



SKETCH PLAN APPLICATION

**Proposed Copp Mineral Extraction
Lakeside Drive
Windham, Maine**

Submitted to:

**Town of Windham Planning Board
8 School Road
Windham, Maine 04062**

Prepared for:

**Copp Equipment
71 Portland Road
Gray, Maine 04039**

Prepared by:

**St.Germain Collins
846 Main Street
Westbrook, Maine 04092**

**March 2018
St.Germain Collins File No.: 4239**

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**Christopher Baldwin, PE
Senior Engineer**



**Patrick J. Coughlin
Director of Engineering**



March 5, 2018

Amanda Lessard
Windham Planning Department
8 School Road
Windham, Maine 04062

**RE: Sketch Plan Application
Proposed Copp Mineral Extraction
Lakeside Drive, Windham, Maine
St.Germain Collins File No.: 4244**

Dear Ms. Lessard:

On behalf of our client, Copp Equipment, we are pleased to present this Sketch Plan application package to the Town of Windham for a proposed mineral extraction operation off of Lakeside Drive.

A check for the application and review escrow fees, in the amount of \$600, was paid by Elvin Copp at the town office on March 1, 2018.

If you should have any questions during the review, please contact me at 207-591-7000 ext. 44, or by email at chrisb@stgermaincollins.com.

Sincerely,
ST.GERMAIN COLLINS

A handwritten signature in black ink, appearing to read "Chris Baldwin", is written over the printed name.

Christopher Baldwin, PE
Senior Engineer

cc: Elvin and Randall Copp

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TOWN OF WINDHAM MAJOR & MINOR SITE PLAN APPLICATION

Sketch Plan

(Section 811 – Site Plan Review, Submission Requirements)

The original signed copy of this application must be accompanied by:

- The required application and review escrow fees,
- Five (5) collated submission packets, which must include
 - Full size paper copies of each plan, map, or drawing, and
 - A bound copy of the required information found in Section 811 of the Land Use Ordinance.
 - The checklist below offers a brief description of these requirements for the purpose of determining the completeness of a submission. Please use the Ordinance for assembling the submission packets.
- Electronic submission in PDF format of:
 - All plans, maps, and drawings.
 - These may be submitted as a single PDF file or a PDF for each sheet in the plan set.
 - A PDF of the required information found in Section 811 of the Land Use Ordinance

The submission deadline for Sketch plans is three (3) weeks before the Planning Board or Staff Review Committee meeting for which it will be scheduled.

Applicants are strongly encouraged to schedule a brief submission meeting with Planning Staff, to walk through the application checklist at the time a Planning Board submission is made. This will allow applicants to receive a determination of completeness, or a punch list of outstanding items, at the time a submission is made.

If you have questions about the submission requirements, please contact:

Windham Planning Department	(207) 894-5960, ext. 2
Amanda Lessard, Planner	allessard@windhammaine.us
Ben Smith, Planning Director	bwsmith@windhammaine.us

Sketch Plan - Minor & Major Site Plan

Project Name: Copp Quarry

Tax Map: 17 **Lot:** 13, 14, 14a, 15, 17, 18, 19

Estimated square footage of building(s): _____

If no buildings proposed, estimated square footage of total development: 75 acres

Is the total disturbance proposed > 1 acre? ☒ **Yes** ☐ **No**

Contact Information

1. Applicant

Name: Copp Equipment

Mailing Address: 71 Portland Road, Gray, Maine 04039

Telephone: 207-831-0380 Fax: 207-657-8171 E-mail: randycopp@hotmail.com

2. Record owner of property

_____ (Check here if same as applicant)

Name: Elvin Copp

Mailing Address: 187 Gray Road, Cumberland, Maine 04021

Telephone: 207-415-8920 Fax: 207-657-8171 E-mail: _____

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: Chris Baldwin, PE

Company Name: St.Germain Collins

Mailing Address: 846 Main St., Westbrook, Maine 04092

Telephone: 207-591-7000 Fax: 207-591-7329 E-mail: chrisb@stgermaincollins.com

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.


