GIS data while the surveyor is on site		
- Proposed use	<input type="checkbox"/>	<input type="checkbox"/>	1] The name of the development, North arrow, date, and scale.	<input type="checkbox"/>	<input type="checkbox"/>
- Constraints/opportunities of site	<input type="checkbox"/>	<input type="checkbox"/>	2] The boundaries of the parcel.	<input type="checkbox"/>	<input type="checkbox"/>
Outline any of the follow			3] The relationship of the site to the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>
- Traffic Study	<input type="checkbox"/>	<input type="checkbox"/>	4] The topography of the site at an appropriate contour interval depending on the nature of the use and character of the site (in many instances, submittal of the applicable USGS ten-foot contour map will be adequate).	<input type="checkbox"/>	<input type="checkbox"/>
- Utility Study	<input type="checkbox"/>	<input type="checkbox"/>	5] The approximate size and location of major natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries or other important natural features (if none, so state).	<input type="checkbox"/>	<input type="checkbox"/>
- Market Study	n/a	<input type="checkbox"/>	6] Existing buildings, structure, or other improvements on the site (if none, so state).	<input type="checkbox"/>	<input type="checkbox"/>
c) Name, address, phone for record owner and applicant	<input type="checkbox"/>	<input type="checkbox"/>	7] Existing restrictions or easements on the site (if none, so state).	<input type="checkbox"/>	<input type="checkbox"/>
d) Names and addresses of all consultants working on the project.	<input type="checkbox"/>	<input type="checkbox"/>	8] Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state)	<input type="checkbox"/>	<input type="checkbox"/>
e) Evidence of right, title, or interest in the property	<input type="checkbox"/>	<input type="checkbox"/>	9] A Class D medium-intensity soil survey (information from the most current soil survey for Cumberland County, Maine, is acceptable).	<input type="checkbox"/>	<input type="checkbox"/>
f) Evidence of payment of Sketch Plan fees and escrow deposit	n/a	<input type="checkbox"/>	10] The location and size of proposed buildings, structures, access drives, parking areas, and other development features (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>
g) Any anticipated waiver requests (Section 120-808)			PDF Electronic Submission	<input type="checkbox"/>	<input type="checkbox"/>
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	<input type="checkbox"/>	<input type="checkbox"/>			
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	<input type="checkbox"/>	<input type="checkbox"/>			
Waivers from Subdivision Performance Standards in Section 120-812 of the Land Use Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>			

The undersigned hereby makes application to the Town of Windham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.

03/31/2026

Tanner Goodine, Sebago Technics, Inc.


APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Town of Windham c/o Robert Burns		
PROPERTY DESCRIPTION	Physical Address	N. Windham Public Safety Franklin Drive, Windham	Map	70
			Lot	14
APPLICANT'S AGENT INFORMATION	Name	Tanner Goodine		
	Phone	(207) 200-2121	Business Name & Mailing Address	Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, ME 04106


10-2-2025

 APPLICANT SIGNATURE DATE
 Robert Burns, Town Of Windham



 APPLICANT'S AGENT SIGNATURE DATE
 Tanner Goodine, Sebago Technics, Inc.

Section 1

Consultant List

Section 1: Consultant List

The Town of Windham routinely develops a variety of building and site projects. The applicant has retained the services of several consulting firms to comprise the project team for the proposed public safety building as follows:

Construction and Project Management

Great Falls Construction, Inc.

Andrew Kousko

20 Mechanic Street

Gorham, ME 04038

(207) 839-2744

akosuko@greatfalls.com

Great Falls Construction, Inc. of Gorham, Maine, has been selected to represent the Town for preconstruction services, construction management, and general contracting associated with the project. GFC is an experienced firm providing quality services in Maine and New Hampshire since 1988.

Engineer, Surveyor, Landscape Architect,

Permitting

Sebago Technics, Inc.

Tanner Goodine, Project Manager

Paul Ostrowski, P.E.

75 John Roberts Road, Suite 4A

South Portland, ME 04106

(207) 200-2121, Direct

tgoodine@sebagotechnics.com

Sebago Technics, Inc. is a multi-disciplinary engineering firm with over 40 years of experience offering a wide range of services specializing in land development design, planning, permitting, landscape architecture, and engineering design services. We maintain a staff of multi-disciplinary professionals to provide services in the areas of general, civil, transportation, traffic, and structural engineering, road design, utility infrastructure, construction management, planning and permitting, landscape architecture, environmental services, surveying and geomatics, GIS spatial data, including custom mapping, and UAV/drone services.

Architecture and Design

Grant Hays Associates, Inc.

PO Box 6179

Falmouth, ME 04105

(207) 871-5900

Grant Hays Associates, Inc. (GHA) provided the comprehensive architectural design for the project. GHA has previously completed designs for the Town of Windham Maintenance Facility, Town of Windham Public Library Renovation, and numerous other local municipal and industrial projects. GHA was established in 1994 as an architectural, space planning, and interior design firm.

Invid Architecture
631 Stevens Avenue
Portland, ME 04103
(207) 939-7602

Invid Architecture is an experienced local architectural firm providing design services utilizing sustainable design practices, project management, and interior design for commercial spaces that are functional, efficient, and aesthetically pleasing.

Geotechnical Investigation

S.W. Cole Engineering, Inc.
286 Portland Road
Gray, ME 04039
(207) 657-2866

S.W. Cole was established in 1979 and is a well-respected firm providing geotechnical engineering, materials testing, construction management services, and special inspections services throughout New England. The firm has extensive and practical construction-related experience to address a wide variety of geotechnical issues.

Section 2

Site Location and Resource Maps

Section 2: Site Location and Resource Maps

2.1 Location Map: This Section includes an excerpt from the USGS quadrangle showing the project site for identification purposes. The project site is located on Franklin Drive in the Town of Windham, Maine.

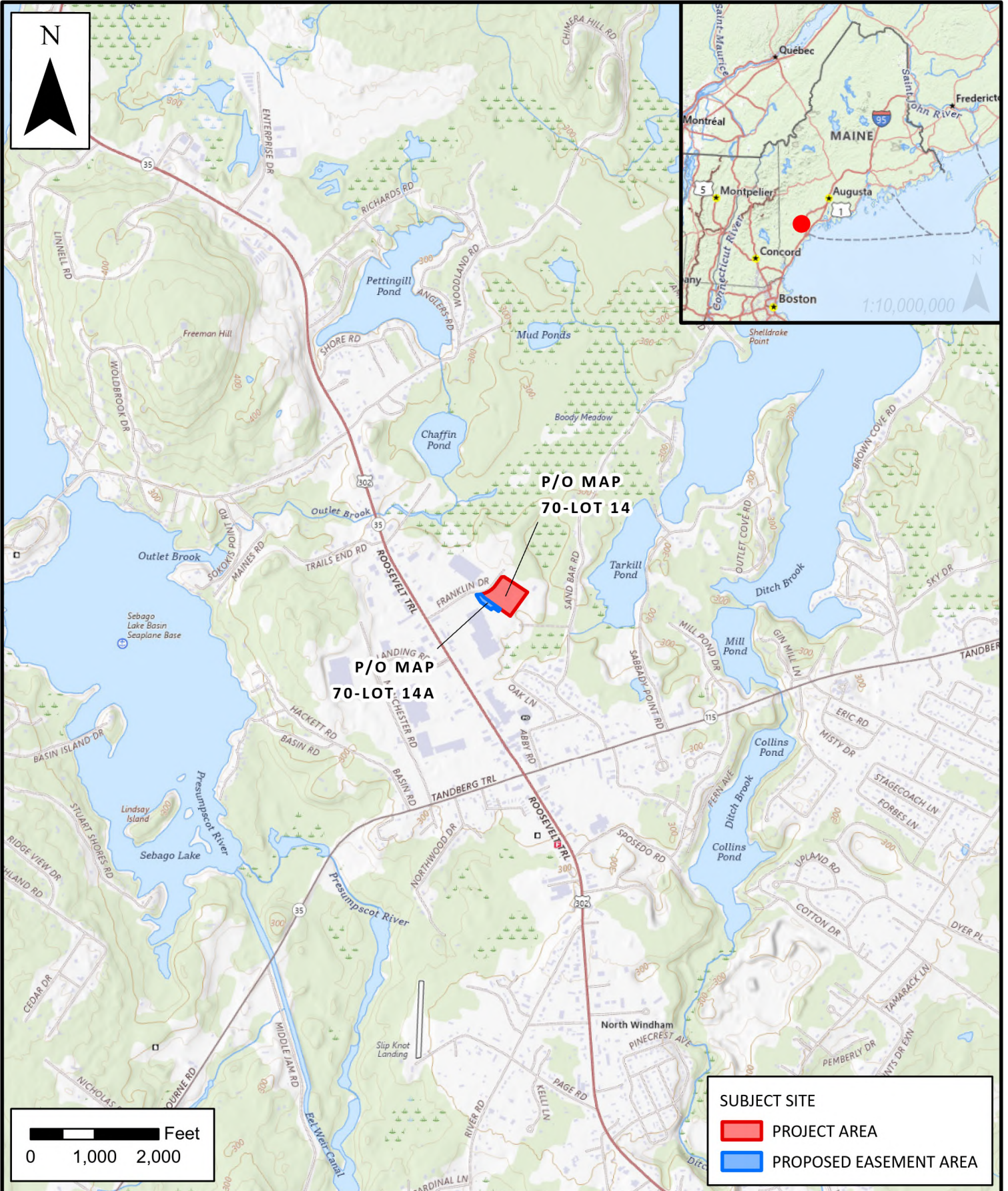
2.2 Tax Parcels: The development site can further be identified as an area totaling 5.2±-acres consisting of a portion of Tax Map 70/Lot 14 and an easement area over a portion of Map 70/Lot 14A.

2.3 Flood Map: The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 23005C0479F, effective June 20, 2024, shows that the site is not located in a flood hazard area. A copy of the FEMA National Flood Hazards map exhibit showing the project site is enclosed in this section.

2.4 Soils: Per the enclosed medium-intensity NRCS Web Soil Survey Mapping, the project is primarily located over soils identified as HIB, Hinckley loamy sand, 3-8% slopes.

2.5 Sand and Gravel Aquifer Map: Per the Maine Geological Survey mapping, the site is located over surficial deposits with good to excellent potential groundwater yield. A copy of the MGS Significant Sand & Gravel Aquifer Map is enclosed in this section.

2.6 Watershed: Per the enclosed USGS Watershed Map exhibit, the site is primarily located in the Little Sebago Lake-Pleasant River Watershed, further identified as HUC: 010600010301.



SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LOCATION MAP
NORTH WINDHAM PUBLIC SAFETY

SCALE: 1:24,000
DATE: 2/11/2026

LOCATION:
FRANKLIN DRIVE
WINDHAM, MAINE

INFORMATION:
MAINE GEOLIBRARY
USGS QUADRANGLE



TAX PARCELS

SITE: p/o Map/Lot: 070-014-000-000
& Easement on Map/Lot 070-014-00A
1 inch = 282 Feet

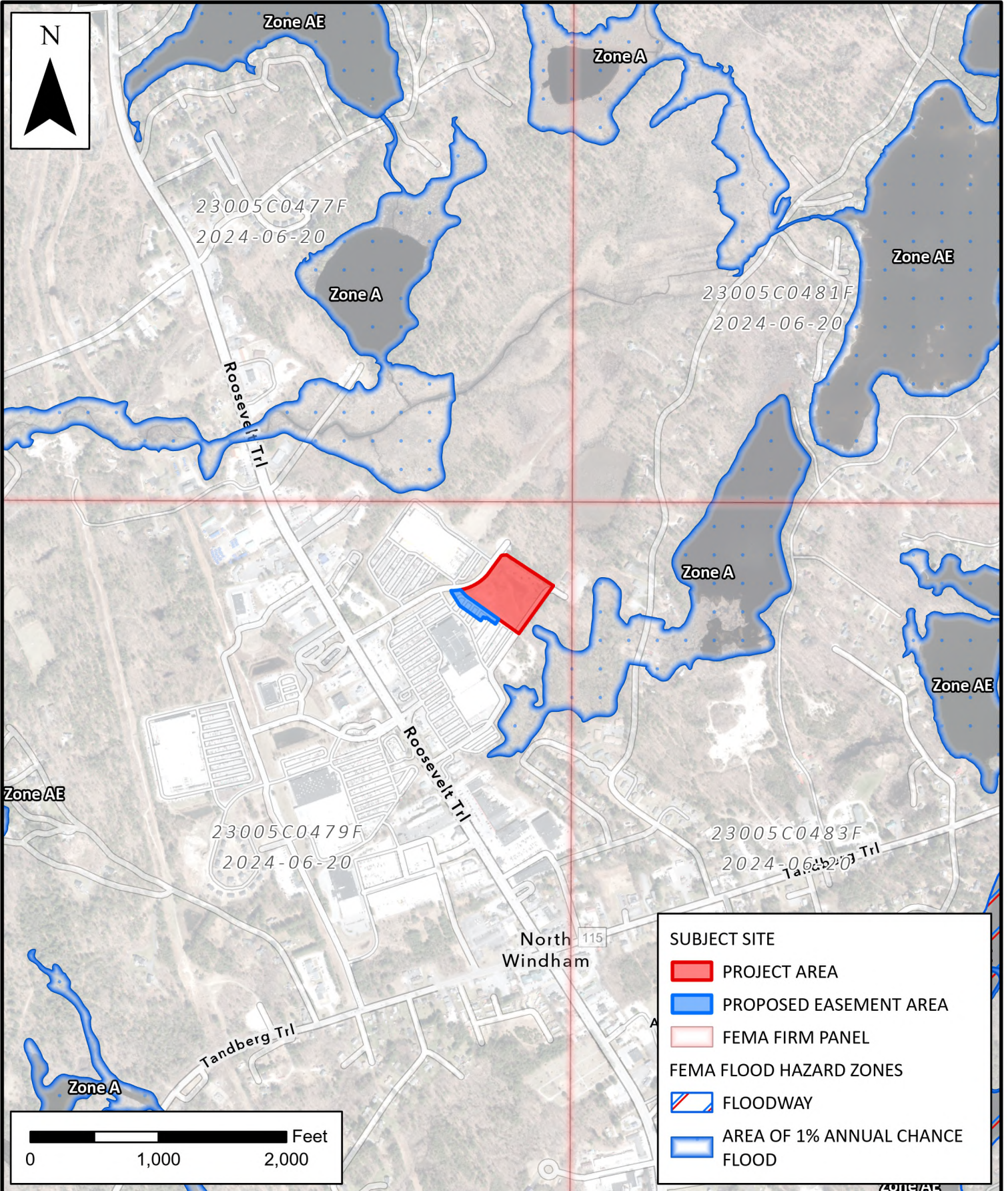


www.cai-tech.com

February 11, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

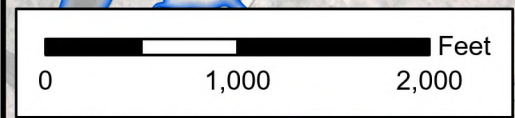


SUBJECT SITE

- PROJECT AREA
- PROPOSED EASEMENT AREA
- FEMA FIRM PANEL

FEMA FLOOD HAZARD ZONES

- FLOODWAY
- AREA OF 1% ANNUAL CHANCE FLOOD



SEBAGO
TECHNICS

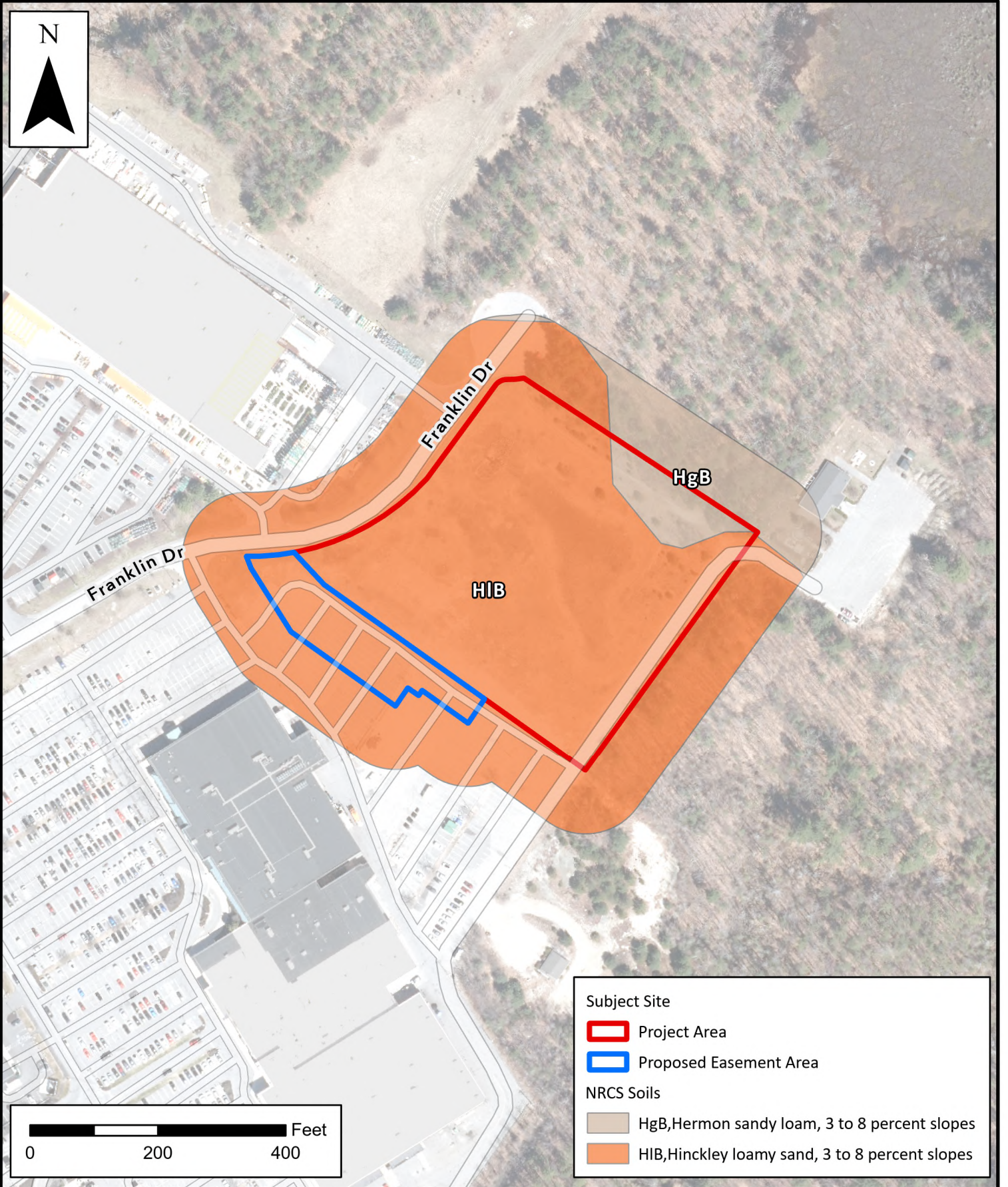
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

FEMA NATIONAL FLOOD HAZARDS
NORTH WINDHAM PUBLIC SAFETY

SCALE: 1:12,000
DATE: 2/11/2026

LOCATION:
FRANKLIN DRIVE
WINDHAM, MAINE

INFORMATION:
FEMA NATIONAL FLOOD HAZARD LAYER
EFFECTIVE JUNE 20, 2024

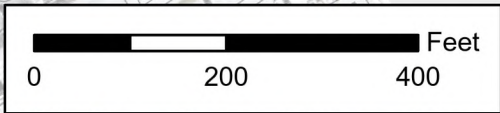


Subject Site

- Project Area
- Proposed Easement Area

NRCS Soils

- HgB, Hermon sandy loam, 3 to 8 percent slopes
- HIB, Hinckley loamy sand, 3 to 8 percent slopes



SEBAGO
TECHNICS

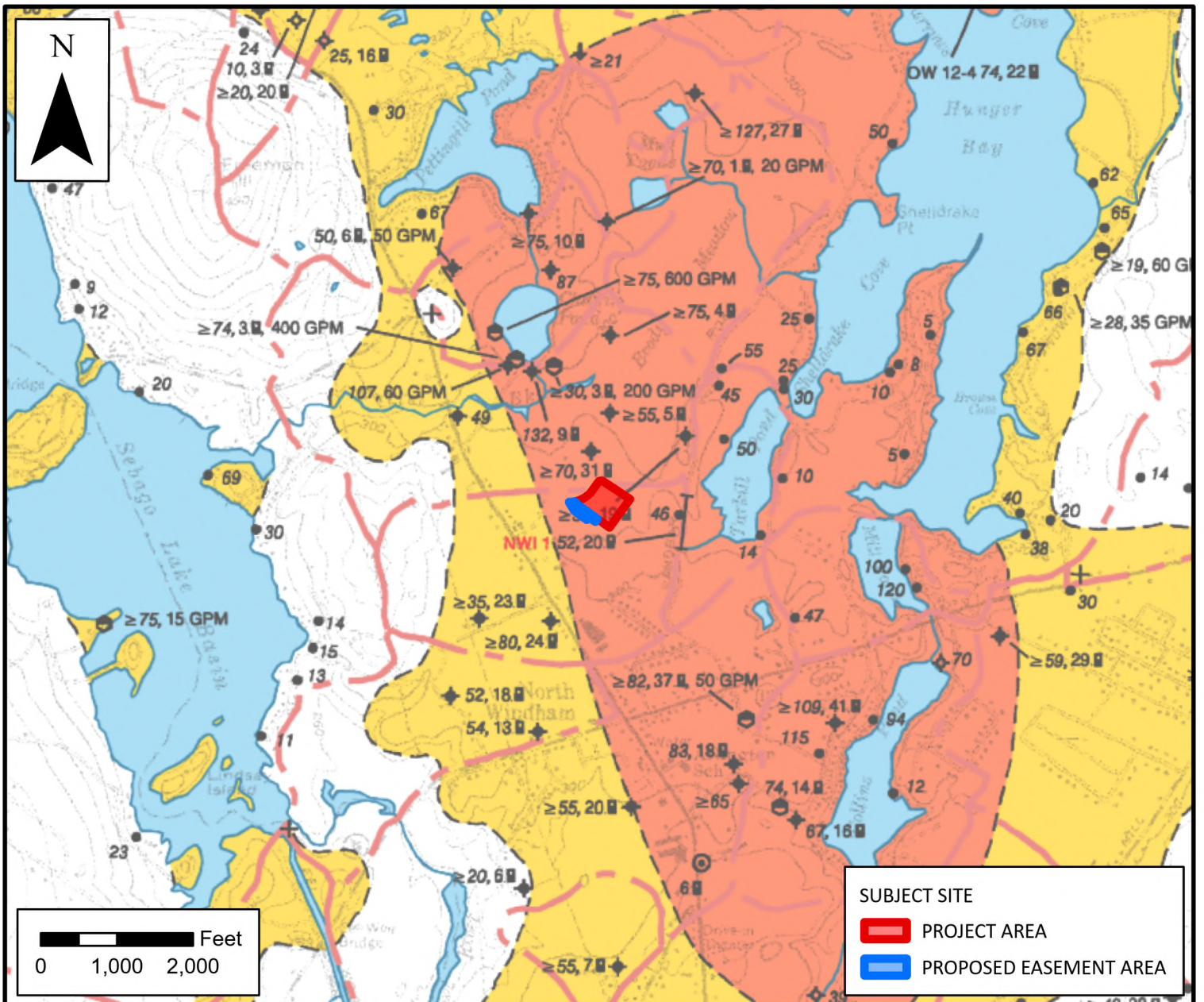
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

NRCS SOIL SURVEY MAP
NORTH WINDHAM PUBLIC SAFETY

LOCATION: FRANKLIN DRIVE
WINDHAM, MAINE

SCALE: 1:2,400
DATE: 2/11/2026

INFORMATION:
MAINE GEOLIBRARY
USDA NRCS SOIL SURVEY 2020



SIGNIFICANT SAND AND GRAVEL AQUIFERS
(yields greater than 10 gallons per minute)

- - - - - Approximate boundary of surficial deposits with significant saturated thickness where potential ground-water yield is moderate to excellent.
- Orange box: Surficial deposits with good to excellent potential ground-water yield; yields generally greater than 50 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yield zones are based on subsurface data where available, and may vary from mapped extent in areas where data are unavailable.
- Yellow box: Surficial deposits with moderate to good potential ground-water yield; yields generally greater than 10 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy till and alluvium; yields may exceed 50 gallons per minute in deposits hydraulically connected with surface-water bodies, or in extensive deposits where subsurface data are available.

