



Stoneybrook
Land Use, Inc.

4846 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281
(207) 513-6123

May 8, 2020
Revised May 21, 2020

Ms. Megan Norwood, City Planner II
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Main Entrance - Showroom Expansion
101 Merrow Road

Dear Ms. Norwood:

On behalf of Futureguard, I am pleased to submit this letter and attachments to secure approvals to construct a new main entrance and to also relocate the showroom previously approved at 101 Merrow Road. The parcel is located in the Industrial District (ID) and is shown on the City GIS system as Map 186, Lot 015. The property is currently owned by Futureguard Holdings, LLC and is said to contain about 25 acres. The parcel has frontage on Merrow Road and Hotel Road.

The property is currently home to Futureguard Building Products. They maintain a large factory where they manufacture awnings, screen rooms and are now planning to manufacture a new line of sunrooms. Since October of 2017, the factory has been expanded several times and, as of March 2020, the factory includes a total of 216,470 square feet. Total impervious area on the property is proposed to be 335,952 square feet, once construction of all approved projects have been completed.

In October of 2018, City Staff approved construction of a 6,380 square foot showroom along the front of the existing factory building. These approvals also included significant changes to the parking and drainage improvements along the street frontage as well as in the front of the existing building. That showroom was proposed to serve as a new entrance for visitors with space to display the new product lines that Futureguard plans to manufacture on site. Approvals to construct this addition were extended by the Planning Board in October of 2019.

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After attending recent trade shows and seeing the displays by others to show off similar products that Futureguard plans to manufacture, it became clear that the showroom size proposed and approved will not be adequate to meet the company's needs. During the building design phase, they also discovered issues with the building height at the previously approved location. The approved showroom extended along the face of the factory 120' at the main entrance. The plan now is to expand the Phase 3 factory addition in order to provide adequate area and building height for the showroom with additional services. At the same time, we are asking for additional building space at the main entrance area and additional space to expand the plant floor areas previously approved.

We have attached plans prepared by Summit Geoengineering Services, Inc. showing these proposed improvements. Drainage improvements along the building and along Merrow Road will remain as previously approved. The main entrance addition will include a total of 3,258 square feet and will provide space for reception, restrooms for visitors and waiting area. The main entrance will be used by office staff, visitors, persons looking for employment or raw material vendors looking to meet with office staff.

The parking areas on either side of the new main entrance have been changed, but the total number of parking spaces remains the same with a total of 49 spaces provided. The total number of parking spaces on the west side of the new main entrance for employees has been increased by 2 spaces, while the visitor parking spaces on the east side has been reduced by 2 spaces. All of these improvements at the main entrance have been designed to separate office operations from the factory operations which operate on different schedules.

The showroom has been relocated to the southerly corner of the factory and will be attached to the Phase 3 factory expansion area. The new showroom addition will add 9,930 square feet to the building. This space will be used for a larger showroom and reception. Futureguard plans to handle manufacturing and direct sales of the new sunrooms and screen room products, but they will need additional space to show the new products to distributors across the country and to provide training for their installation crews who will install these new products. A new entrance is proposed on the west end of the building for these services and 30 new parking spaces have been provided adjacent to this entrance.

We are also proposing to add 14,846 square feet to the Phase 3 factory for additional manufacturing area. Since we started this expansion process, Futureguard has added a new glass production line and they have recently found that they will also need to add new equipment to manufacture arm assemblies for their retractable awnings. Futureguard's growth through the pandemic has create demand for their products and changed their needs to control manufacturing processes to deliver finished products on schedule.

These two new production lines have increased a need for additional floor space and have forced a redesign of the existing equipment layout in order to provide a better flow through the existing buildings. When Futureguard set out to make sunrooms as a new product line, they never expected that they would need to add equipment to create their own glass products or bring new equipment in to manufacture their awning arm assemblies that have been provided by an outside vendor for many years. They especially did not foresee a significant growth in demand for their existing products during this pandemic.

We are also showing an increase in parking along the rear of the site from 55 spaces (proposed with the Phase 3 expansion) to 75 spaces shown on these site plans. These spaces will serve a new factory employee entrance proposed to be constructed at the existing small bump-out located at the rear of the existing building, currently used as an enclosed storage area. Construction of these parking spaces will increase wetland impacts for this project from 1,770 square feet to 4,167 square feet. Permitting from the Maine Department of Environmental Protection (MDEP) is not required for this level of wetland impact. Again, these improvements have been designed to separate showroom operations from the factory operations and to provide parking that is convenient to each of these separate operations at Futureguard.