Signature

3/5/2018

Date

Sketch Plan - Minor & Major Site Plan: Submission Requirements		Applicant	Staff
a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	proposed use	X	
	constraints/opportunities of site	X	
	identify if any of the following will be completed as part of the Final Plan		
	traffic study	X	
	utility study	X	
	market study	X	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 808)	X	
	Waivers from Submission Criteria in Section 811 of the Land Use Ordinance.		
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.		
	Waivers from Subdivision Performance Standards in Section 812 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.		
h. Plan Requirements			
	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.		
1	Name of subdivision, north arrow, date and scale (not more than 100 ft: 1in)	X	
2	Boundary of the parcel	X	
3	Relationship of the site to the surrounding area	X	
4	Topography of the site at an appropriate contour interval (10' contours generally adequate)		
5	Approximate size and location of 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.	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Existing restrictions or easements on the site. If none, so state.	X	
8	Approximate location and size of existing utilities or improvements servicing the site. If none, so state.	X	
9	Class D medium intensity soil survey		
10	Location and size of proposed building, structures, access drives, parking areas, and other development features.	X	
Electronic Submission			

SECTION 1 - PROJECT NARRATIVE

Conditions of the Site. This application has been prepared by St.Germain Collins on behalf of Copp Equipment and Elvin and Randall Copp for the permitting of a mineral extraction operation on the lands as shown on attached plans and described by enclosed deed (Project Area). The total land identified as part of this project is approximately 151 acres comprised of 7 privately held lots.

Elvin and Randy Copp have been in the heavy equipment business since 1976 and base their operations in Gray, Maine. Over time they have been acquiring this land to pursue their interest in providing quality aggregate material to the construction industry in Maine. They are committed to developing this project responsibly and working it gradually over a period of several decades. They are outlining the overall project at this time for the Town but intend to approach the project in phases limited to what can be reasonably worked in a five-year period.

The site is remotely located in heavily wooded upcountry to the west of Forest Lake within the lake's watershed. The closest access point to the project area is off Lakeside Drive located approximately 150-feet to the east. The closest developed lands (private residences) are located greater than 500-feet to the north on Bruschi Drive and to the southeast on Lakeside Drive.

The Project Area shown on the Existing Conditions Plan C-101 is currently undisturbed land covered with a mixture of deciduous and evergreen trees and natural forest vegetation. Site geology is expected to include a shallow overburden layer of sandy loam underlain by gravel, sand, and bedrock complexes. Ledge is expected within five to ten feet of the surface and appears constant to significant depth (>300 feet). Limited groundwater data from the local area suggests that groundwater in the lower or eastern portions of the site is approximately 20 -25 feet below ground surface.

There is an area of low-lying land located in the western corner of the Project Area which appears to be a "saddle" formed by subsurface ledge that holds some water during wet periods (e.g. spring, early summer). Stormwater from this area runs off via an intermittent southwest to northeast drainage located parallel to western boundary of the Project Area. These areas are both apparent on the Existing Conditions Plan aerial.

Proposed Use of the Site. The proposed use of the site is a mineral extraction operation where rock, gravel and sand products will be mined and transported offsite for local and regional development related projects. Proposed Mineral Extraction Limits, Sheet C-102, identifies the 97-acre area available for mineral extraction after undevelopable lands, potential natural resources (wetland, intermittent stream) and Natural Resource, State and Local setbacks are applied.

The Project Area offers the potential for decades (depending on market demand) of operation to be planned in five-year phases. Access to the operation will be from the northeast and Lakeside Drive. An approximately 300-foot long gravel facility access road with a locking security gate is proposed to tie into Lakeside Drive. The Applicant is offering to perform maintenance/improvement to the section of Lakeside Drive to be used for site traffic (e.g. widening, stormwater best management practice (BMP) improvements), and construct stormwater BMPs for the proposed 24-foot wide gravel access road.

The initial phase of operation (Phase I) is shown as an approximately 21-acre area on the Proposed Phase I Extraction Area, Sheet C-103. The mineral extraction will proceed from the north and northeast to the south and west. Initially, there will be a period of tree and topsoil removal and stockpiling preceding the extraction operation. Following material removal, the approved final rehabilitation plan will be carried out including seeding, planting, and drainage improvements to ensure stabilization of the completed phase.

In addition to meeting Town of Windham Section 600 – Mineral Extraction Land Use Ordinances, the project will file a Maine Department of Environmental Protection (MEDEP) Notice of Intent to Comply – Quarry Notification Performance Standards for Quarries (38 MSRA Section 490-Y). Compliance with the State permit will require maintaining a minimum five-foot separation above the seasonal high groundwater table for all extraction operations. This exceeds Town ordinance requirement of two feet above the seasonal high groundwater table.

Operations on-site will include road building, ledge blasting, mineral crushing, material excavation stockpiling, and trucking. Hours of operation for general yard work would be 6:00 AM to 7:00 PM. Crushing and blasting hours would be further limited to an interval compatible with the surrounding neighborhood and shall minimize any adverse impact of operations on nearby properties. All of the equipment used on this site will be mobile and will be moved around the quarry face as needed. It is anticipated that truck trips offsite will never exceed 50 trips during any peak hour with traffic from the site scheduled to reduce impacts on the surrounding neighborhood.