SURFICIAL DEPOSITS WITH LESS FAVORABLE AQUIFER CHARACTERISTICS
(yields less than 10 gallons per minute)

- White box: Areas with moderate to low or no potential ground-water yield (includes areas underlain by till, marine deposits, eolian deposits, alluvium, swamps, thin glacial sand and gravel deposits, or bedrock); yields in surficial deposits generally less than 10 gallons per minute to a properly constructed well.

SEISMIC-LINE INFORMATION

Profiles for 12-channel seismic lines are shown in Figure 6 of Open-File Report 87-24a (Adamik and others, 1987). Length of 12-channel seismic lines as shown on the map is to scale. All single-channel lines ranged from 80 to 250 feet long and are not shown to scale.

- 53 Depth to bedrock, in feet below land surface.
- ≥53 Depth to bedrock exceeds depth shown (based on calculations).
- 125 Depth to water level, in feet below land surface.
- MAP-7 131, 23 Twelve-channel seismic line, with depth to bedrock and depth to water shown at the midpoint of the line, in feet below land surface.
- MAP-E 69, 12 Single-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface.
- MAP-E 72, 12 Unless otherwise indicated, data shown above the line-identifier box refers to the northern end of the seismic line.

The 3-letter identifier for a line is an abbreviation for the topographic quadrangle. If the 3-letter identifier for the line is followed by a number (ex: MAP - 7, MAP - 4), the line is a 12-channel line. If the identifier is followed by a letter (ex: MAP - E, MAP - P), the line is a single-channel line. Single-channel seismic interpretations by J. T. Adamik. Twelve-channel seismic interpretations by J. T. Adamik and C. D. Neil.

GEOLOGIC AND WELL INFORMATION

- 56 Depth to bedrock, in feet below land surface
- ≥ 13 Penetration depth of boring; ≥ symbol refers to minimum depth to bedrock based on boring depth or refusal
- 6 Depth to water level in feet below land surface (observed in well, spring, test boring, pit, or seismic line)
- × Gravel pit (overburden thickness noted in feet, e.g. 5-12')
- ⊗ Quarry
- 4 GPM Yield (flow) of well or spring in gallons per minute (GPM)
- ↓ Spring, with general direction of flow
- Drilled overburden well
- Dug well
- ⊕ Observation well (project well if labeled; nonproject well if unlabeled)
- ⬇ Test boring (project boring if labeled; nonproject boring if unlabeled)
- ↓ Driven point
- Test pit
- Drilled bedrock well
- ▽ Potential point source of ground-water contamination
- + Bedrock outcrop
- Surface-water drainage-basin boundary; surface-water divides generally correspond to ground-water divides. Horizontal direction of ground-water flow generally is away from divides and toward surface-water bodies.



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SIGNIFICANT SAND & GRAVEL AQUIFER MAP
NORTH WINDHAM PUBLIC SAFETY

SCALE: 1:24,000
DATE: 2/11/2026

LOCATION:
FRANKLIN DRIVE
WINDHAM, MAINE

INFORMATION:
MAINE GEOLOGICAL SURVEY:
SAND & GRAVEL AQUIFERS 24K SCALE



WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd. - Suite 4A
 South Portland, ME 04106
 Tel. 207-200-2100

USGS WATERSHED MAP
 NORTH WINDHAM PUBLIC SAFETY

SCALE: 1:24,000
 DATE: 2/11/2026

LOCATION:
 FRANKLIN DRIVE
 WINDHAM, MAINE

INFORMATION:
 MAINE GEOLIBRARY
 USGS WATERSHED BOUNDARY DATASET

Section 3

Right, Title, or Interest

Section 3: Right, Title, or Interest

3.1 The property is subject to a Purchase and Sale Agreement between the record owner and the applicant. Reference is made to the amendment to the agreement included in this section.

3.2, 3.21 Property cards for the development parcel (70-14) and the easement property (70-14A) are enclosed for reference.

3.3 The record owner of the project site is Jonlee Windham LLC. Reference is made to the copy of deed book 14194/page 0120 recorded in the Cumberland County Register of Deeds (CCRD) on October 1, 1998, within this section.

3.4 The Record owner of the proposed easement location is Hannaford Bros Co, per CCRD deed book 9919/page 201, with subsequent corporate mergers described in CCRD deed book 12300/page 188, all enclosed in this section.

**AMENDMENT TO
PURCHASE AND SALE AGREEMENT**

This AMENDMENT TO PURCHASE AND SALE AGREEMENT (the "Amendment") is made this 28 day of January, 2026 (the "Effective Date"), by and between, **JONLEE WINDHAM, LLC**, a Maine limited liability company with a place of business at and a mailing address of 5050 Belmont Avenue, Youngstown, OH 44505 ("Seller"), and the **Town of Windham**, a municipal corporation organized and existing under the laws of the State of Maine, with a mailing address of 8 School Road, Windham, ME 04062 ("Buyer").

WITNESSETH:

WHEREAS, Buyer and Seller entered into that certain Purchase and Sale Agreement pertaining to that certain tract of land totaling approximately 5.02 acres, being a portion of the land located at 795 Roosevelt Trail, Windham, Maine, (the "Purchase Agreement"); and

WHEREAS, Purchaser and Seller desire to amend the Purchase Agreement as hereinafter set forth to, among other things, extend the time for Seller and Buyer to finalize the Declaration contemplated by the Purchase Agreement and obtain consents of Hannaford Bros. Co., LLC, and Home Depot U.S.A., Inc., to the extent required.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the foregoing and subject to the terms and conditions hereof, Seller and Buyer hereby agree as follows.

1. Each capitalized term used but not defined herein shall have the meaning ascribed to such term in the Purchase Agreement.
2. To the extent the Purchase Agreement has expired or has otherwise been terminated, the parties agree that it is reinstated.
3. Notwithstanding the provisions of the Purchase Agreement, the Due Diligence Period is hereby extended to and shall expire on July 31, 2026.
4. Section 3 (Closing) of the Agreement is hereby amended so that the "Closing" or "Closing Date" shall occur on or before August 31, 2026.
5. This Amendment may be executed by counterpart signatures, and each of which when so executed and delivered shall be an original, but which together shall constitute one and the same instrument. Signatures delivered by fax, email or electronic signature (such as DocuSign or Kofax) shall be as effective as an original
6. Except as expressly stated herein, the original Agreement remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto, hereunto duly authorized, have executed and delivered this Agreement as January 28, 2026.

SELLER:
Jonlee Windham LLC

Audrey Walker
Witness:

By: Lee Burdman
Lee Burdman
Its: Manager

BUYER:
TOWN OF WINDHAM

Sammy Hodgman
Witness:

By: Robert J. Burns
~~Barry A. Tibbetts~~ Robert J. Burns
Its: Town Manager



Property Card: 795 ROOSEVELT TR
Town of Windham, ME

Parcel Information	
Parcel ID: 070014000000 Vision ID: 5657 Owner: JONLEE WINDHAM LLC Co-Owner: Mailing Address: 5050 BELMONT AVENUE YOUNGSTOWN, OH 44505	Map: 70 Lot: 14 Use Description: SHOPNGMALL Zone: Land Area in Acres: 27.11
Sale History	Assessed Value
Book/Page: 14194/0120 Sale Date: 10/1/1998 Sale Price: \$0	Land: \$4,218,700 Buildings: \$4,205,900 Extra Bldg Features: \$100,800 Outbuildings: \$1,017,800 Total: \$9,543,200

Building Details: Building # 1		
	Model: Commercial Living Area: 121070 Appr. Year Built: 2004 Style: Local Shop Cntr Stories: 1 Occupancy: 1 No. Total Rooms: No. Bedrooms: No. Baths: No. Half Baths:	Int Wall Desc 1: Drywall/Sheet Int Wall Desc 2: Ext Wall Desc 1: Concr/Cinder Ext Wall Desc 2: Roof Cover: Tar & Gravel Roof Structure: Flat Heat Type: Forced Air-Duc Heat Fuel: Gas A/C Type: Central



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



Property Card: 803 ROOSEVELT TR
 Town of Windham, ME

Parcel Information

<p>Parcel ID: 070014A00000 Vision ID: 5660 Owner: HANNAFORD BROS CO Co-Owner: ATTN: REAL ESTATE DEPT Mailing Address: PO BOX 1330 SOUTHBURY, NC 28145</p>	<p>Map: 70 Lot: 14-A Use Description: SUPERMKT Zone: Land Area in Acres: 3.22</p>
---	--

Sale History	Assessed Value
--------------	----------------

<p>Book/Page: 12300/0188 Sale Date: 12/30/1995 Sale Price: \$0</p>	<p>Land: \$1,132,500 Buildings: \$6,152,100 Extra Bldg Features: \$233,300 Outbuildings: \$116,400 Total: \$7,634,300</p>
---	--

Building Details: Building # 1

<p><input type="checkbox"/></p>	<p>Model: Commercial Living Area: 62212 Appr. Year Built: 2013 Style: Supermarket Stories: 1 Occupancy: 1 No. Total Rooms: No. Bedrooms: No. Baths: No. Half Baths:</p>	<p>Int Wall Desc 1: Drywall/Sheet Int Wall Desc 2: Ext Wall Desc 1: Concr/Cinder Ext Wall Desc 2: Roof Cover: Tar & Gravel Roof Structure: Flat Heat Type: Forced Air-Duc Heat Fuel: Gas A/C Type: Central</p>
---------------------------------	--	---



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

70456

QUITCLAIM DEED WITH COVENANT

Provost, Inc., a Maine corporation with a principal place of business at 120 Exchange Street, Portland, County of Cumberland and State of Maine, for consideration paid, does hereby grant with quitclaim covenants to Jonlee Windham LLC, a Maine limited liability company, with a place of business at 5050 Belmont Avenue, Youngstown, Ohio 44505, all that certain real property together with all buildings, fixtures and improvements thereon situated on U.S. Route 302 in Windham, Maine, and being more particularly described as follows:

See Exhibit "A" attached hereto

Being the same premises conveyed to the Grantor herein by deed from Fleet Bank of Maine dated December 17, 1997, and recorded in Book 13504, Page 113, of the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by Michael Scarks, its President, thereunto duly authorized, this __ day of October, 1998.

MAINE REAL ESTATE TAX PAID

S H Merrill
Witness

Provost, Inc.
By: Michael Scarks
Michael Scarks
Its: President

STATE OF MAINE
CUMBERLAND, SS.

October 1, 1998

Then personally appeared the above named Michael Scarks and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Provost, Inc..