These expansions will add 21,654 square feet ($24,776 - 6,380$ previously approved + $3,258 = 21,654$) of net new building space and the total factory size will increase to 238,124 square feet. Total impervious areas will increase by 23,406 square feet with this expansion to a total site impervious area of 359,358 square feet. Last October, after approvals of the Phase 3 Factory expansion, we were directed by the MDEP to calculate the stormwater treatment requirements for this project as a redevelopment project. Stormwater improvements, if required, would then be

approved by the City under your delegated review authority from MDEP under the Stormwater Rules.

In November 2019, we submitted the required redevelopment calculations for the Phase 3 Factory Expansion with some minor modifications to the plans that were approved in October. These minor modifications and stormwater calculations were approved by Staff in December of 2019. The redevelopment calculations proved that stormwater treatment was not required for this project. In March of this year, we updated those calculations again, with our request to add a small equipment shed to the rear of the factory that increased total impervious area on the property by 780 square feet.

With this proposed expansion, total impervious areas will increase to 359,358 square feet. We have attached new updated calculations, which continue to show that no stormwater treatment is required for the changes proposed under this application. We have also attached a copy of our Impervious Areas Chart, which tracks changes in impervious areas on site since the first approval in 2017. This chart shows that total impervious areas on this property will only increase by 31,838 square feet since the improvements were originally constructed in the late 1960's. Total impervious area coverage will be 32.3%, once all improvements have been constructed. The new building will increase to a total of 238,124 square feet, for a total building coverage of 21.4%. The City allows 40% of the lot to be covered by buildings.

The front building is set back 36' from Merrow Road and 800' from Hotel Road. The City requires a 35' front setback. The City's side setback requirement is also 35'. The building is set back 282' from the side property line extending off Merrow Road and 175' from the side property line extending off Hotel Road. These side lot lines are also required to have a 15' wide screened buffer with evergreen trees. In the existing condition, the sideline extending from Merrow Road has a 220' wide natural tree buffer and the sideline extending from Hotel Road has a 100' wide natural tree buffer. At the last Planning Board meeting in October of 2019, these natural tree buffers were accepted as meeting this buffering standard. These setbacks and natural wooded buffers have been identified on the attached Presentation Graphic.

Landscaping or green space is required in the amount of 10% of the area of the parking lot. There are five separate parking areas shown on the project plans with a total area of 44,700 square feet, which will require 4,470 square feet of landscape area. In addition, landscaping for 20% of the building footprint must be provided. This will add 47,625 square feet of landscape area. Therefore, a total landscape/green space area of 52,095 square feet is required to meet these standards. The project plans show a total of 37,589 square feet of landscape/green space in the front of the building, which is the preferred location for the landscape requirements, and a total of 17,783 of green space on the sides of the building. Therefore, a total of 55,372 square feet of landscape/green space has been provided. This does not include green space and wooded buffers provided outside of the pavement perimeter surrounding the building and parking areas.

Power, water and heating will come from the existing building. A new sewer service is proposed for the showroom area to serve several new restrooms for employees and visitors on that end of the building. Previously, we had reported that these expansions would not increase existing employment levels. We now know that Futureguard needs to add a new glass line and arm assembly equipment to their operations and, as noted previously, during the virus pandemic, they have increased employees to keep up with new market demands. It is expected that new markets and new production lines will increase the total number of employees by 20. Total employment at the factory could reach 110. The site plans show a total of 172 parking spaces at various locations around the factory to serve staff and visitors.

An increase of 20 employees will increase AM and PM peak trips in and out of this site. Currently, factory workers are working split shifts. One group starts at 5:00 AM and ends their shift at 1:30 PM. Another group starts at 6:30 AM and ends their shift at 3:00 PM. The office staff starts at 8:00 AM and end their day at 5:00 PM. These 20 new employees will be spread out over all three of these working periods.

