



July 27, 2026

Natalie Thomsen, Town Planner
Town of Windham
8 School Road
Windham, ME 04062

**Re: Sketch Plan Application - Major Subdivision and Major Site Plan
Sandbar Road Apartments
Mayberry Associates, LLC – Applicant/Owner**

Dear Natalie:

On behalf of Mayberry Associates, LLC we have prepared the enclosed sketch major subdivision plan and sketch major site plan applications with supporting materials for Staff and Planning Board review of a proposed 24-unit residential development. The project will include the construction of two buildings, each containing 12 units consisting of 8 units with 2 bedrooms and 4 units with 1 bedroom. The 1.62-acre property is located on Sandbar Road and is located in the Commercial-1 zoning district. The property is vacant land that contains no existing structures and is generally level-grade and wooded.

We are proposing a new site driveway entrance on Sandbar Road. We have measured the sight distance at the proposed driveway entrance location to be at least 420 ft looking right and 430 feet looking left, which exceeds the minimum requirements for the posted speed limit of 25 mph. Sandbar Road is an existing private roadway with a paved surface that is approximately 19 feet in width with additional gravel shoulders of varying width. Although the streets are narrower than the Town's standards for a Major Private Road, the roadways are in good condition and opposing vehicles are able to pass each other while traveling the posted speed limit. The right-of-way of Sandbar Road along the property frontage and extending towards Tandberg Trail is variable width ranging from 30 to 60 feet and various segments are owned by separate private entities. It is our opinion based on a review of the property deeds that our applicant has the right to use Sandbar Road for access and utilities, but it is unlikely that sufficient rights exist to allow the applicant to make substantial improvements to Sandbar Road. Based on the apparent lack of rights to make any substantial improvements, and the observations that the existing roadway is functioning adequately for the movement of vehicle traffic, we are requesting a waiver of §120-812B(1)(b).

This property is located within 100 feet of the planned location of the East Connector Road as shown on the North Windham Roadway & Intersection Improvements Plan dated April 2024. We do not anticipate that this lot will have any direct frontage on the East Connector Road right-of-way once the limits of the right-of-way are finalized, but the final decision on the limits of the right-of-way will be up to the Maine Department of Transportation in coordination with project stakeholders. Our proposed driveway entrance is located approximately 250 feet away from the proposed intersection of Sandbar Road with the East Connector Road.

The project will create approximately 28,000 sf of impervious area and 1.4 acres of land disturbance within the watershed of Little Sebago Lake, and will require a Stormwater Permit from the Maine Department of Environmental Protection (Maine DEP). It is our understanding that the Town of

Windham will perform the review and issue the permit under its Delegated Review Authority concurrent with the Site Plan and Subdivision plan application review. We understand that we are responsible for completing the Public Noticing of the Intent to File as required by the Maine DEP.

Water services for domestic and fire protection needs will be extended to each building from the existing 8" water main that exists in Sandbar Road. An existing fire hydrant is located approximately 70 feet from our proposed driveway entrance, and sprinkler systems will be installed in both buildings.

Underground electrical service will be extended through the project to serve all proposed dwelling units.

Each of the 12-unit buildings will require a wastewater disposal field to accommodate a design flow of 1,920 gallons per day. We intend to install two on-site wastewater disposal fields with standard treatment tanks. The two leach fields will be adequately separated so that they are considered separate leach fields with a design capacity of less than 2,000 gpd, and will not require approval from the State as an Engineered system.

Soils on the site are generally suitable for the proposed development as indicated on the Medium Intensity Soil Maps for Cumberland County (see attached). Soils consist of Hinckley loamy sand which are excessively drained and classified as Hydrologic Soil Group "A".

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

A handwritten signature in black ink that reads "Dustin Roma". The script is cursive and fluid.