Constraints/Opportunities of the Site. Constraints on-site appear to be limited to the setbacks discussed above, the groundwater table elevation restricting extraction to five feet above the seasonal high-water table, and the natural resources present to the west. A more thorough assessment of the presence of endangered wildlife, protected fauna or flora, easements or encumbrances, or cultural/historical/archaeological resources will occur as part of the proposed final plan for the project.

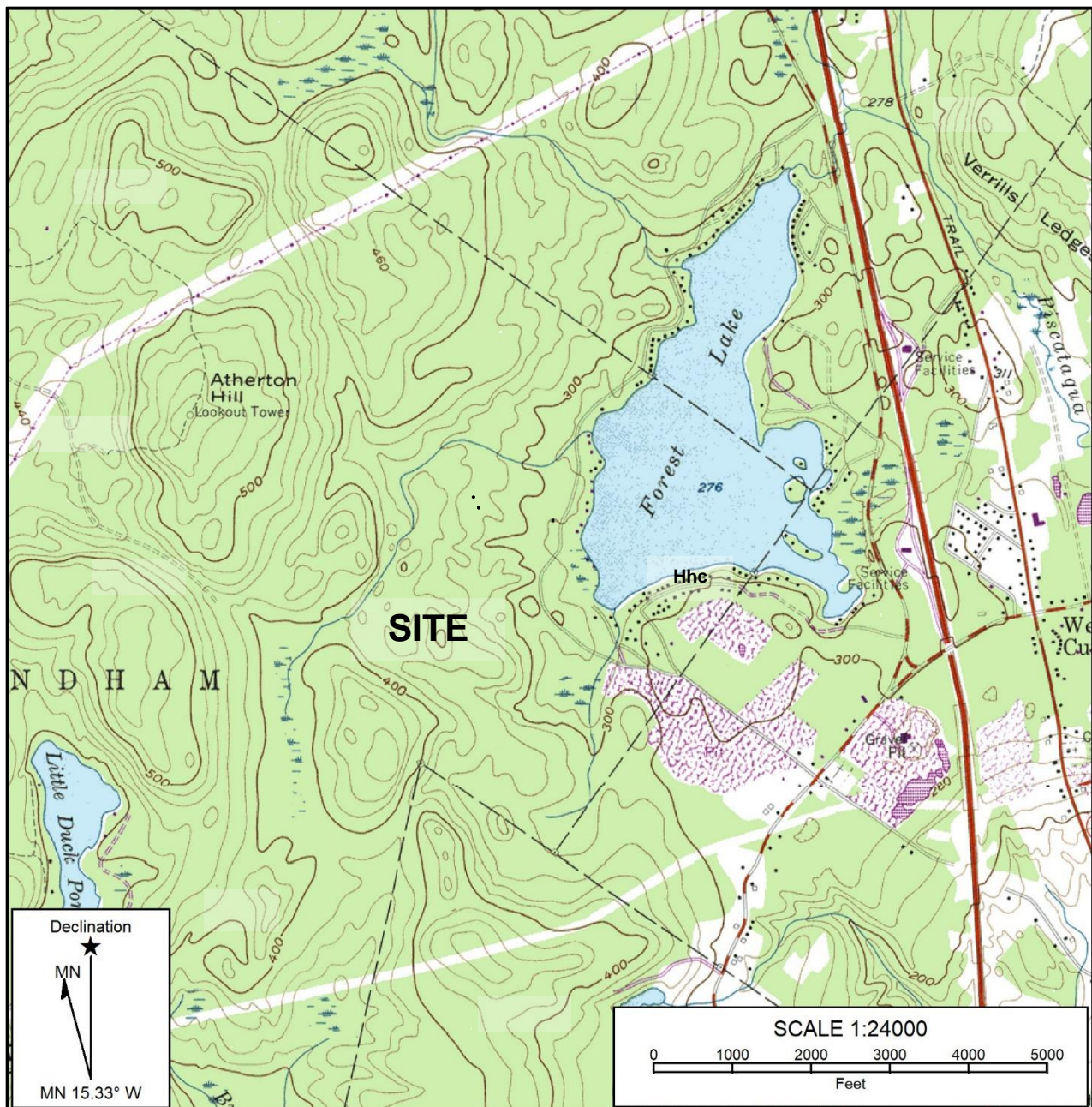
Opportunities for the site include a Project Area well vegetated and buffered from any existing neighboring development, an internally drained operation to ensure proper stormwater management, and a readily available supply of construction materials to support building of new roads and commercial and residential development.