The new product lines will also increase trucks delivering raw materials and shipping out finished products. Currently, there are seven truckloads of raw materials entering the site in the morning and seven truckloads leaving the site in the afternoon/evening hours each day. These truckloads are expected to increase to ten loads in the morning and ten loads at the end of each workday. Under the Traffic

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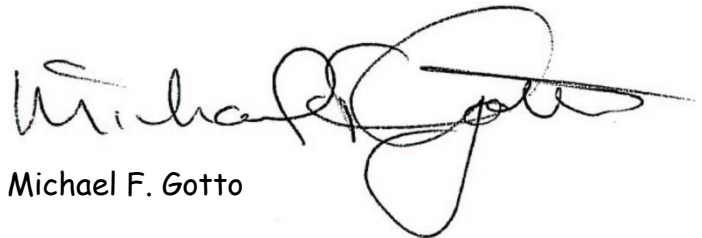
rules, 3 additional truckloads will add 12 trips in the morning and 12 trips in the evening. It should be understood that these AM and PM trips occur over 2- to 4-hour periods each morning and afternoon.

In summary, the factory expansion will increase AM and PM truck trips by a total of 12 trips during each period. Employment will also increase AM and PM trips by 20 trips during each period. Under the Maine Department of Transportation Traffic Movement Permit (TMP) process, a TMP is required when new peak hour trips increase by 100 trips in the peak hour. These new trips will not occur in any one peak AM hour or PM hour but, even if you add them together for a total of 32 trips, a TMP would not be required for this project.

Construction is expected to begin late this Summer. Occupancy is expected by late Spring/Summer of 2021 with final pavement restoration being completed in the Summer of 2021. The project will be funded by current cash flow and existing bank loans from Bar Harbor Bank. The expansion is expected to cost \$1.35 million. Please let me know if you have any questions about the information provided and please do not hesitate to call if you need additional information.

Respectfully yours,

STONEBROOK LAND USE, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto", with a long horizontal stroke extending to the right.

Michael F. Gotto

cc: Don Buteau



Development Review Application

City of Auburn Planning and Permitting Department

PROJECT NAME: Main Entrance - Showroom

PROPOSED DEVELOPMENT ADDRESS: 101 Merrow Road

PARCEL ID#: 186-015

REVIEW TYPE: Site Plan Site Plan Amendment Special Exception
 Subdivision Subdivision Amendment Form Based Code Plan
 Planned Unit Development

PROJECT DESCRIPTION: See Cover Letter

CONTACT INFORMATION:

<u>Applicant</u>	
Name:	Futureguard Holdings, LLC
Address:	P.O. Box 2028
Zip Code	Auburn, ME 04211
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	
<u>Project Representative</u>	
Name:	Mike Gotto - Stoneybrook
Address:	4846 Sun City Center Blvd. #300
Zip Code	Sun City Center, FL 33573-6281
Work #:	
Cell #:	(207) 513-6123
Fax #:	
Home #:	
Email:	mike@stoneybrookllc.com

<u>Property Owner</u>	
Name:	Same
Address:	
Zip Code	
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	
<u>Other professional representatives for the project (surveyors, engineers, etc.),</u>	
Name:	Summit Geoengineering Services
Address:	145 Lisbon Street, Suite 701
Zip Code	Lewiston, ME 04240
Work #:	(207) 576-3313
Cell #:	
Fax #:	
Home #:	
Email:	bpeterlein@summitgeoeng.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	335,952 sq. ft.
Proposed Total Paved Area.....	121,234 sq. ft.
Proposed Total Impervious Area Proposed	359,358 sq. ft.
Impervious Net Change	23,406 sq. ft.
Impervious surface ratio existing.....	30.2 % of lot area
Impervious surface ratio proposed.....	32.3 % of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint.....	216,470 sq. ft.
Proposed Building Footprint.....	238,124 sq. ft.
Proposed Building Footprint Net change.....	21,654 sq. ft.
Existing Total Building Floor Area	225,236 sq. ft.
Proposed Total Building Floor Area	246,890 sq. ft.
Proposed Building Floor Area Net Change	21,654 sq. ft.
New Building ?.....	No (yes or no)
Building Area/Lot coverage existing	19.5 % of lot area
Building Area/Lot coverage proposed.....	21.4 % of lot area

ZONING or FORM BASED CODE DISTRICT

Existing	Industrial
Proposed, if applicable.....	N/A

LAND USE

Existing	Industrial
Proposed.....	Industrial

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	N/A
Subdivision Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces.....	172
Proposed Number of Parking Spaces	172
Number of Handicapped Parking Spaces	5
Proposed Total Parking Spaces.....	172