Dustin M. Roma, P.E.
President

**SKETCH PLAN REVIEW – MAJOR\MINOR SUBDIVISION APPLICATION**

FEES FOR SKETCH PLAN REVIEW		APPLICATION FEE:		☒ \$200.00		AMOUNT PAID:			
		REVIEW ESCROW:		☐ \$300.00 - MINOR ☒ \$400.00 - MAJOR		\$ _____ DATE: _____			
				<i>Office Use:</i>				<i>Office Stamp:</i>	
PROPERTY DESCRIPTION	Parcel ID	Map #	18	Lot(s) #	32-A-03	Zoning District(s)	C-1	Total Land Area SF	69,682 sf
	Physical Address	Sandbar Road				Watershed:	Tarkill Pond to Little Sebago Lake		
PROPERTY OWNER'S INFORMATION	Name	Mayberry Associates LLC				Mailing Address	60 Sandbar Road Windham, ME 04062		
	Phone								
	Fax or Cell								
	Email	mmayberry1962@aol.com							
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name	Same as Owner				Name of Business			
	Phone					Mailing Address			
	Fax or Cell								
	Email								
APPLICANT'S AGENT INFORMATION	Name	Dustin Roma				Name of Business	DM Roma Consulting Engineers		
	Phone	(207) 591 - 5055				Mailing Address	PO Box 1116 Windham, ME 04062		
	Fax or Cell	(207) 310 - 0506							
	Email	dustin@dmroma.com							
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary): Vacant Land								
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary): Construct 24 residential apartment units in 2 buildings, each with 12 dwelling units. Other site improvements include off-site parking for 24 vehicles, sidewalks, stormwater management facilities and a dumpster pad. Buildings will be served by public water from an existing water main in Sandbar Road and private on-site wastewater disposal fields.								
	Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non- conformance, etc. Use extra paper, if necessary): Access is from a paved private road.								



SKETCH PLAN MAJOR/MINOR SUBDIVISION APPLICATION REQUIREMENTS

Section 120-910 of the Land Use Ordinance

The submission shall contain, five (5) copies of 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
 Steve Puleo, Town Planner
 Amanda Lessard, Planning Director

(207) 894-5960, ext. 2
sipuleo@windhammaine.us
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.

The following checklist includes items generally required for development by the Windham's LAND USE ORDINANCE, [Section 120-910](#). Due to projects specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

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

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 SECTIONS 120-906C(3) and 120-907A(2)(b)(2)).

Submission Requirements:	Applicant	Staff	Applicant	Staff
a) Completed Sketch Plan Application form	☒	☐	h) Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	☒ ☐
b) Proposed Project Conditions:			i) An existing resources inventory and site analysis sketch plan for conservation subdivisions as described in § 120-911K(3)	☒ ☐
- Condition of the site	☒	☐	j) Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision Submit initialed form regarding additional fees, from applicant intro packet	☒ ☐
- Proposed use	☒	☐		
- Constraints/opportunities of site	☒	☐		
Outline any of the follow			Plan Requirements	
- Traffic Study	☐	☐	1. Name of subdivision, north arrow, date and scale.	☒ ☐
- Utility Study	☐	☐	2. Boundary and lot lines of the subdivision.	☒ ☐
- Market Study	☐	☐	3. Approximate location, width, and purpose of easements or restrictions.	☒ ☐
c) Name, address, phone for record owner and applicant	☒	☐	4. Streets on and adjacent to the tract.	☒ ☐
d) Names and addresses of all consultants working on the project	☒	☐	5. Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	☒ ☐
e) Evidence of right, title, or interest in the property	☒	☐		
f) Evidence of payment of Sketch Plan fees and escrow deposit	☒	☐		
g) Any anticipated waiver requests (Section 120-908)			6. Existing buildings, structures, or other improvements on the site.	☒ ☐
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	☒	☐	7. Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	☒ ☐
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	☒	☐		
Waivers from Subdivision Performance Standards in Section 120-911 of the Land Use Ordinance.	☒	☐		
- If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	☒	☐		
			PDF Electronic Submission	☒ ☐

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.