Before me,
S H Merrill
Notary Public - Attorney at law
Print Name: Samuel H. Merrill

SCHEDULE A

A certain lot or parcel of land situated on the northeasterly side of U.S. Route 302 in Windham, in the County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Beginning on the northeasterly side of U.S. Route 302 at the southerly corner of land now or formerly owned by Ripley & Fletcher Co., Inc.; thence running North $52^{\circ} 43' 21''$ East along said land now or formerly of Ripley & Fletcher Co., Inc. a distance of one hundred ninety-one and seventy-nine hundredths (191.79) feet to a point, thence North $15^{\circ} 46' 39''$ West a distance of two hundred sixty-four and forty-five hundredths (264.45) feet to a point; thence North $53^{\circ} 01' 19''$ East a distance of one hundred eighteen and fifty-two hundredths (118.52) feet to a point; North $14^{\circ} 17' 17''$ West parallel to the Easterly line of said Route 302, a distance of sixty-one and eighty hundredths (61.80) feet to a point; thence South $75^{\circ} 42' 43''$ West at a right angle to the last mentioned line, a distance of two hundred seventy-two and fifty-seven hundredths (272.57) feet to a point in the Easterly line of said Route 302; thence North $14^{\circ} 17' 17''$ West along the Easterly line of said Route 302, a distance of sixty and no hundredths (60.00) feet to a point; thence North $75^{\circ} 42' 43''$ East at a right angle to the Easterly line of said Route 302, a distance of three hundred fifty-nine and seventeen hundredths (359.17) feet to a point; thence North $62^{\circ} 52' 45''$ East a distance of eight hundred ninety-eight and forty-eight hundredths (898.48) feet to a point; thence South $29^{\circ} 39' 32''$ East a distance of one hundred two and sixty-six hundredths (102.66) feet to an existing, capped iron rod set in the ground stamped 492 at the Northeasterly corner of land conveyed to Windham Mall

Associates by CRE I Real Estate Corp. by Deed dated June 14, 1990 and recorded in said Registry in Book 9216, Page 342; thence running South $40^{\circ} 14' 20''$ East along land now or formerly of Lawrence E. Smith, et al., a distance of six hundred thirty-four and twenty-three hundredths (634.23) feet to land now or formerly of Jasper E. Mayberry; thence running South $50^{\circ} 47' 38''$ West along said Jasper E. Mayberry land a distance of seven hundred eighty-three and eighteen hundredths (783.18) feet to a corner in said Mayberry land; thence running South $40^{\circ} 32' 03''$ East along said Jasper E. Mayberry land a distance of fifty and no hundredths (50.00) feet to the northerly corner of land now or formerly of New Marblehead Seniors Housing Corporation; thence running South $50^{\circ} 47' 38''$ West along said land of New Marblehead Seniors Housing Corporation a distance of sixty and no hundredths (60.00) feet to a corner in said land; thence running South $19^{\circ} 04' 19''$ East along said land of New Marblehead Seniors Housing Corporation a distance of two hundred twenty-nine and twenty-four hundredths (229.24) feet to land now or formerly of Windham Seniors Housing Corporation; thence running South $51^{\circ} 25' 48''$ West along said land of Windham Seniors Housing Corporation a distance of two hundred eleven and fifty-five hundredths (211.55) feet to a corner in said land of Windham Seniors Housing Corporation; thence running South $38^{\circ} 34' 12''$ East along said land of Windham Seniors Housing Corporation a distance of two hundred forty-seven and ninety-two hundredths (247.92) feet to an iron pin at the northerly corner of land conveyed by Northeast Bank of Westbrook to Windham Seniors Housing, Inc. by deed dated June 4, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3554, Page 240, said land also being Lot No. 18 as shown on a Plan of Oak Grove

by E. A. Saunders, C. E., dated 1965 and recorded in said Registry of Deeds in Plan Book 70, Page 17; thence running South $51^{\circ} 47' 26''$ West along the northwesterly side of said Lot No. 18 a distance of one hundred nineteen and seventy-three hundredths (119.73) feet to an iron pin at the westerly corner of said Lot No. 18; thence running South $38^{\circ} 26' 53''$ East along the southwesterly side of said Lot No. 18 a distance of fifty and no hundredths (50.00) feet to an iron pin; thence running southwesterly across a proposed street known as Oak Lane, as shown on said Plan of Oak Grove, a distance of fifty and no hundredths (50.00) feet to an iron pin at the northerly corner of land conveyed by Northeast Bank of Westbrook to Charles R. DeCrow and Deanna L. DeCrow by deed dated September 7, 1976 and recorded in said Registry of Deeds in Book 3989, Page 57; thence running South $51^{\circ} 43' 54''$ West along said DeCrow land a distance of one hundred twenty-five and eighty-four hundredths (125.84) feet to land now or formerly of East Coast Centers; thence running North $38^{\circ} 25' 36''$ West along said land of East Coast Centers a distance of forty-six and forty-nine hundredths (46.49) feet to an angle point; thence running North $40^{\circ} 22' 43''$ West along land now or formerly of Philip Cook a distance of one hundred thirteen and fifty-one hundredths (113.51) feet to an iron pipe at the easterly corner of land conveyed by Warren C. Fernald, et al., to Kenmore Commoss, et al., by deed dated October 13, 1965, and recorded in said Registry of Deeds in Book 2927, Page 484; thence running North $36^{\circ} 07' 43''$ West along said Commoss land a distance of fifty-nine and seventy-four hundredths (59.74) feet to the northerly corner of said Commoss land; thence running South $73^{\circ} 21' 33''$ West along said Commoss land a distance of one hundred fifty-nine and twelve hundredths (159.12) feet to land of Norway Savings Bank;

thence running North 16° 05' 25" West along said land of Norway Savings Bank a distance of one hundred ninety and no hundredths (190.00) feet to the northerly corner of said land; thence running South 73° 21' 33" West along said land of Norway Savings Bank a distance of two hundred five and no hundredths (205.00) feet to the northeasterly side of U.S. Route 302; thence running North 16° 05' 25" West along said U.S. Route 302 a distance of sixty-three and no hundredths (63.00) feet to an existing capped iron rod; thence running North 07° 01' 03" West along said U.S. Route 302 a distance of one hundred three and ninety-one hundredths (103.91) feet to an existing capped iron rod; thence running North 16° 05' 25" West along said U.S. Route 302 a distance of one hundred twenty-five and no hundredths (125.00) feet to an existing capped iron rod; thence running North 16° 05' 25" West along said U.S. Route 302 a distance of two hundred twenty-five and no hundredths (225.00) feet to an existing capped iron rod; thence running South 74° 00' 00" West along said U.S. Route 302 a distance of sixteen and no hundredths (16.00) feet to an existing capped iron rod; thence running North 16° 05' 25" West along said U.S. Route 302 a distance of one hundred seventy-seven and sixty-one hundredths (177.61) feet to said land of Ripley & Fletcher Co., Inc. and the point of beginning.

Excepting therefrom a certain lot or parcel of land bounded and described as follows:

Beginning at an existing 3/4 inch iron rod set in the ground in the Easterly line of Route 302, so called, at the Northwesterly corner of land conveyed to Windham Mall Associates by CRE I Real Estate Corp. by Deed dated June 14, 1990 and recorded in the

Registry of Deeds for Cumberland County in Book 9216, Page 342, thence: North $52^{\circ} 43' 21''$ East along the Northerly line of said Windham Mall Associates' land, a distance of one hundred ninety-one and seventy-nine hundredths (191.79) feet to a capped rod at the southwesterly corner of land conveyed by C.N. Brown Company to Windham Mall Associates, thence: North $51^{\circ} 19' 31''$ East a distance of three hundred twenty-two and fourteen hundredths (322.14) feet to the true point of beginning for this parcel, thence:

1. North $49^{\circ} 08' 53''$ East along the Northerly line of said Windham Mall Associates' land, a distance of four hundred four and fifty-four hundredths (404.54) feet to a point, thence:

2. South $15^{\circ} 38' 17''$ East a distance of four hundred sixty-eight and eighty hundredths (468.80) feet to a point, said point being on a line which is the prolongation of the Southeasterly face of the masonry wall of the Shop 'N Save store presently located on the parcel herein described, thence:

3. South $74^{\circ} 21' 43''$ West along said Southeasterly face of said masonry wall of said Shop 'N Save store and the prolongation thereof, a distance of three hundred sixty-six and no hundredths feet to a point, thence:

4. North $15^{\circ} 38' 17''$ West a distance of two hundred ninety-six and forty-seven hundredths (296.47) feet to the point of beginning.

Bearings are magnetic - 1978.

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 OCT -2 AM 10:49

CUMBERLAND COUNTY

John B. C. Brin

9284

WARRANTY DEED

WINDHAM MALL ASSOCIATES, a Maine limited partnership having a place of business in Wellesley, Massachusetts for full value and consideration paid, hereby grants to ANALYTICAL SERVICES, INC., a Maine corporation whose mailing address is P.O. Box 1000, Portland, Maine 04104, Attention: Real Estate Department, with WARRANTY COVENANTS, the following real estate:

A certain lot or parcel of land situated in North Windham in Cumberland County, State of Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

Beginning at an existing 3/4 inch iron rod set in the ground in the Easterly line of Route 302, so called, at the Northwesterly corner of land conveyed to Windham Mall Associates by CRE I Real Estate Corp. by Deed dated June 14, 1990 and recorded in the Registry of Deeds for Cumberland County in Book 9216, Page 342, thence: North fifty-two degrees forty-three minutes twenty-one seconds East (N 52° 43' 21" E) along the Northerly line of said Windham Mall Associates' land, a distance of one hundred ninety-one and seventy-nine hundredths (191.79) feet to a capped iron rod at the southwesterly corner of land conveyed by C.N. Brown Company to Windham Mall Associates, thence: North fifty-one degrees nineteen minutes thirty-one seconds East (N 51° 19' 31" E), a distance of three hundred twenty-two and fourteen hundredths (322.14) feet to the true point of beginning for this parcel, thence:

1. North forty-nine degrees eight minutes fifty-three seconds East (N 49° 08' 53" E) along the southeasterly line of land conveyed by Lawrence E. Smith et al to Windham Mall Associates, a distance of four hundred four and fifty-four hundredths (404.54) feet to a point, thence:
2. South fifteen degrees thirty-eight minutes seventeen seconds East (S 15° 38' 17" E) a distance of four hundred sixty-eight and eighty hundredths (468.80) feet to a point, said point being on a line which is the prolongation of the Southeasterly face of the masonry wall of the Shop 'N Save store building presently located on the parcel herein described, thence:
3. South seventy-four degrees twenty-one minutes forty-three seconds West (S 74° 21' 43" W) along said Southeasterly face of said masonry wall of said Shop 'N Save store building and the prolongation thereof, a distance of three hundred sixty-six and no hundredths (366.00) feet to a point, thence:
4. North fifteen degrees thirty-eight minutes seventeen seconds West (N 15° 38' 17" W) a distance of two hundred ninety-six and forty-seven hundredths (296.47) feet to the point of beginning.

Containing 3.22 acres. Said Parcel is shown on an Amended Subdivision Plan for the Windham Mall dated October 8, 1991 and revised through October 21, 1991 prepared by Aliberti, LaRoche & Hodson Professional Associates, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 191, Page 191.

Bearings are magnetic - 1978.

Being a portion of the land conveyed to Windham Mall Associates by CRE I Real Estate Corp. by Deed dated June 14, 1990 and recorded in the Registry of Deeds for Cumberland County in Book 9216, Page 342 and all of the land reserved by Analytical Services, Inc., in its deed to Rocca Group Developments, Ltd. dated April 30, 1980 and recorded in said Registry of Deeds in Book 4597, Page 17. The Warranty Covenants contained in this deed shall not apply to the portion of the property described herein which is owned by the Grantee by virtue of said reservation in said 1980 deed.

IN WITNESS WHEREOF, WINDHAM MALL ASSOCIATES has caused this deed to be executed on February 24, 1992.

WINDHAM MALL ASSOCIATES
By: WINDHAM MALL MANAGEMENT CORP.

By: J. Robert Connor
J. Robert Connor
Its President

STATE OF MAINE
County of Cumberland

February 24, 1992

Personally appeared the above-named J. Robert Connor, President of Windham Mall Management Corp., general partner of Windham Mall Associates, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation and partnership.

Before me,

James C. Palmer
Notary Public/Attorney at Law
James C. Palmer

JCP/d38030.HRB

Recorded
Cumberland County
Registry of Deeds
02/24/92 04:14:10PM
Robert P. Titcomb
Register

Filing Fee ~~50.00~~ 80.00

BK 12300PG 188

01573

For Use By The Secretary of State

File No.

Fee Paid

C.B.

Date

STATE OF MAINE
ARTICLES OF MERGER OF

See Exhibit B

Subsidiary Corporation, A Maine Corporation

INTO

Hannaford Bros. Co.

Parent Corporation, A Maine Corporation

For Use By The Secretary of State

FILED

19

Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 13-A MRSA §904, the undersigned corporations adopt the following Articles of Merger:

FIRST: Hannaford Bros. Co.
herein referred to as the parent corporation, is a corporation organized under the laws of the State of Maine and owning at least 90% of the outstanding shares of each class of See Exhibit B

a corporation organized under the laws of the State of Maine and herein referred to as the subsidiary corporation.

SECOND: The plan of merger set forth in Exhibit A attached hereto was approved by the Board of Directors of the undersigned parent corporation as the surviving corporation in the manner prescribed by the Maine Business Corporation Act.