ESTIMATED COST OF PROJECT..... \$1.35 million

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	335,952 sq. ft.
Proposed Disturbed Area	313,338 sq. ft.
Proposed Impervious Area	359,358 sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ N/A _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ N/A _____ passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the Industrial zoning/form based code district.
2. Parcel Area: 25.5 acres / _____ square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	_____ /	<u>25.5 acres</u>
Street Frontage	<u>150'</u> /	<u>2452'</u>
Min Front Yard	<u>35'</u> /	<u>36'</u>
Min Rear Yard	<u>50'</u> /	<u>N/A</u>
Min Side Yard	<u>35'</u> /	<u>175'</u>
Max. Building Height	<u>75'</u> /	<u>30'</u>
Use Designation	<u>Industrial</u> /	<u>Industrial</u>
Parking Requirement	1 space/ per _____ square feet of floor area or dwelling unit	
Total Parking:	<u>172</u> /	<u>172</u>
Overlay zoning districts (if any):	<u>AOI</u> /	/
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>N/A</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. Narrative which explains how the project meets the intent, objectives or conditions of the required Zoning sections, such as Special Exception, Site Plan Law, Subdivision Law or the Form Based Code Ordinance.
5. All written submittals including evidence of right, title and interest.
6. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
7. Any additional materials as required by the Form Based Code (Chapter 60-546) if applicable.
8. PDF files for all plans and application materials.

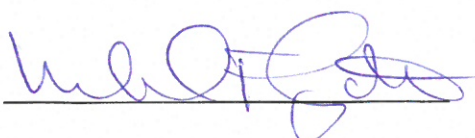
Refer to the application checklist for a detailed list of submittal requirements.

Additional information regarding zoning and form based code can be found on-line at:
<http://www.auburnmaine.gov/Pages/Government/Planning-Permitting-and-Code> or,
 Contact the City Planner at: 207-333-6601 ext. 1156 or dgreene@auburnmaine.gov

Application Certification:

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 

Date: 5/21/20
Revised



Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



**THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
SUBMITTED FOR AN APPLICATION TO BE COMPLETE**

PROJECT NAME: Main Entrance - Showroom Expansion

PROPOSED DEVELOPMENT ADDRESS- 101 Merrow Road

PARCEL #- 186-015

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	✓			
	Names of Development	✓			
	Professionally Prepared Plan	✓			
	Tax Map or Street/Parcel Number	✓			
	Zoning of Property	✓			
	Distance to Property Lines	✓			
	Boundaries of Abutting land	✓			
	Show Setbacks, Yards and Buffers	✓			
	Airport Area of Influence (Auburn only)	✓			
	Parking Space Calcs	✓			
	Drive Openings/Locations	✓			
	Subdivision Restrictions	N/A			
	Proposed Use	✓			
	PB/BOA/Other Restrictions	N/A			
	Fire Department Review				
	Open Space/Lot Coverage	✓			
	Lot Layout (Lewiston only)				
	Existing Building (s)				
	Existing Streets, etc.				
	Existing Driveways, etc.				
	Proposed Building(s)				
	Proposed Driveways				
Landscape Plan					
	Greenspace Requirements	✓			
	Setbacks to Parking	✓			
	Buffer Requirements	N/A			
	Street Tree Requirements	N/A			
	Screened Dumpsters	N/A			
	Additional Design Guidelines	N/A			

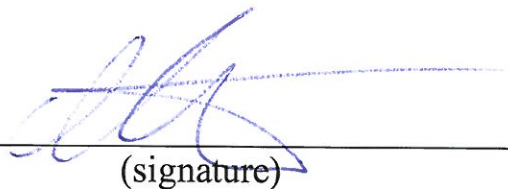
	Planting Schedule				
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	N/A			
	Show Existing Surface Drainage	✓			
	Direction of Flow	✓			
	Location of Catch Basins, etc.	✓			
	Drainage Calculations	✓			
	Erosion Control Measures	✓			
	Maine Construction General Permit	✓			
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
Lighting Plan		N/A			
	Full cut-off fixtures				
	Meets Parking Lot Requirements				
Traffic Information		N/A			
	Access Management				
	Signage				
	PCE - Trips in Peak Hour				
	Vehicular Movements				
	Safety Concerns				
	Pedestrian Circulation				
	Police Traffic				
	Engineering Traffic				
Utility Plan					
	Water	✓			
	Adequacy of Water Supply	✓			
	Water main extension agreement				
	Sewer	✓			
	Available city capacity	✓			
	Electric	✓			
	Natural Gas	✓			
	Cable/Phone	✓			
Natural Resources					
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	✓			
	Urban Impaired Stream	N/A			
	Phosphorus Check	N/A			
	Aquifer/Groundwater Protection	N/A			
	Applicable State Permits	N/A			
	No Name Pond Watershed (Lewiston only)				