Dustin Roma

7-27-26

Dustin Roma - Authorized Agent

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME



SKETCH PLAN - MAJOR SITE PLAN REVIEW APPLICATION

FEES FOR SKETCH PLAN REVIEW		APPLICATION FEE:		☒ \$200.00	AMOUNT PAID:				
		REVIEW ESCROW:		☒ \$400.00	DATE: _____				
				Office Use:				Office Stamp:	
PROPERTY DESCRIPTION	Parcel ID	Map(s) #	18	Lot(s) #	32-A-03	Zoning District(s)	C-1	Total Land Area SF	69,682 sf
	Total Disturbance. >1Ac		☒ ☐ Y ☐ N	Est. Building SF:	8,750 sf	No Building; Est. SF of Total Development:			
	Physical Address:	Sandbar Road				Watershed:	Tarkill Pond to Little Sebago Lake		
PROPERTY OWNER'S INFORMATION	Name:					Name of Business:	Mayberry Associates LLC		
	Phone:					Mailing Address:	60 Sandbar Road Windham, ME 04062		
	Fax or Cell:								
	Email:	mmayberry1962@aol.com							
APPLICANT'S INFORMATION (IF DIFFERENT FROM OWNER)	Name:	Same as Owner				Name of Business:			
	Phone:					Mailing Address:			
	Fax or Cell:								
	Email:								
APPLICANT'S AGENT INFORMATION	Name:	Dustin Roma				Name of Business:	DM Roma Consulting Engineers		
	Phone:	(207) 591 - 5055				Mailing Address:	PO Box 1116 Windham, ME 04062		
	Fax or Cell:	(207) 310 - 0506							
	Email:	dustin@dmroma.com							
PROJECT INFORMATION	Existing Land Use (Use extra paper, if necessary):								
	Vacant Land								
	Provide a narrative description of the Proposed Project (Use extra paper, if necessary):								
Construct 24 residential apartment units in 2 buildings, each with 12 dwelling units. Other site improvements include off-site parking for 24 vehicles, sidewalks, stormwater management facilities and a dumpster pad. Buildings will be served by public water from an existing water main in Sandbar Road and private on-site wastewater disposal fields.									
Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.):									
Access is from a paved private road.									



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 spuleo@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.

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)..

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

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	☒	☐	-If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	☒	☐
b) Proposed Project Conditions:					
- Condition of the site	☒	☐	Plan Requirements		
- Proposed use	☒	☐	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		
- Constraints/opportunities of site	☒	☐	1] The name of the development, North arrow, date, and scale.	☒	☐
Outline any of the follow			2] The boundaries of the parcel.	☒	☐
- Traffic Study	☐	☐	3] The relationship of the site to the surrounding area.	☒	☐
- Utility Study	☐	☐	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).	☒	☐
- Market Study	☐	☐	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).	☒	☐
c) Name, address, phone for record owner and applicant	☒	☐	6] Existing buildings, structure, or other improvements on the site (if none, so state).	☒	☐
d) Names and addresses of all consultants working on the project.	☒	☐	7] Existing restrictions or easements on the site (if none, so state).	☒	☐
e) Evidence of right, title, or interest in the property	☒	☐	8] Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state)	☒	☐
f) Evidence of payment of Sketch Plan fees and escrow deposit	☒	☐	9] A Class D medium-intensity soil survey (information from the most current soil survey for Cumberland County, Maine, is acceptable).	☒	☐
g) Any anticipated waiver requests (Section 120-808)					
Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	☒	☐	10] The location and size of proposed buildings, structures, access drives, parking areas, and other development features (if applicable).	☒	☐
- If yes, submit letter with waivers being requested, along with a completed "Performance & design Standards Waiver Request Form.	☒	☐			
Waivers from Subdivision Performance Standards in Section 120-812 of the Land Use Ordinance.	☒	☐	PDF Electronic Submission	☒	☐

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.

Dustin Roma

7-27-26

Dustin M. Roma - Authorized Agent

APPLICANT OR AGENT'S SIGNATURE

DATE

PLEASE TYPE OR PRINT NAME

July 27, 2026

Re: Sandbar Road, Windham

I am the owner of a 1.62-acre property located on Sandbar Road in Windham, Maine which is depicted as Lot 32-A03 on Windham Assessor's map 18. I have retained the services of DM Roma Consulting Engineers to act as authorized agent to apply for land use permits associated with development of this land.

Sincerely,

A handwritten signature in black ink, reading "Marvin Mayberry". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Marvin Mayberry
Mayberry Associates, LLC

TOWN OF WINDHAM

SITE PLAN APPLICATION

Performance Standards Waiver Request Form (Section 808 – Site Plan Review, Waivers)

For each waiver request from the Submission Requirements found in Section 811 and Performance Standards detailed in Section 812 of the Town of Windham Land Use Ordinance, please submit a separate copy of this form for all waivers.