THIRD: The number of outstanding shares of each class of the participating subsidiary corporation and the number of shares of each class owned by the parent, surviving corporation are as follows:

Name of Subsidiary Corporation	Number of Outstanding Shares	Designation of Class	Number and Per Cent of Shares Owned by Surviving Parent
--------------------------------	------------------------------	----------------------	---

See Exhibit B

FOURTH: The date of the mailing to each shareholder of the subsidiary corporation of a copy of the plan of merger is N/A (Parent is sole share- holder, 19

FIFTH: Effective date of the merger (if other than date of filing of the Articles) is December 30, 1995

(Not to exceed 60 days from date of filing of the Articles.)

SIXTH: The address of the registered office in Maine of the surviving corporation is One Portland Square, P.O. Box 586, Portland, Maine 04112
(street, city, state and zip code)

The address of the registered office in Maine of the subsidiary corporation is One Portland Square, P.O. Box 586, Portland, Maine 04112
(street, city, state and zip code)

Dated: December 6, 1995

Hannaford Bros. Co.

(Surviving Corporation)

BK12300PG189

By

Hugh G. Farrington
(signature)

Hugh G. Farrington, President

(Type or print name and capacity)

By

Charles H. Crockett
(signature)

Charles H. Crockett, Assistant Secretary

(Type or print name and capacity)

This document **MUST** be signed by (1) the Clerk OR (2) the President or a vice-president AND the Secretary, an assistant secretary or other officer the bylaws designate as second certifying officer OR (3) if no such officers, a majority of the directors or such directors designated by a majority of directors then in office OR (4) if no directors, the holders, or such of them designated by the holders of record of a majority of all outstanding shares entitled to vote thereon OR (5) the holders of all outstanding shares.

EXHIBIT A

AGREEMENT
AND
PLAN OF MERGER

THIS AGREEMENT AND PLAN OF MERGER, dated as of the 1st day of December, 1995, by and among,

HANNAFORD BROS. CO., a Maine corporation (hereinafter referred to as "Hannaford" and as the "Surviving Corporation"), and

COTTLE'S SHOP 'N SAVE, INC., a Maine corporation; THE SAMPSON SUPERMARKETS, INC., a Maine corporation; SHOPPING CENTER PROPERTIES, INC., a Maine corporation; ANALYTICAL SERVICES, INC., a Maine corporation; SHOP 'N SAVE REALTY, INC., a Maine corporation; M-B SUPER, INC., a Maine corporation; HANNAFORD PROPERTIES, INC., a Maine corporation; and WAREHOUSE PROPERTIES, INC., a Maine corporation (hereinafter collectively referred to as the "Merging Corporations").

W I T N E S S E T H :

WHEREAS, all of the Merging Corporations are wholly-owned subsidiaries of the Surviving Corporation; and

WHEREAS, pursuant to 13-A M.R.S.A. §904 and other applicable laws and regulations, the Directors of the Surviving Corporation and the Directors of the Merging Corporations have each approved and adopted the Plan embodied herein, and have deemed it advisable for the benefit of the Merging Corporations that they merge with and into the Surviving Corporation on the terms hereinafter set forth.

NOW, THEREFORE, on the Effective Date (as hereinafter defined) and in accordance with the provisions of Chapter 9 of the Maine Business Corporation Act, the Merging Corporations shall be merged into Hannaford, which shall continue its corporate existence and be the surviving corporation resulting from the merger, all to be effected in the manner and upon the terms and conditions hereinafter set forth:

ARTICLE I

1.1 Merger. Subject to the terms hereinafter set forth, the Merging Corporations shall be merged into Surviving

Corporation which shall continue in existence as the surviving corporation and thereupon the separate existence of the Merging Corporations shall cease.

1.2 Manner of Converting Shares. Each share of common stock of the Merging Corporations that is issued and outstanding on the Effective Date shall, by virtue of the merger and without any action on the part of the holder thereof, be canceled. Each share of common stock of Surviving Corporation that is issued and outstanding on the Effective Date shall, by virtue of the merger, remain unchanged.

1.3 Effective Time and Date. The merger provided for in this Agreement shall become effective at 11:59 P.M. (the "Effective Time") on December 30, 1995 (the "Effective Date"). Consummation of the merger shall be effected on or before such date by the filing of Articles of Merger in substantially the form annexed hereto with the office of the Secretary of State of the State of Maine.

1.4 Effect of Merger. The merger provided for in this Agreement shall have the full effect provided under Section 905 of the Maine Business Corporation Act. All rights, privileges, immunities and franchises; all property, real, personal or mixed; all debts due on any account; and all other interests and assets of every kind and description of the Merging Corporations as they exist at the Effective Time on the Effective Date of the merger, shall pass to and vest in the Surviving Corporation without any conveyance, transfer or other further action. The Surviving Corporation shall be responsible for all the liabilities and obligations of the Merging Corporations as of the Effective Time on the Effective Date. Any action or proceeding, whether civil, criminal or administrative, pending by or against the Merging Corporations shall continue as if the merger had not taken place, and the Surviving Corporation may be substituted in such action or proceeding. The Surviving Corporation's identity, existence, purposes, rights, immunities, properties, liabilities and obligations shall be unaffected and unimpaired by the merger, except as expressly provided herein.

1.5 Notice of Merger. At any time, or from time to time, after the Effective Date, the last acting officers of each of the Merging Corporations may, in the name of the respective corporation, execute, deliver, file and record all such deeds, assignments, notices and other instruments and take or cause to be taken all such further action as the Surviving Corporation may deem necessary or desirable in order to confirm and provide public notice of the Surviving Corporation's title to and possession of all of the Merging Corporations' rights, interests and assets pursuant to this Agreement and Plan of Merger, and otherwise to carry out the purposes of this Agreement and Plan of Merger.

ARTICLE II

2.1 Articles of Incorporation. The Articles of Incorporation of Hannaford on the Effective Date shall continue to be the Articles of Incorporation of the Surviving Corporation from and after the Effective Date, subject to the right of the Surviving Corporation to amend its Articles of Incorporation in accordance with the laws of the State of Maine.

2.2 Bylaws. The Bylaws of Hannaford on the Effective Date shall continue to be the Bylaws of the Surviving Corporation from and after the Effective Date, subject to the right of its stockholders and/or directors to amend its Bylaws as provided therein.

2.3 Board of Directors and Officers. Until the election and qualification of their successors, the members of the Board of Directors and the officers of Hannaford on the Effective Date shall continue to be the members of the Board of Directors and officers, respectively, of the Surviving Corporation from and after the Effective Date.

ARTICLE III

3.1 Amendment. This Agreement and Plan of Merger, or any of the terms or conditions thereof, may not be amended, modified or waived except in writing signed by each of the parties hereto.

3.2 Termination. This Agreement and Plan of Merger may be terminated or abandoned by vote of the Board of Directors of the Surviving Corporation at any time prior to the Effective Date.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed by their respective officers thereunto duly authorized as of the day and year first above written.

SURVIVING CORPORATION:

HANNAFORD BROS. CO.

By: 

Garrett D. Bowne, IV
Its Vice President and
Treasurer

MERGING CORPORATIONS:

COTTLE'S SHOP 'N SAVE, INC.

By: 

Charles A. Crockett
Its Secretary

BK 12300PG 193

THE SAMBSON SUPERMARKETS, INC.

By: Charles H. Crockett
Charles H. Crockett
Its Secretary

SHOPPING CENTER PROPERTIES, INC.

By: Charles H. Crockett
Charles H. Crockett
Its Secretary

ANALYTICAL SERVICES, INC.

By: Charles H. Crockett
Charles H. Crockett
Its Secretary

SHOP 'N SAVE REALTY, INC.

By: Charles H. Crockett
Charles H. Crockett
Its Secretary

MB-SUPER, INC.

By: Charles H. Crockett
Charles H. Crockett
Its Secretary

HANNAFORD PROPERTIES, INC.

By: Charles H. Crockett
Charles H. Crockett
Its Secretary

WAREHOUSE PROPERTIES, INC.

By: Charles H. Crockett
Charles H. Crockett
Its Secretary

EXHIBIT B

Name of Subsidiary Corporation	Number of Outstanding Shares	Designation of Class	Number and Percent of Shares Owned by Surviving Parent, Hannafor Bros. Co.
Cottle's Shop 'n Save, Inc.	440,000	Common	440,000 - 100%
The Sampson Supermarkets, Inc.	49,900	Common	49,000 - 100%
Shopping Center Properties, Inc.	1	Common	1 - 100%
Analytical Services, Inc.	5	Common	5 - 100%
MB-Super, Inc.	1	Common	1 - 100%
Shop 'n Save Realty, Inc.	250	Common	250 - 100%
Hannafor Properties, Inc.	100	Common	100 - 100%
Warehouse Properties, Inc.	100	Common	100 - 100%

File No. 19020009 0 Pages 3
19440020, 19650180, 198317420,
196800090, 198622110, 197815540,
197315600

Fee Paid \$ 80.00
DCH 1953461600016 MERG

FILED
12/12/1995

Hary Cooper
Secretary of State
AGENT

A true copy attests:

Hary Cooper
Secretary of State
Agent

RECEIVED
RECORDED REGISTRY OF DEEDS

96 JAN -2 AM 11: 19

CUMBERLAND COUNTY

John B. O'Brien

Section 4

Other Reviews

Section 4: Other Reviews

Maine Department of Environmental Protection

A Major Amendment to an existing Site Location of Development Approval (L-04289-23-A-X, dated May 24, 1978). We note that the initial approval has been revised, modified, and amended numerous times since the initial approval was received. SLODA reviews include a comprehensive review of stormwater management (Site Law Section 12). A complete copy of the MDEP submittal, reference HQK-NDMW-04M7F, was delivered to the Town on March 3, 2026, as required by MDEP.

Additional non-municipal permits are not associated with the proposed public safety facility project.

Section 5

Architectural Elevations, Progress

Section 5: Architectural Elevations

Convenience-size (11"x17") copies of architectural elevations are included in this section. The plans are progress copies that are subject to revision.