Other Studies to be Conducted as part of Final Plan.

- Traffic Study – No traffic impact study is proposed for the Final Plan. The operation is not expected to generate more than 50 vehicle trips during any peak hours.
- Utility Study – No utility study is proposed for the Final Plan because the only needed utility on-site will be electric which is available overhead adjacent to the beach at Forest Lake. The Applicant will confirm with CMP that adequate electric service is available to service the project from this pole.
- Market Study – No market study is proposed as the market for aggregate materials in southern Maine is robust due to ongoing construction and infrastructure needs.

Evidence of Payment of Sketch Plan Fees. A copy of the March 1, 2018 receipt showing payment of the \$600 for the Sketch Plan Review and escrow is attached.

Section 811/812 - Waiver Request. Stormwater Management. The site will be developed to ensure that all stormwater runoff is internally drained into the site. No stormwater will be discharged from excavation areas without proper treatment in accordance with the Erosion and Sediment Control Plan for the site. Therefore, the Applicant requests that the requirement to prepare a Stormwater Management Plan be waived.



REFERENCE

SOURCE:
USGS TOPOGRAPHIC QUADRANGLE
CUMBERLAND CENTER, MAINE 7.5 MIN
1975

SITE LOCATION MAP

COPP MINERAL EXTRACTION
LAKESIDE DRIVE
WINDHAM, MAINE

COPP EQUIPMENT
71 PORTLAND STREET
GRAY, MAINE

St. Germain Collins

**FIGURE
1**

DATE: 2/2/18

SCALE: SEE ABOVE

PROJECT NO. 4239-0001

FILE: Site Location

846 Main St., Westbrook, ME 04092 • 207-591-7000 • StGermainCollins.com



TOWN OF WINDHAM

8 SCHOOL ROAD
WINDHAM, MAINE 04062

TAX

TREASURER'S NO.

DATE: 3/1/2018

AMOUNT:

\$ 600.00

PREVIOUS BALANCE:

CK # 6941

NEW BALANCE:

DESCRIPTION

Site Plan Sketch plan fee + escrow
COPP mineral extraction

THANK YOU

RECEIVED

FROM:

Elmer H Copp
DBA Copp Equipment

March 5, 2018

Amanda Lessard
Windham Planning Department
8 School Road
Windham, Maine 04062

**RE: Agent Letter
Proposed Copp Mineral Extraction
Lakeside Drive, Windham, Maine**

Dear Ms. Lessard:

Copp Equipment authorizes St. Germain Collins to act as our agent on this referenced project, including signing applications and documents related to Town approval of our proposed mineral extraction operation.

831-0380

If you have any questions, please contact me at 207-~~415-8920~~, or by email at randycopp@hotmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randall Copp', written over a horizontal line.

Randall Copp
Copp Equipment

cc: Chris Baldwin, St. Germain Collins

SECTION 2 – RIGHT, TITLE, OR INTEREST

Deeds

Right-of-Way

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Copp
to
Lewis
&

War

KNOW ALL MEN BY THESE PRESENTS, That I, Annie C. Copp,
of Cumberland, in the County of Cumberland and State of
Maine, in consideration of one dollar and other valuable
consideration, paid by Ernest C. Lewis, William A. Bolton,
James E. McCabe and Mary H. McCabe, husband and wife, Percy
O. Libby, Sr., and Rena M. Libby, husband and wife, Myron M.
Hilton and Rebecca S. Hilton, husband and wife, Isaac T.
Schultz and Grace H. Schultz, husband and wife, Myron G.
Decelle and Margaret Decelle, husband and wife, John D. Roberts
and Marilyn B. Roberts, husband and wife, John F. Thompson and
Ann Thompson, husband and wife, John C. Emond and Yvette G.
Emond, husband and wife, Eugene O. Swett and Doris A. Swett,
husband and wife, Guy B. Farrell, Henry L. Blais, Leroy G.
Stratton and Ann A. Stratton, husband and wife, William W.
Sylvester and Mary R. Sylvester, husband and wife, Bruce W.
Carroll and Vesta M. Carroll, husband and wife, Robert F. Carr,
Joseph B. LaFrance, Clarence A. Churchill and Mary N. Churchill,
husband and wife, Bruce Springer, and Rudolph Leconte and Mona
L. Leconte, husband and wife, the receipt whereof I do hereby
acknowledge, do hereby give, grant, bargain, sell and convey
unto the said Ernest C. Lewis; William A. Bolton; James E.
McCabe and Mary H. McCabe as joint tenants; Percy O. Libby, Sr.,
and Rena M. Libby as joint tenants; Myron M. Hilton and Rebecca
S. Hilton as joint tenants; Isaac T. Schultz and Grace H. Schultz
as joint tenants; Myron G. Decelle and Margaret Decelle as
joint tenants; John D. Roberts and Marilyn B. Roberts as joint
tenants; John F. Thompson and Ann Thompson as joint tenants;
John C. Emond and Yvette G. Emond as joint tenants; Eugene O.
Swett and Doris A. Swett as joint tenants; Guy B. Farrell;
Henry L. Blais; Leroy G. Stratton and Ann A. Stratton as joint