Project Name: Sandbar Road Residential Apartments

Tax Map: 18

Lot(s): 32A-03

**Waivers are requested from the following Performance and Design Standards
(Add forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
120-812B(1)(b)	Existing Streets shall be suitably improved	☒
		☐
		☐
		☐
		☐

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

Sandbar Road is an existing private roadway with a paved surface that is approximately 19 feet in width with additional gravel shoulders of varying width. Although the streets are narrower than the Town's standards for a Major Private Road, the roadways are in good condition and opposing vehicles are able to pass each other while traveling the posted speed limit. The right-of-way of Sandbar Road along the property frontage and extending towards Tandberg Trail is variable width ranging from 30 to 60 feet and various segments are owned by separate private entities. It is our opinion based on a review of the property deeds that our applicant has the right to use Sandbar Road for access and utilities, but it is unlikely that sufficient rights exist to allow the applicant to make substantial improvements to Sandbar Road. Based on the apparent lack of rights to make any substantial improvements, and the observations that the existing roadway is functioning adequately for the movement of vehicle traffic, we are requesting a waiver of §120-812B(1)(b).

(continues next page)

Ordinance Section: 120-812B(1)(b)

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	☐	☒
Light pollution or glare	☐	☒
Water supply	☐	☒
Soil erosion	☐	☒
Traffic congestion or safety	☐	☒
Pedestrian safety or access	☐	☒
Supply of parking	☐	☒
Sewage disposal capacity	☐	☒
Solid waste disposal capacity	☐	☒
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☒
Flooding or drainage issues on abutting properties	☐	☒
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☒

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

TOWN OF WINDHAM

MINOR\MAJORSUBDIVISION APPLICATION

Performance and Design Standards Waiver Request Form

([Section 120-908](#) – Minor\Major Subdivision Review, Waivers)

For each waiver request from the [Performance and Design Standards](#) detailed in [Section 120-911](#) of the Town of Windham Land Use Ordinance, please submit separate completed copy of this waiver request form for all waivers requested

Subdivision or

Project Name: Sandbar Road Residential Apartments

Tax Map: 18

Lot(s): 32-A-03

**Waivers are requested from the following Performance and Design Standards
(Add Forms as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
120-910-C-3-A	Submission of a High Intensity Soil Survey	☒
		☐
		☐
		☐
		☐

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

The site is a small parcel of less than 2 acres. The Medium Intensity Soil Survey indicates a single soil series of Hinckley loamy sand, which is an excessively drained soil with a Hydrologic Soil Classification "A". We will be completing test pits and a complete design of the two leach fields, and a hydrogeologic assessment will be prepared by a certified geologist. It is our opinion that a High Intensity Soil Survey will not provide any information that would not be otherwise obtained from the other studies that will be completed for the project.

(Continued next page)

Ordinance Section: 120-910-C-3-A (PLEASE PROVIDE A SEPERATE IMPACT CRITERIA FRO EACH ORDINANCE SECTION)

b. Will the waiver have an impact on any of the following criteria?

	Yes	No
Water or air pollution	☐	☒
Light pollution or glare	☐	☒
Water supply	☐	☒
Soil erosion	☐	☒
Traffic congestion or safety	☐	☒
Pedestrian safety or access	☐	☒
Supply of parking	☐	☒
Sewage disposal capacity	☐	☒
Solid waste disposal capacity	☐	☒
Scenic or natural beauty, aesthetics, historic sites, or rare or irreplaceable natural areas	☐	☒
Flooding or drainage issues on abutting properties	☐	☒
The Town's ability to provide the subdivision with public safety services (if subdivision)	☐	☒

If granting the waiver will result in an impact on any of the criteria above, please provide more detail below.

**TRUSTEE'S DEED
(CORRECTIVE DEED)**

KNOW ALL PERSONS BY THESE PRESENTS That **BRUCE V. MAYBERRY**, Trustee of **KAMM REALTY TRUST**, with a mailing address of 39 Sandbar Road, Windham, Maine 04062, for consideration paid, **GRANTS** to **MAYBERRY ASSOCIATES LLC**, a Maine Limited Liability Company, whose mailing address is 60 Sandbar Road, Windham, Maine 04062, with **WARRANTY COVENANTS**, that certain lot or parcel of land situated in the Town of Windham, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

See Attached Exhibit A

Being a portion only of the same premises conveyed to Grantor by deed of Bruce V. Mayberry dated December 31, 2015, and recorded at the Cumberland County Registry of Deeds in Book 33005, Page 58.