	Lake Auburn Watershed (Auburn only)	N/A			
	Taylor Pond Watershed (Auburn only)	N/A			
Right Title or Interest					
	Verify	✓			
	Document Existing Easements, Covenants, etc.	N/A			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	✓			
	Performance Guarantee				
State Subdivision Law		N/A			
	Verify/Check				
	Covenants/Deed Restrictions				
	Offers of Conveyance to City				
	Association Documents				
	Location of Proposed Streets & Sidewalks				
	Proposed Lot Lines, etc.				
	Data to Determine Lots, etc.				
	Subdivision Lots/Blocks				
	Specified Dedication of Land				
Additional Subdivision Standards		N/A			
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
A jpeg or pdf of the proposed site plan					
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

Futureguard Holdings, LLC
P.O. Box 2028
Auburn, ME 04211

To Whom It May Concern:

The signature below authorizes Stoneybrook Consultants, Inc. to act as the applicant's agent in the processing of the enclosed application.



(signature)

Donald R. Butera

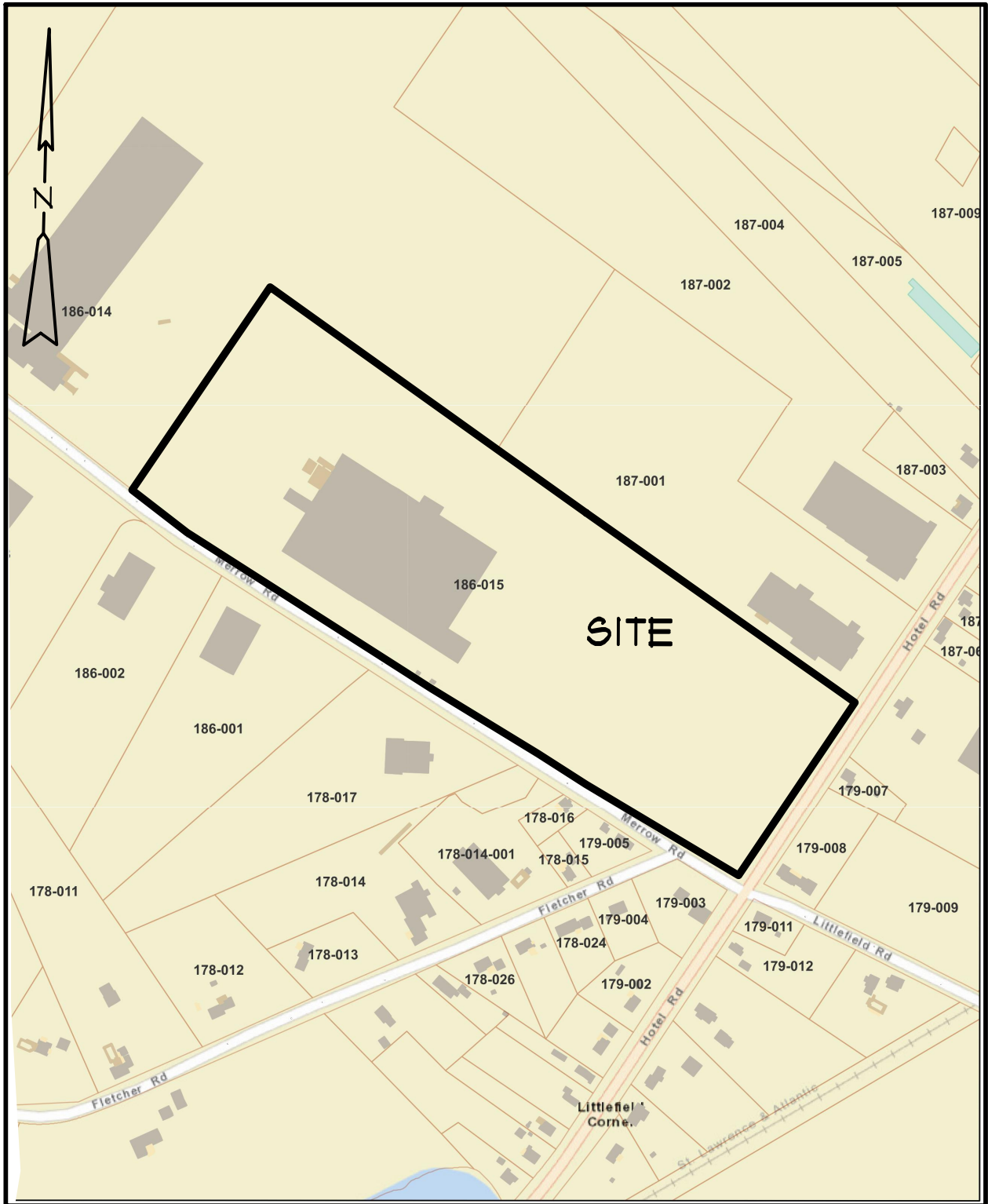
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USGS LOCATION MAP