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tenants; William W. Sylvester and Mary R. Sylvester as joint tenants; Bruce W. Carroll and Vesta M. Carroll as joint tenants; Robert F. Carr; Joseph B. LaFrance; Clarence A. Churchill and Mary N. Churchill as joint tenants; Bruce Springer; and Rudolph Leconte and Mona L. Leconte as joint tenants; their heirs and assigns forever,

A right of way in common with the Grantor, her heirs and assigns and others, for ingress and egress, over and across my lands situated in the Towns of Cumberland and Windham, in said County of Cumberland, near Forest Lake, on foot or by vehicle, the same to extend from Forest Lake Road, so-called, to Forest Lake Sands, a development located on the shore of Forest Lake and owned by Ernest C. Lewis and William A. Bolton, as shown on plans duly recorded in Cumberland County Registry of Deeds.

Said right of way shall be appurtenant to and for the benefit of all lots and roads as shown on said plans of said Forest Lake Sands, and the location thereof shall be designated by the Grantor.

The Grantor reserves, for herself, her heirs and assigns, the right to relocate said right of way at any time and from time to time, providing a road of the same nature as the one discontinued shall be constructed by her or her heirs or assigns.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Ernest C. Lewis; William A. Bolton; James E. McCabe and Mary H. McCabe as joint tenants; Percy O. Libby, Sr., and Rena M. Libby as joint tenants; Myron M. Hilton and Rebecca S. Hilton as joint tenants; Isaac T. Schultz and Grace H. Schultz as joint tenants; Myron G. Decelle and Margaret Decelle as joint tenants; John D. Roberts and Marilyn B. Roberts as joint tenants; John F. Thompson and Ann Thompson as joint tenants; John C. Emond and Yvette G. Emond as joint tenants; Eugene O. Swett and Doris A. Swett as joint tenants; Guy B. Farrell; Henry L. Blais; Leroy G. Stratton and Ann A. Stratton as joint tenants; William W. Sylvester and Mary R. Sylvester as joint tenants; Bruce W. Carroll and Vesta M. Carroll as joint tenants; Robert F. Carr; Joseph B. LaFrance; Clarence A. Churchill and Mary N. Churchill as joint tenants; Bruce Springer; and Rudolph Leconte and Mona L. Leconte as joint tenants; their heirs and

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assigns, to their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Annie ^C Copp, and I, Clifton H. Copp, husband of the said Annie ^C Copp, joining in this deed as Grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set our hands and seals, this *Eleventh* day of *May* in the year of our Lord one thousand nine hundred and fifty-six.

Signed, Sealed and Delivered
In Presence of

Halter F. Russell *Annie C. Copp*
(to both) *Clifton H. Copp*

STATE OF MAINE
CUMBERLAND, SS.

May 11, A.D. 1956.

Personally appeared the above named Annie ^C Copp, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Halter F. Russell
Justice of the Peace

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 2 H 33 M MAY 16 1956
BOOK 2288 PAGE 442 *Robert V. Crasch* Register

MAINE SHORT FORM QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS that **COPP BROTHERS REAL ESTATE**, a Maine corporation with a principal place of business in Cumberland, Cumberland County, Maine for consideration paid, hereby grants to **ELVIN H. COPP**, an individual with a mailing address of 187 Gray Road, Cumberland, Maine 04021, with QUITCLAIM COVENANT, those certain lots or parcel of land situated in **Windham**, Cumberland County, Maine, being more particularly described ion the following deeds:

1. Deed from Eleanor M. Copp and Ronald W. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 27, 2005, in Book 22269, Page 348 (Forest Lake)
2. Deed from Eleanor M. Copp and Ronald W. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 27, 2005, in Book 22269, Page 350 (Philbrick Lot)
3. Deed from Eleanor M. Copp and Ronald W. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 25, 2005, in Book 22270, Page 1 (Branz-Branson Lot)
4. Deed from Eleanor M. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 27, 2005, in Book 22270, Page 2 (Leavitt Lot).
5. Deed from Eleanor M. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 27, 2005, in Book 22270, Page 3 (Wilson Lots & S.D. Warren Lot)
6. Deed from Eleanor M. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 27, 2005, in Book 22270, Page 5 (Pearson).