IN WITNESS WHEREOF, **BRUCE V. MAYBERRY**, as Trustee of **KAMM REALTY TRUST**, has signed this instrument on the 27 day of April, 2026.



BRUCE V. MAYBERRY, Trustee
Kamm Realty Trust

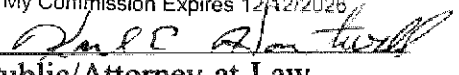
**STATE OF MAINE
COUNTY OF CUMBERLAND**

April 27 2026

Personally appeared the above-named **BRUCE V. MAYBERRY**, Trustee of the **KAMM REALTY TRUST** and acknowledged the foregoing instrument to be his free act and deed in his stated capacity, and free act and deed of said Trust.

Before me,

KARL E. HARTWELL
Notary Public, Maine
My Commission Expires 12/12/2026

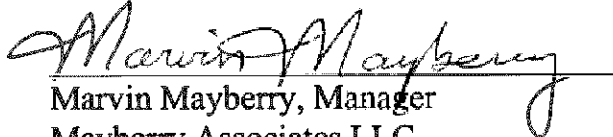


Notary Public/Attorney-at-Law

Print Name: Karl E. Hartwell

The Grantee, MAYBERRY ASSOCIATES LLC, hereby joins in this conveyance to provide its acknowledgment and acceptance of the corrected legal description.

IN WITNESS WHEREOF, Marvin Mayberry, Manager of MAYBERRY ASSOCIATES LLC, has signed this instrument on the 27 day of April, 2026.


 Marvin Mayberry, Manager
 Mayberry Associates LLC

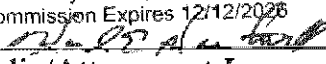
STATE OF MAINE
 COUNTY OF CUMBERLAND

April 27, 2026

Personally appeared the above-named Marvin Mayberry, Manager of MAYBERRY ASSOCIATES LLC and acknowledged the foregoing instrument to be his free act and deed in his stated capacity, and free act and deed of said LLC.

Before me,

KARLE E. HARTWELL
 Notary Public, Maine
 My Commission Expires 12/12/2026


 Notary Public/Attorney-at-Law

Print Name: KARLE E. HARTWELL

EXHIBIT A

A certain parcel of land situated on the easterly side of Sandbar Road in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the easterly sideline of Sandbar Road at land now or formerly of Drenzo Rentals, LLC as described in a deed recorded in Book 26204 Page 206 in the Cumberland County Registry of Deeds;

Thence N 34° 22' 23" E, by and along land of Drenzo Rentals, LLC, a distance of 639.55 feet;

Thence N 77° 02' 57" W a distance of 284.99 feet to the easterly sideline of Sandbar Road;

Thence S 00° 01' 25" W, by and along the easterly sideline of Sandbar Road, a distance of 164.61 feet;

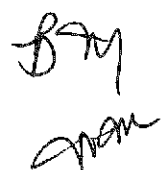
Thence southerly, by and along the easterly sideline of Sandbar Road and along a curve concave to the right having a radius of 1518.89 feet, an arc distance of 261.95 feet;

Thence southerly, by and along the easterly sideline of Sandbar Road and along a curve concave to the right having a radius of 359.43 feet, an arc distance of 179.03 feet to the Point of Beginning.