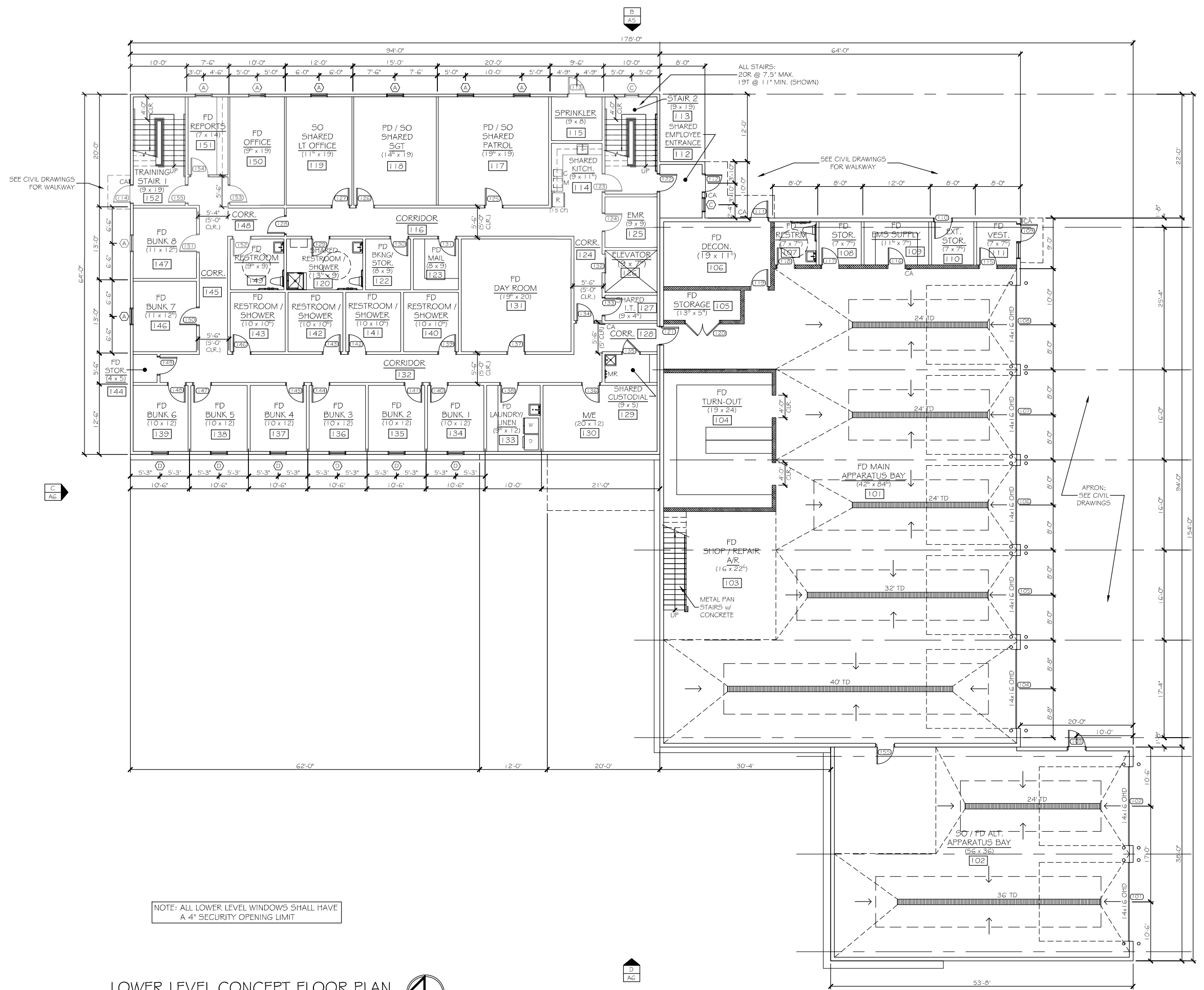
DATE	
SCALE	
DRAWN	
JOB NO.	
SHEET	

PROJECT NAME
**NORTH WINDHAM
PUBLIC SAFETY BUILDING**
FRANKLIN DRIVE WINDHAM, MAINE 04062

SHEET
**LOWER LEVEL
CONCEPT
FLOOR PLAN**

DATE	13 AUG 2025
SCALE	1/8" = 1'-0"
DRAWN	MFH / mgk
JOB NO.	250408
SHEET	

A-1



LOWER LEVEL CONCEPT FLOOR PLAN
SCALE: 1/8" = 1'-0"





GRANT HAY
ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

J/EAL

REV/NO/DATE

PROJECT NAME

NORTH WINDHAM
PUBLIC SAFETY BUILDING

FRANKLIN DRIVE

WINDHAM, MAINE 04062

SHEET

UPPER LEVEL
CONCEPT
FLOOR PLAN

DATE
13 AUG 2025

SCALE
1/8" = 1'-0"

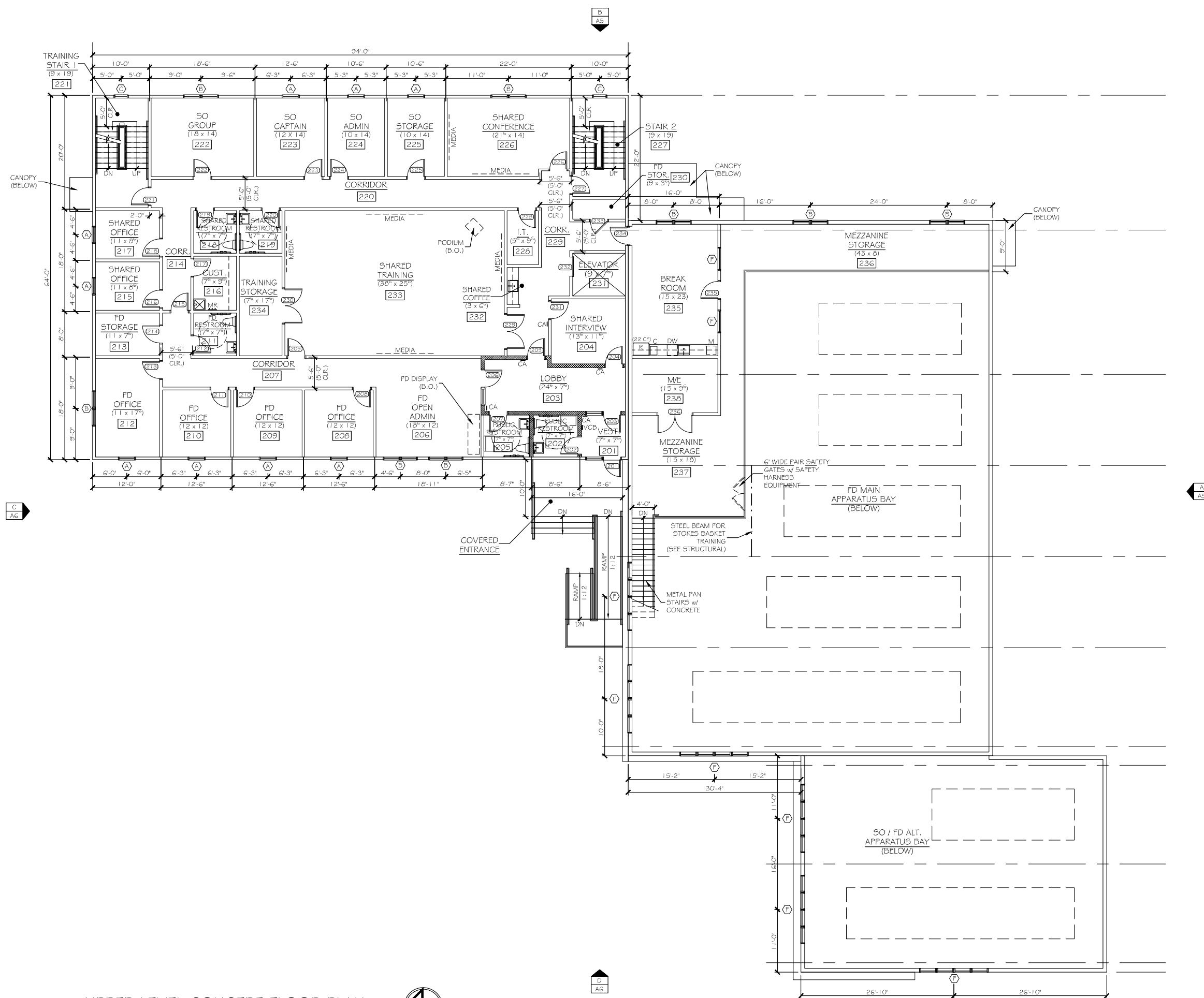
DRAWN
MFH / mgk

JOB NO.
250408

SHEET

A-2

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ASSOCIATES IS PROHIBITED.
Page 46 of 53



UPPER LEVEL CONCEPT FLOOR PLAN

SCALE: 1/8" = 1'-0"





GRANT HAYS
ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

J.EAL

REV./NO./BY

PROJECT NAME

NORTH WINDHAM
PUBLIC SAFETY BUILDING
FRANKLIN DRIVE WINDHAM, MAINE 04062

SHEET

ATTIC LEVEL
CONCEPT
FLOOR PLAN

DATE
13 AUG 2025

SCALE
1/8"=1'-0"

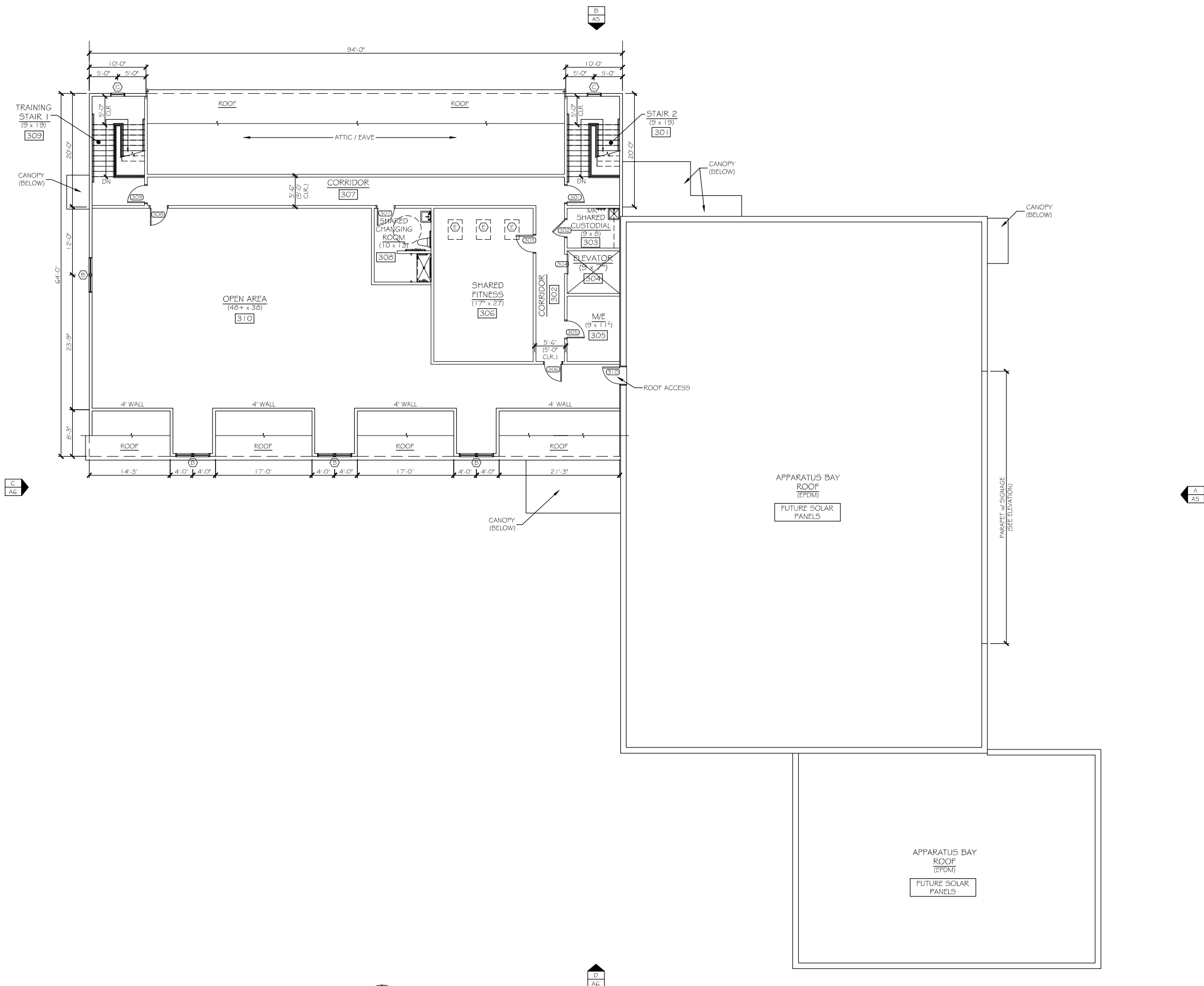
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MFH / mgk

JOB NO.
250408

SHEET

A-3

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Page 47 of 53



ATTIC LEVEL CONCEPT FLOOR PLAN

SCALE: 1/8" = 1'-0"





GRANT HAYS
ASSOCIATES

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207.871.5900 www.granthays.com

DATE

REV./NO./BY

DRAWING NAME

NORTH WINDHAM
PUBLIC SAFETY BUILDING
FRANKLIN DRIVE WINDHAM, MAINE 04062

SHEET

EXTERIOR ELEVATIONS

DATE
13 AUG 2025

SCALE
1/8" = 1'-0"