101 MERROW ROAD - AUBURN
 OWNER: FUTUREGUARD HOLDINGS, LLC
 SCALE: 1" = 2,000'
 DATE OF GRAPHIC: MARCH 18, 2020
 SOURCE: MAINE OFFICE OF GIS
 ORIGINAL PUBLICATION DATE: 1967

Stoneybrook
 Land Use, Inc.



TAX MAP

101 MERROW ROAD - AUBURN
 OWNER: FUTUREGUARD HOLDINGS, LLC
 SCALE: 1" = 400'±
 DATE OF GRAPHIC: MARCH 18, 2020
 SOURCE: CITY OF AUBURN GIS
 PUBLICATION DATE: 2018

WARRANTY DEED

101 Merrow Road, LLC, a Maine Limited Liability Company with a principal place of business in Auburn, County of Androscoggin, State of Maine ("Grantor"), for consideration paid, grants to **Futureguard Holdings, LLC**, a Maine Limited Liability Company with a principal place of business in Auburn, County of Androscoggin, State of Maine ("Grantee"), with **Warranty Covenants**, a certain lot or parcel of land, together with any buildings situated thereon, in Auburn, County of Androscoggin and State of Maine, as more fully described in Exhibit "A" attached hereto and made a part hereof.

MAINE REAL ESTATE
TRANSFER TAX PAID

In Witness Whereof, **101 Merrow Road, LLC** has caused this instrument to be signed and sealed by **Emile L. Clavet**, its Member/Manager, thereunto duly authorized this 4th day of January, 2007.

Witness:

101 Merrow Road, LLC

Barbara J. Guardin

By:

Emile L. Clavet
Its Member/Manager

STATE OF MAINE
ANDROSCOGGIN, SS.

January 4, 2007

Then personally appeared before me the above named **Emile L. Clavet** in his aforesaid capacity as Member/Manager of **101 Merrow Road, LLC**, and acknowledged the foregoing instrument to be his free act and deed in his capacity and the free act and deed of said Grantor.

Before me,

Barbara J. Guardin

Notary Public/Attorney-At-Law

Print Name: _____

My Commission Expires: _____

SEAL

ANDROSCOGGIN
2007

EXHIBIT "A"

Beginning at the junction of the Minot Road (now known as Merrow Road) and the Hotel Road, so-called, on the northwesterly side of said Hotel Road; thence northwesterly by the northerly side of said Minot Road (now Merrow Road) to land now or formerly of Samuel L. Stevens, thence northeasterly by land now or formerly of said Samuel L. Stevens to land now or formerly of George Gay; thence southeasterly by land now or formerly of said George Gay and land now or formerly of James Turner to said Hotel Road; thence by said Hotel Road about five hundred fifty-nine (559) feet to the point of beginning, said premises containing twenty-five (25) acres, more or less.

This conveyance also includes the certain forty (40) foot strip of land abutting the above-described and conveyed premises which said strip of land was reserved by Dwine E. Haradon in his deed to Edouard Bolduc dated July 23, 1945, and recorded in Androscoggin County Registry of Deeds, Book 564, Page 413.

The above-described premises are the same conveyed by Auburn Business Development Corporation to Merrow Realty Co., Inc. by Warranty Deed dated July 2, 1965, recorded in said Registry of Deeds, Book 942, Page 164.