The premises are conveyed subject to any easements and restrictions of record and include all rights, easements, and privileges pertaining thereto.

IN WITNESS whereof, Copp Brothers Real Estate has caused this instrument to be signed and sealed by Christopher J. Coppp, its President, there unto duly authorized this 23 day of ~~December, 2017~~ January, 2018.

Madeira M. M...
Witness

COPP BROTHERS REAL ESTATE

By: Christopher J. Coppp
Christopher J. Copp, President

SEA.

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Personally appeared before me this 23rd day of ~~December, 2017~~ January, 2018, the above-named Christopher J. Copp, President of Copp Brothers Real Estate and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Copp Brothers Real Estate.

Nolan J. Lovell
Notary Public/Maine Attorney-at-Law

Type or Print Name Nolan J. Lovell
My commission expires: May 8th, 2024

TITLE NOT SEARCHED.

H:\DOCS\RATTEY\Copp Brothers 33404\MSFQCCDEED-EHC.docx

STATE OF MAINE - COUNTY OF Cumberland

Subscribed and sworn (or affirmed) before me this
this 23rd day of January, 2018
by Christopher Copp
Personally Known OR Produced Identification ✓
Type of Identification Driver's License
Nolan J. Lovell
NOLAN J. LOVELL, Notary Public
My Commission Expires May 8, 2024

Received
Recorded Register of Deeds
Feb 06, 2018 01:38:33P
Cumberland County
Nancy A. Lane

MAINE SHORT FORM QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS that **COPP BROTHERS REAL ESTATE**, a Maine corporation with a principal place of business in Cumberland, Cumberland County, Maine, and **RONALD W. COPP**, an individual of Cumberland, Cumberland County, Maine, for consideration paid, hereby grants to **ELVIN H. COPP**, an individual with a mailing address of 187 Gray Road, Cumberland, Maine 04021, with QUITCLAIM COVENANT, those certain lots or parcel of land situated in **Windham**, Cumberland County, Maine, being more particularly described ion the following deeds:

1. Deed from Eleanor M. Copp and Ronald W. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 27, 2005, in Book 22269, Page 348 (Forest Lake)
2. Deed from Eleanor M. Copp and Ronald W. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 27, 2005, in Book 22269, Page 350 (Philbrick Lot)
3. Deed from Eleanor M. Copp and Ronald W. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 25, 2005, in Book 22270, Page 1 (Branz-Branson Lot)
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6. Deed from Eleanor M. Copp to Copp Brothers Real Estate recorded in the Cumberland County Registry of Deeds on January 27, 2005, in Book 22270, Page 5 (Pearson).

The premises are conveyed subject to any easements and restrictions of record and include all rights, easements, and privileges pertaining thereto.

Ronald W. Copp joins in this deed for the sole purpose of conveying any interest he may have in the above premises, including parcel numbered 3 (Book 22270, Page 1) which interest is described in a deed dated March 11, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22414, Page 125. Said deed recorded in Book 22414, Page 125 mistakenly

relates that the premises described therein are the same premises described in the deed recorded in Book 22269, Page 348 ("Forest Lake") but those described premises are in fact the premises described in the deed recorded in Book 22270, Page 1.

IN WITNESS whereof, Ronald W. Copp has signed and sealed and Copp Brothers Real Estate has caused this instrument to be signed and sealed by Christopher J. Copp, its President, there unto duly authorized this 23 day of ~~December, 2017~~ January, 2018.

Madelyn M. Mer
Witness

Ronald W. Copp
Ronald W. Copp

SEAL

COPP BROTHERS REAL ESTATE

Madelyn M. Mer
Witness

By: Christopher J. Copp
Christopher J. Copp, President

SEAL

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Personally appeared before me this 23rd day of ~~December, 2017~~ January, 2018, the above-named Ronald W. Copp and acknowledged the foregoing instrument to be his free act and deed.

STATE OF MAINE - COUNTY OF Cumberland
Subscribed and sworn (or affirmed) before me this
this 23rd day of January, 2018
by Ronald W. Copp
Personally Known OR Produced Identification ✓
Type of Identification Driver's License
Nolan J. Lovell
NOLAN J. LOVELL, Notary Public
My Commission Expires May 8, 2024

Nolan J. Lovell
Notary Public/Maine Attorney-at-Law
Nolan J. Lovell
Type or Print Name
My commission expires: May 8th, 2024

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Personally appeared before me this 23rd day of ~~December, 2017~~ January, 2018, the above-named Christopher J. Copp, President of Copp Brothers Real Estate and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Copp Brothers Real Estate.