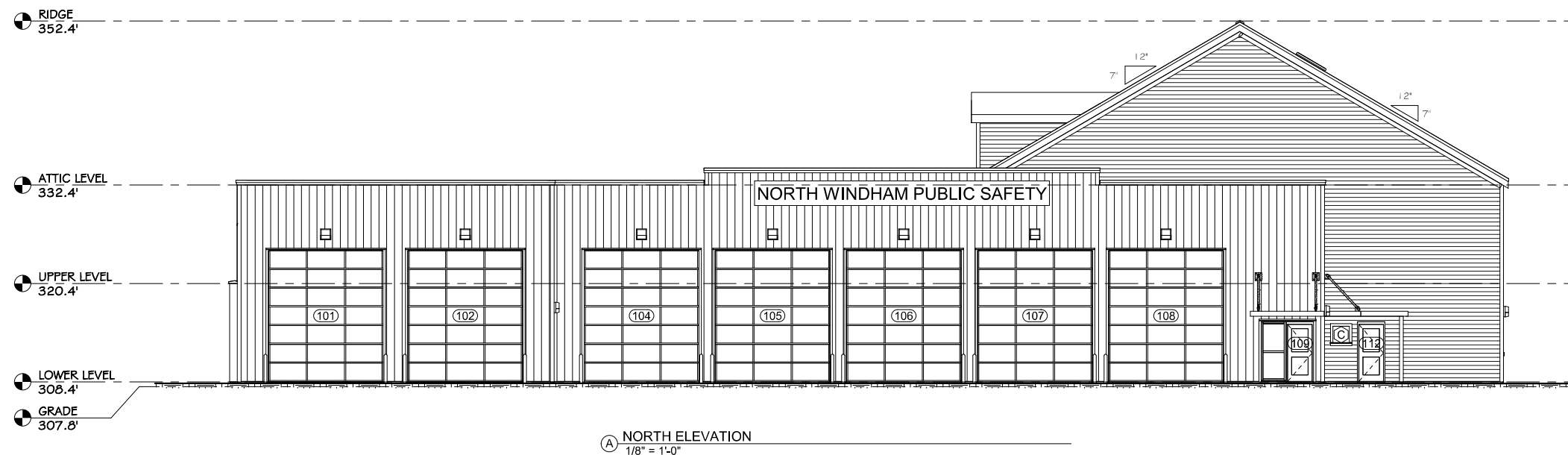
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SCALE

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NORTH WINDHAM
PUBLIC SAFETY BUILDING
FRANKLIN DRIVE WINDHAM, MAINE 04062

SHEET

EXTERIOR ELEVATIONS

DATE
13 AUG 2025

SCALE
1/8" = 1'-0"

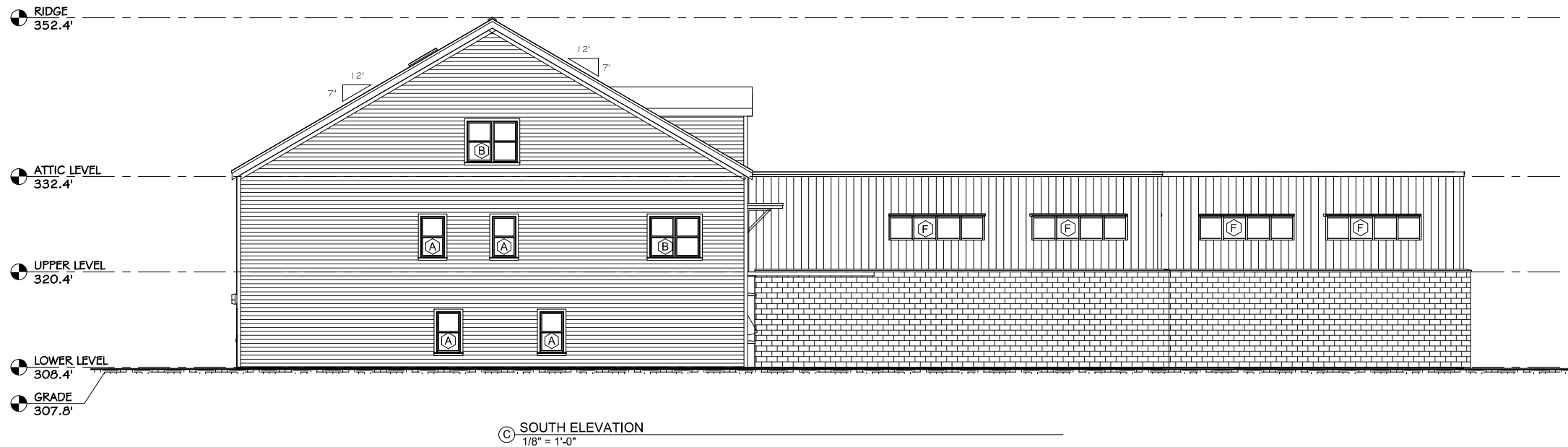
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SCALE

REV./NO./BY

DRAWING NAME

NORTH WINDHAM
PUBLIC SAFETY BUILDING
FRANKLIN DRIVE
WINDHAM, MAINE 04062

SHEET

PERSPECTIVE VIEW

DATE
13 AUG 2025

SCALE
NOT TO SCALE

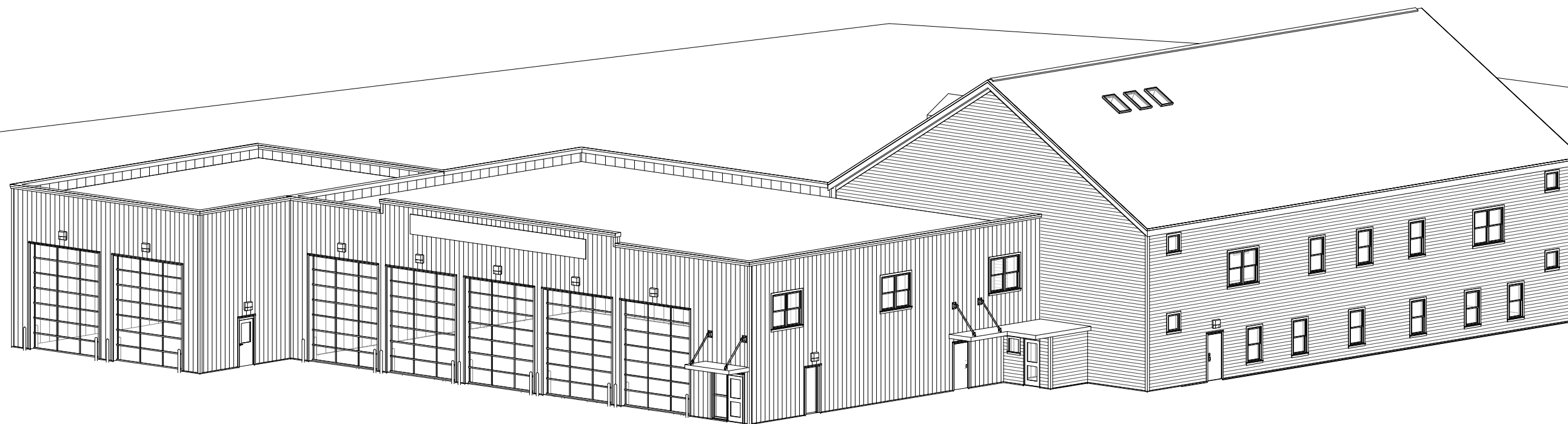
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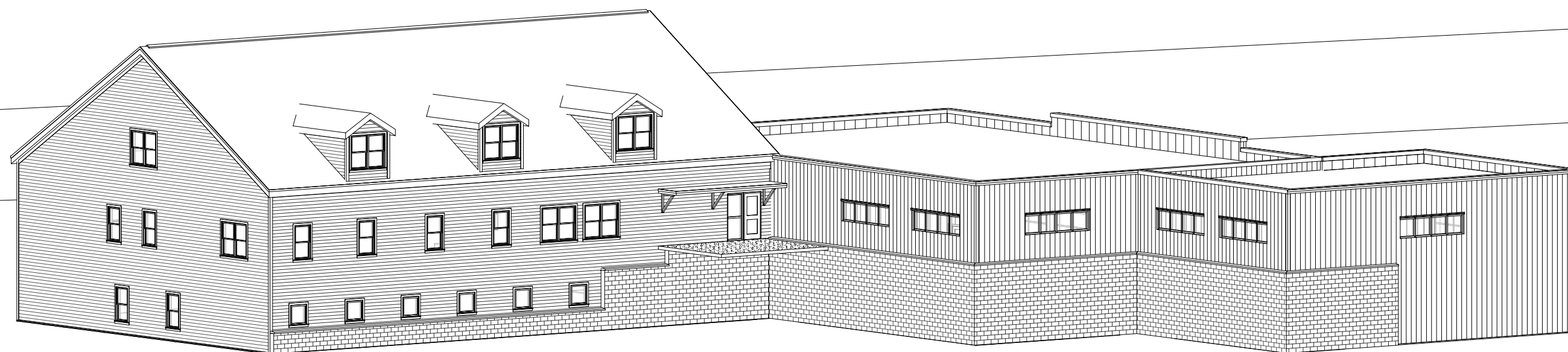
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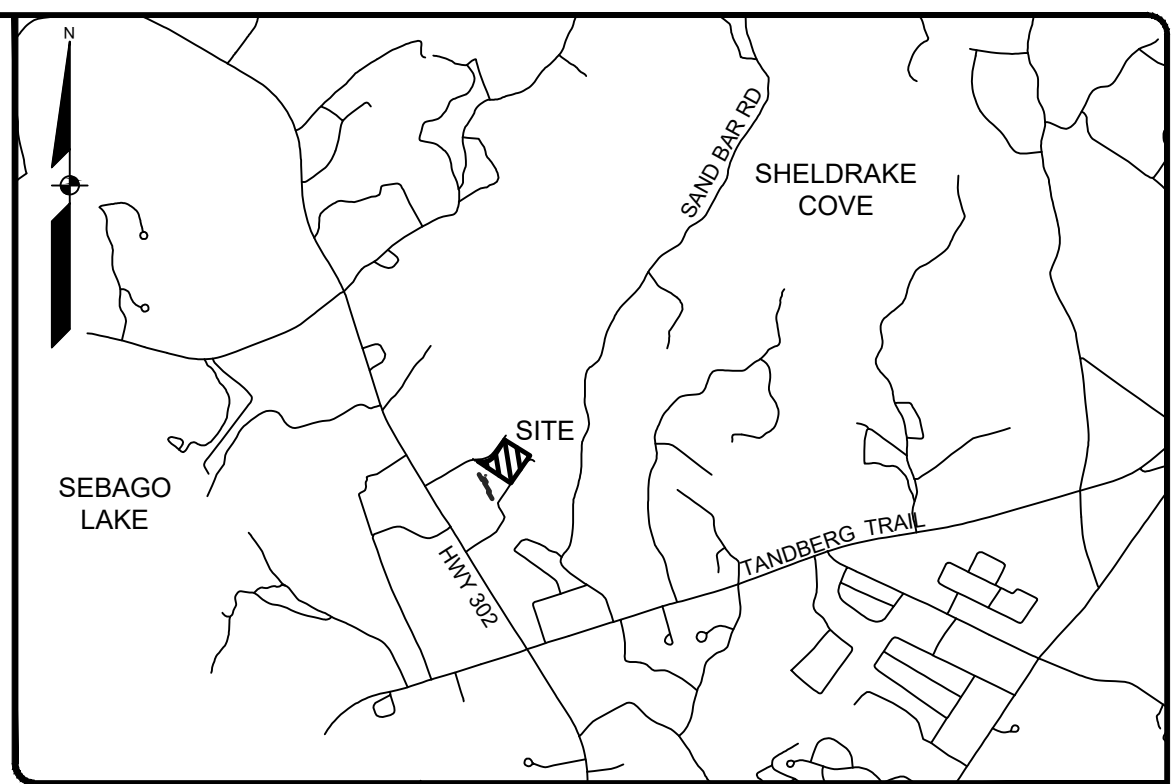
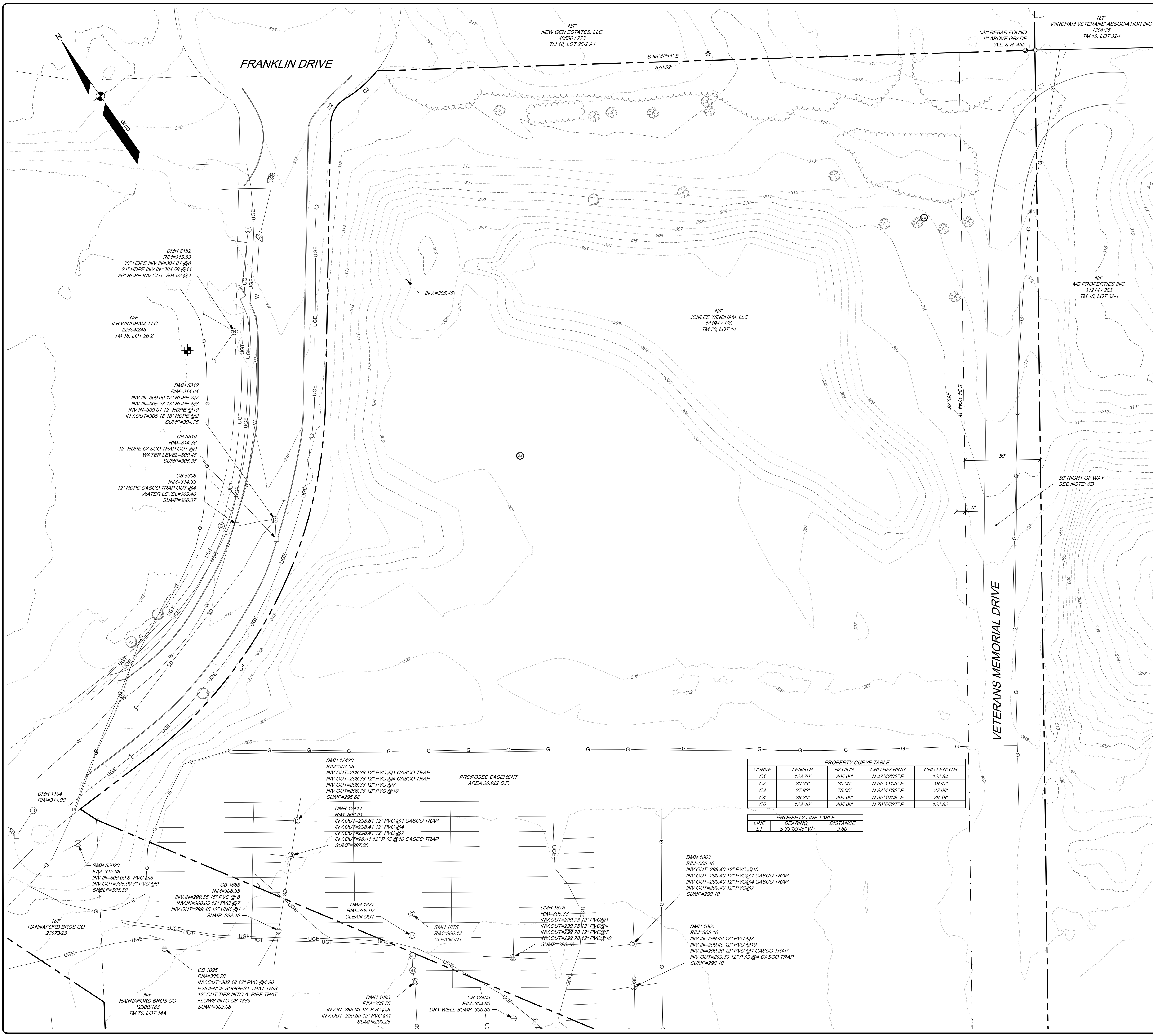