Grantor does hereby assign to Grantee all its right, title and interest as lessee under an Indenture, dated November 1965 recorded in said Registry of Deeds Book 953, Page 425 as amended by a Memorandum of Agreement dated December 28, 1965 recorded in said Registry of Deeds in Book 953, Page 429, as further amended by Agreement dated September 26, 1967 recorded in the Androscoggin County Registry of Deeds at Book 979, Page 718

Being the same premises described in a Deed and Assignment from Merrow Realty Co., Inc. to George Shapiro, Arthur S. Goldberg, and Charles Sidney Shapiro, Trustees of the Merrow Realty Trust, said Deed and Assignment being dated December 8, 1978 and recorded in the Androscoggin County Registry of Deeds at Book 1382, Page 77.

The above-described premises is subject to an easement granted by Merrow Realty Co., Inc. to Central Maine Power Company dated November 8, 1965 recorded in the Androscoggin County Registry of Deeds at Book 960, Page 793 and is also subject to a Notice of Layout and Taking by the Maine Department of Transportation dated June 21, 1983 recorded in the Androscoggin County Registry of Deeds at Book 1655, Page 243.

Being the same premises described in a Warranty Deed from Robert Shapiro and Joseph S. Michelson, co-Trustees of the Merrow Realty Trust to 101 Merrow Road, LLC dated March 27, 2002 and recorded in the Androscoggin County Registry of Deeds in Book 4954, Page 161.

Poor Copy At Time Of Recording
Will Not Reproduce Clearly

ANDROSCOGGIN COUNTY
Tina K. Chouard
REGISTER OF DEEDS

Impervious Areas Chart
Merrow Road Factory - 101 Merrow Road

10/19/2017 Phase 1 - Factory			
	<u>Existing</u>	<u>Proposed</u>	<u>NET CHANGE</u>
Building	152,734	163,694	10,960
Other Impervious Areas	174,786	163,126	-11,660
TOTAL Impervious	327,520	326,820	-700
11/7/2018 Showroom			
	<u>Existing</u>	<u>Proposed</u>	<u>NET CHANGE</u>
Building	163,694	170,048	6,354
Other Impervious Areas	163,126	140,982	-22,144
TOTAL Impervious	326,820	311,030	-15,790
3/8/2019 Phase 2 - Factory			
	<u>Existing</u>	<u>Proposed</u>	<u>NET CHANGE</u>
Building	170,048	184,208	14,160
Other Impervious Areas	140,982	140,842	-140
TOTAL Impervious	311,030	325,050	14,020
12/2/2019 Phase 3 - Factory			
	<u>Existing</u>	<u>Proposed</u>	<u>NET CHANGE</u>
Building	184,208	216,064	31,856
Other Impervious Areas	140,842	119,108	-21,734
TOTAL Impervious	325,050	335,172	10,122
3/16/2020 Glass Line Addition			
	<u>Existing</u>	<u>Proposed</u>	<u>NET CHANGE</u>
Building	216,064	216,470	406
Other Impervious Areas	119,108	119,482	374
TOTAL Impervious	335,172	335,952	780
5/19/2020 Main Entrance - Showroom			
	<u>Existing</u>	<u>Proposed</u>	<u>NET CHANGE</u>
Building	216,470	238,124	21,654
Other Impervious Areas	119,482	121,234	1,752
TOTAL Impervious	335,952	359,358	23,406
OVERALL			
	<u>10/19/2017</u>	<u>5/19/2020</u>	<u>NET CHANGE</u>
Building	152,734	238,124	85,390
Other Impervious Areas	174,786	121,234	-53,552
TOTAL Impervious	327,520	359,358	31,838

MDEP Stormwater Area Calculations
 101 Merrow Road - Futureguard Holdings, LLC
 Main Entrance - Showroom
 5/19/20

Existing Development				
	Area (acres)	Environmental Impact	Proposed Impact Rating	Ranked Impact
Roof	3.58	3	10.74	
Parking/Drives	4.02	4	16.08	
Grass Storage Area	0.72	3	2.16	
Grass	3.29	2	6.58	
Forested	0.02	0	0	
Total	11.63		35.56	3.06

Proposed Development				
	Area (acres)	Environmental Impact	Proposed Impact Rating	Ranked Impact
Roof	5.47	3	16.41	
Parking/Drives	2.78	4	11.12	
Grass	3.38	2	6.76	
Total	11.63		34.29	2.95

2.95 (Proposed) - 3.06 (Existing) = -0.11 Ranked Impact Change