Nolan J. Lovell
Notary Public/Maine Attorney-at-Law
Nolan J. Lovell
Type or Print Name
My commission expires: May 8th, 2024

TITLE NOT SEARCHED.

STATE OF MAINE - COUNTY OF Cumberland
Subscribed and sworn (or affirmed) before me this
this 23rd day of January, 2018
by Christopher J. Copp
Personally Known _____ OR Produced Identification ☒
Type of Identification Driver's License
Nolan J. Lovell

NOLAN J. LOVELL, Notary Public
My Commission Expires May 8, 2024

Received
Recorded Register of Deeds
Feb 06, 2018 01:36:28P
Cumberland County
Nancy A. Lane

STATUTORY WARRANTY DEED

WE, TIMOTHY L. MORRELL, and LINDA S. MORRELL, of Windham, in the County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

ELVIN H. COPP, whose mailing address is 15 Mill Road, Cumberland, Maine 04021,

A certain lot or parcel of land with any improvements thereon, situated in the Town of Windham, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

BEGINNING at a Stone Monument found marking the Windham, Falmouth Town Line at the northeasterly corner of land now or formerly of Copp Brothers Real Estate as described in a deed recorded at the Cumberland County Registry of Deeds in Book 22270, Page 3, said monument being located 4,663.31 feet from a stone monument found in the westerly side of Blackstrap Road in the municipal boundary between the Town of Cumberland and Town of Falmouth; thence S 52°-08'-13" W, by and along land now or formerly of Copp Brothers Real Estate as described in a deed recorded in Book 22270, Page 3, a distance of 1222.37 feet to an iron rod in stone pile; thence N 37°-51'-47" W, by and along land now or formerly of Town of Windham as described in a deed recorded in Book 15062, Page 96, a distance of 503.69 feet to a pile of stones on ledge; thence generally Northwesterly by and along land of Town of Windham, to a point at the southeasterly corner of land now of formerly of Copp Brothers Real Estate as described in a deed recorded in Book 22270 Page 5; thence generally Northeasterly, by and along land now or formerly of Copp Brothers Real Estate as described in a deed recorded in Book 22270, Page 5, to a point at the Northeasterly corner of said parcel; thence generally Southeasterly, by and along land now or formerly of Copp Brother Real Estate as described in a deed recorded in Book 22269, Page 350, to a point at the northwesterly corner of land now or formerly of the Grantor; thence S 37°-51'-47" E, by and along land now or Copp Brothers Real Estate, a distance of 503.69 feet to an iron; thence S 52°-08'-13" W, by and along other land of Copp Brother Real Estate as described in a deed recorded in Book 22270, Page 3, a distance of 924.00 feet to the point of beginning.

Meaning and intending to describe a certain parcel of land containing 1,457,359 square feet or 33.45 acres, more or less.

Being the same premises described as "The Ella E. Hammond Lot" and "Jeremiah Field Lot" in a deed to Grantors herein from S.D. Warren Company dated March 28, 1994 and recorded at the Cumberland County Registry of Deeds in Book 11045, Page 316.

Reference is made to a plan of land titled "Plan Showing a Standard Boundary Survey for S.D. Warren dated through June 4, 1990 by John A. Belding.

The bearings referenced herein are based upon Magnetic North 1990.

Reference is further made to a Parcel Sketch of Morrell Property by St. Clair Associates dated December 5, 2017 attached hereto.

WITNESS our hands this 8th day of January, 2018.

[Signature]

[Signature]
Timothy L. Morrell

[Signature]

[Signature]
Linda S. Morrell

STATE OF MAINE
COUNTY OF CUMBERLAND

1/8 2018
2017

Then personally appeared the above-named TIMOTHY L. MORELL and LINDA S. MORRELL and acknowledged the foregoing instrument to be their free act and deed.