① PERSPECTIVE 1



② PERSPECTIVE 2

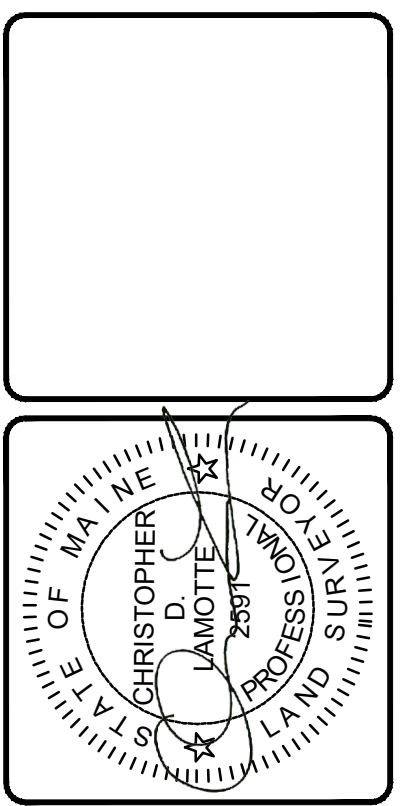
APPENDIX



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS JONLEE WINDHAM LLC, BY DEED DATED OCTOBER 2, 1998 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 14194, PAGE 120.
- THE PROPERTY IS SHOWN AS LOT 14 ON THE TOWN OF WINDHAM TAX MAP 70 AND IS LOCATED IN THE COMMERCIAL-1 DISTRICT(C-1).
- TOTAL AREA OF PROPOSED PARCEL IS APPROXIMATELY 3.21 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN FEBRUARY OF 2025 WITH SNOW AND ICE CONDITIONS. CONTOURS SHOWN OUTSIDE PROPOSED LOT ARE SUPPLEMENTED WITH AERO-GEOMATIC(S) SUAS BASED PHOTOGRAMMETRY & LIDAR.
- PLAN REFERENCES:
 - "EXISTING CONDITIONS LAND OF JLB WINDHAM LLC" FOR JAY WISE BY BHM DATE NOVEMBER, 2022, JOB NUMBER 22051.
 - "EXISTING CONDITIONS PLAN OF FRANKLIN DRIVE" FOR NEW GEN HOSPITALITY MANAGEMENT, LLC. BY SEBAGO TECHINCS DATED OCTOBER 16, 2024, JOB NUMBER 230411.
 - "PLAN SHOWING A STANDARD BOUNDARY SURVEY, WINDHAM MALL" FOR W.E.D.C BY MAIN-LAND DEVELOPMENT CONSULTANTS DATED JULY 27, 2023.
 - "STANDARD BOUNDARY SURVEY OF A PORTION OF LAND LOCATED ON SAND BAR ROAD" FOR MARVIN MAYBERRY BY LEWIS & WASINA, INC., DATED FEBRUARY 12, 2001 AND RECORDED AT CCRD IN PLAN BOOK 201, PAGE 428.
 - "AMENDED SUBDIVISION PLAN" PREPARED FOR JONLEE WINDHAM, LLC., BY LAND SERVICES INC., DATED FEBRUARY 8, 2002 AND RECORDED AT CCRD IN PLAN BOOK 202, PAGE 339.
 - "AMENDED SUBDIVISION PLAN THE WINDHAM MALL ROOSEVELT TRAIL AND FRANKLIN DRIVE WINDHAM, MAINE FOR HOME DEPOT USA, INC., DATED APRIL 6, 2005 AND RECORDED AT CCRD IN PLAN BOOK 205, PAGE 254.
- EASEMENT/ENCUMBRANCES:
 - SUBJECT TO A SIGN EASEMENT LOCATED AT THE ENTRANCE OF FRANKLIN DRIVE AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 40488, PAGE 91.
 - SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 39713, PAGE 283.
 - SUBJECT TO A CENTRAL MAINE POWER COMPANY AND CONSOLIDATED COMMUNICATIONS NNE AS DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 37440, PAGE 66.
 - SUBJECT TO A 50-FOOT RIGHT ALONG THE EASTERN SIDE OF THE PROPERTY AND DESCRIBED IN A DEED RECORDED AT CCRD IN BOOK 10767, PAGE 17.
- BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOD18 IN INTERNATIONAL FEET. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.
- BENCHMARK:
 - BM-1 BOX OUT IN CONCRETE FOOTER NORTHERLY CORNER ELEVATION: 315.71(NAVD88)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD (ASCE 38-02). UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PRO-MARK MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN MARCH OF 2023 & 2025, AND THEY WERE FIELD LOCATED BY SEBAGO TECHINCS, INC.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WINDHAM, MAINE, CUMBERLAND COUNTY, MAP NUMBER 23005C0479F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.



REV.	BY	DATE	STATUS	DESCRIPTION
B	CDL	3/02/2026	ISSUED TO CLIENT	
A	CDL	2/27/2025	WORK SHEET FOR PROJECT DELIVERY	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

SEBAGO TECHINCS
 SEBAGOTECHINCS.COM
 75 John Roberts Rd, Suite 4A
 South Portland, ME 04106
 207-202-1100
 South Portland, Bridgton, Sanford and Bath

EXISTING CONDITIONS PLAN
 OF:
NORTH WINDHAM FIRE STATION
 WINDHAM MAINE
 FOR:
JON SMITH
 20 MECHANIC STREET
 GORHAM, MAINE

DESIGNED	-
DRAWN	CDL / JMC
CHECKED	CDL
DATE	02/25/2025
SCALE	1" = 30'
PROJECT	240431-01

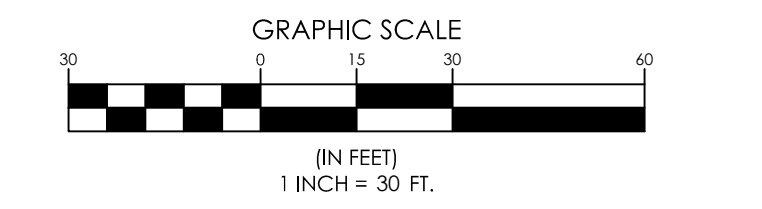
SHEET 1 OF 1

CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH
C1	123.79'	305.00'	N 47°42'02" E	122.94'
C2	20.33'	20.00'	N 65°11'53" E	19.47'
C3	27.82'	75.00'	N 63°41'32" E	27.86'
C4	28.20'	305.00'	N 85°10'09" E	28.19'
C5	123.46'	305.00'	N 70°55'27" E	122.62'

LINE	BEARING	DISTANCE
L1	S 33°09'45" W	9.60'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	EASEMENT	---
---	DEED LINE/R.O.W.	---
○	IRON PIPE/ROD	●
C/L1	CURVE/LINE NO.	C/L1
N/F	NOW OR FORMERLY	
+	BENCHMARK	
---	EDGE OF PAVEMENT	---
---	CURB LINE	---
---	TREELINE	---
---	CONTOURS	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
+	SIGN	+
G	GAS	G
W	WATER	W
⊙	WATER MANHOLE	⊙
⊙	MONITORING WELL	⊙
⊙	SANITARY MANHOLE	⊙
SD	STORM DRAIN	SD
⊙	DRAINAGE MANHOLE	⊙
⊙	CATCH BASIN	⊙
⊙	ELECTRICAL MANHOLE	⊙
⊙	LIGHT POLE	⊙
⊙	COMMUNICATION MANHOLE	⊙
---	UNDERGROUND COMMUNICATION	---
---	UNDERGROUND ELECTRIC	---

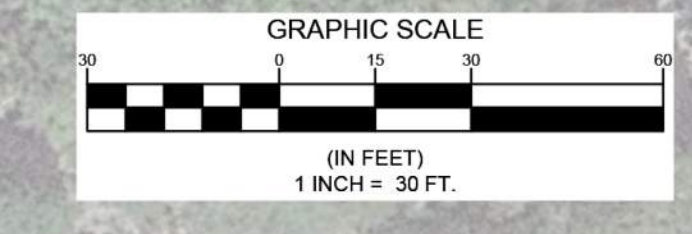


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F:\Projects\240431\DWG\Design\240431.LS.dwg - 3/30/2026 9:24 AM - THARYN S. NEIN-LARGE



N/F
MB PROPERTIES INC
31214 / 283
TM 18, LOT 32-1



NOT FOR CONSTRUCTION

PAUL D. OSTROWSKI, PE 11175
THARYN S. NEIN-LARGE, RLA 5267
DATE

D	TFG	02/25/2026	ISSUED TO MAINE DEP FOR SITE LOCATION OF DEVELOPMENT APPLICATION
C	TFG	02/16/2026	DRAFT ISSUED FOR PUBLIC INFORMATIONAL MEETING
B	TFG	12/08/25	55% PROGRESS SET
A	TFG	03/28/25	25% GMP SET
REV	BY	DATE	STATUS

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SEBAGO
TECHNIQS
SERBAGOTECHNIQS.COM
75 John Roberts Rd, Suite 4A
South Portland, ME 04106
207-200-2100

South Portland, Bridgton, Sanford and Brunswick

SITE PLAN RENDERING
OF:
NORTH WINDHAM PUBLIC SAFETY
FRANKLIN DRIVE
WINDHAM, MAINE

FOR:
TOWN OF WINDHAM
8 SCHOOL ROAD
WINDHAM, ME 04092

DESIGNED	MRA/TNL
DRAWN	MRS
CHECKED	TFG
DATE	03/30/2026
SCALE	1" = 30'
PROJECT	240431-01

SHEET C-201