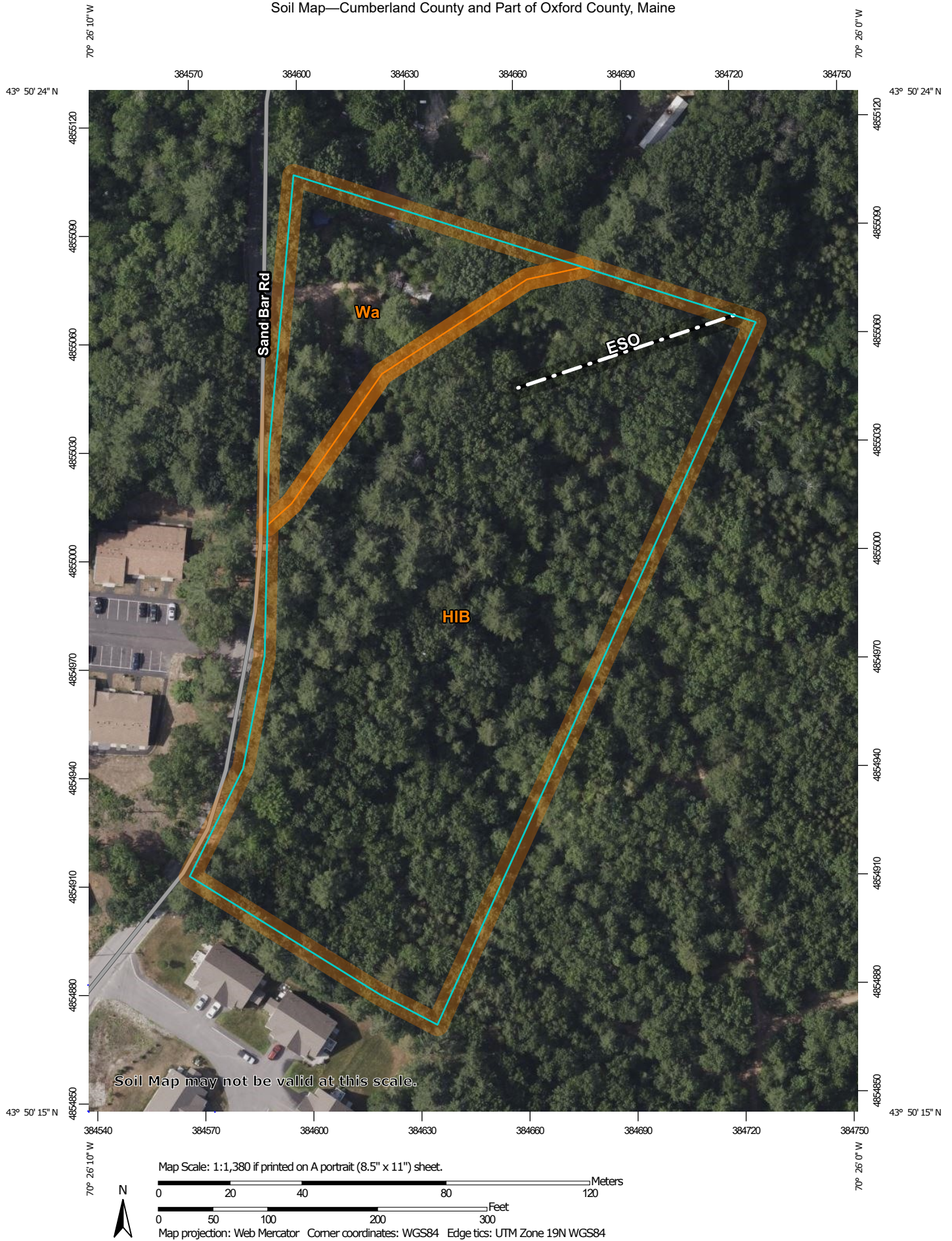
The parcel contains approximately 1.62 acres. Bearings are Grid North.

Reference is made to a plan entitled "Boundary Survey Sandbar Road Windham, Maine for: Marvin Mayberry" dated November 2025 by Survey Inc. revised through 3-12-26.

The purpose of this corrective deed is to provide a correct legal description in the deed recorded in the Cumberland County Registry of Deeds on February 5, 2026, in Book 42034, Page 62.



Soil Map—Cumberland County and Part of Oxford County, Maine



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 22, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	4.3	84.1%
Wa	Walpole fine sandy loam	0.8	15.9%
Totals for Area of Interest		5.1	100.0%

Cumberland County and Part of Oxford County, Maine

HIB—Hinckley loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svm8

Landscape: Uplands, valleys

Elevation: 0 to 1,430 feet

Mean annual precipitation: 36 to 53 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landscape: Uplands, valleys

Landform: Outwash deltas, Outwash terraces, Kames, Kame terraces, Moraines, Eskers, Outwash plains

Landform position (two-dimensional): Summit, shoulder, backslope, footslope

Landform position (three-dimensional): Nose slope, side slope, base slope, crest, riser, tread

Down-slope shape: Concave, convex, linear

Across-slope shape: Convex, linear, concave

Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 8 inches: loamy sand

Bw1 - 8 to 11 inches: gravelly loamy sand

Bw2 - 11 to 16 inches: gravelly loamy sand

BC - 16 to 19 inches: very gravelly loamy sand

C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to very high (1.42 to 99.90 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Ecological site: F144AY022MA - Dry Outwash

Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 22, Aug 29, 2025