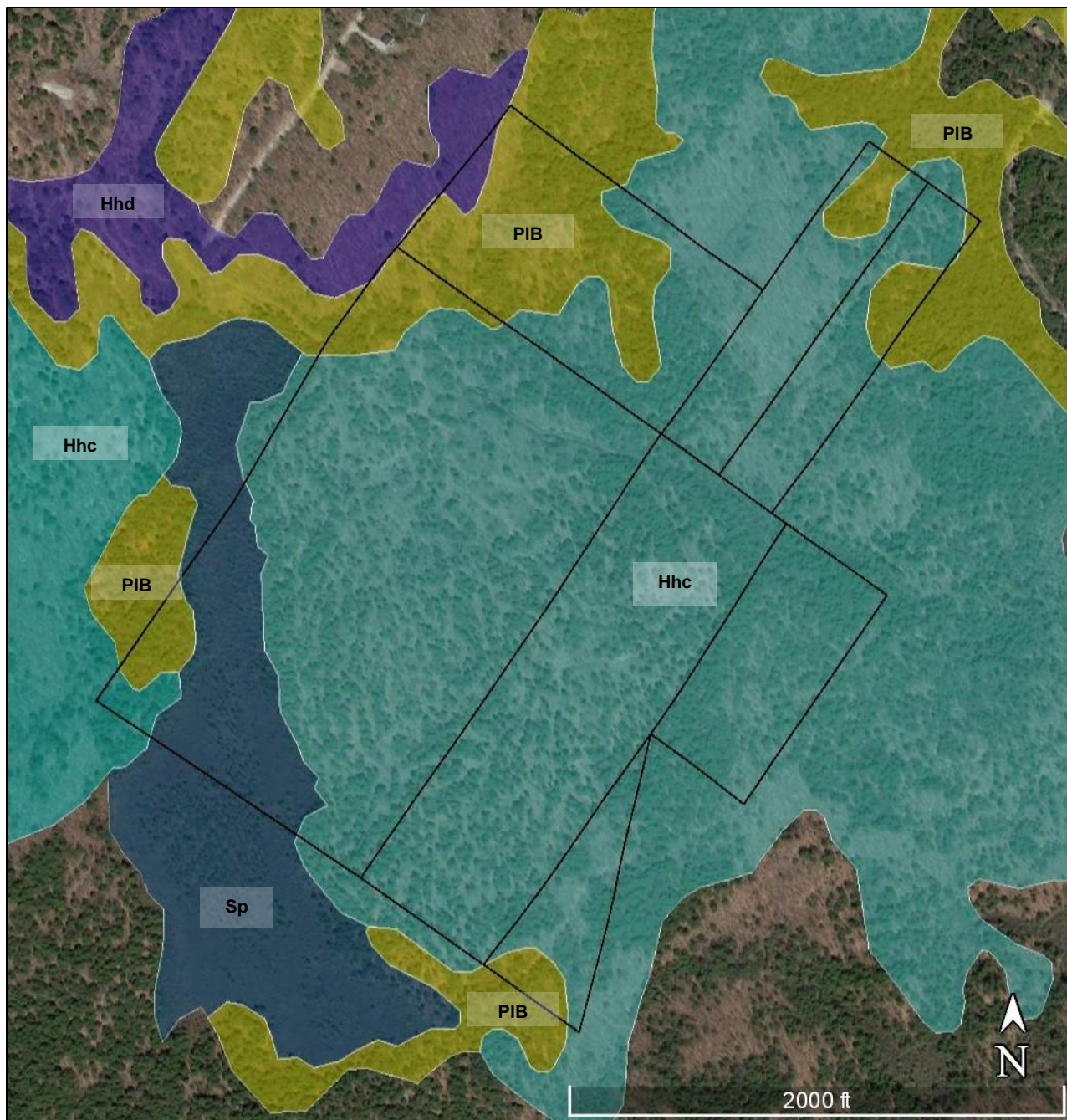
Before me,

[Signature]
Attorney at Law/Notary Public
Print Name: Judith H. Vance
My Commission Expires: _____

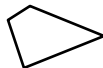
JUDITH H. VANCE
Notary Public, Maine
My Commission Expires August 16, 2019

SECTION 3 – GEOLOGY

Class D Medium Intensity Soil Survey



LEGEND



APPROXIMATE PARCEL BOUNDARIES

Hhc = HERMON SANDY LOAM (8-15% SLOPE)
 PIB = PERU FINE SANDY LOAM(0-8% SLOPE)
 Hhd = HERMON SANDY LOAM (15-25% SLOPE)
 Sp = SEBAGO MUCKY PEAT

SOURCES:
 GOOGLE EARTH, 2016.
 SOIL SURVEY GEOGRAPHIC DATABASE
 FOR CUMBERLAND COUNTY, AND PART
 OF OXFORD COUNTY MAINE. USDA, 2017.

MEDIUM INTENSITY SOILS MAP

COPP QUARRY
 LAKESIDE DRIVE
 WINDHAM, MAINE

COPP EQUIPMENT
 71 PORTLAND STREET
 GRAY, MAINE

846 Main St., Westbrook, ME 04092 • 207-591-7000 • StGermainCollins.com

FIGURE
2

DATE: 2/2/18

SCALE: SEE ABOVE

PROJECT NO. 4239-0001

FILE: EXHIBIT X