

TOWN OF PARSONSFIELD Planning Board
634 North Rd, Parsonsfield, Maine 04047
PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

Application for Conditional Use

Fees Paid: \$25.00 Application Fee ☒ \$150.00 Escrow Fee ☒ \$100.00 CEO Fee ☒

Note: Applicant is also responsible for cost of advertising and any mailings associated with this application (this will be covered by the Escrow Fee, but if more funds are needed the applicant is expected to replenish the funds).

Date CEO Reviewed & Accepted JW 3/20/25

Signature of CEO: [Signature]

Date Received & Paid for at Clerk's Office 3/20/25 R Roy

Signature of Town Clerk: _____

Date Received by Planning Board Administrative Assistant 3/20/2025 Electronically from Office

Signature of Planning Board Administrative Assistant: [Signature]

Submission of Application: An application for Conditional Use Permit will consist of eleven (11) sets of the application and all additional documentation to be submitted.

Applicants Name and Mailing Address:

Silver Therapeutics, of South Portland, LLC
238 Main Street, Williamstown, MA 01267

Phone: 617-312-0712 Email: JoshF@agtherapeutics.com

Applicant's Signature: [Signature] for Silver Therapeutics Date: March 20, 2025

Property Owner Name and Mailing Address - if Different from Applicant:

Kezar Commons, LLC
PO Box 713
Parsonsfield, ME 04047

Phone: 480-747-7748 Email: mark@kfmillwork.com

Property Owner's Authorization (ONLY FILL OUT IF APPLICANT IS NOT OWNER). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate and complete and the Applicant has the full authority to request approval for this proposal.

Property Owner's Signature: [Signature] Date: 3-20-25

Date Abutter's Letter Mailed _____

Date Advertised for Public Hearing _____

Date of Public Hearing _____

Method Advertised _____

Section 1

Location & Use

1. Site Location/Address: 18 Federal Road, Parsonsfield, ME
Tax Map # U04 Lot # 003 Zoning District Village District
Acreage Of Subject Parcel 0.3
2. Please specify the exact nature of the proposed use of this property (attach extra paper for additional documentation):
Please see attached letter providing information and documents responsive to all applicable sections of this application.
3. A scale drawing of the lot with the location of any existing or proposed buildings, structures, natural features, driveways and parking areas must be attached to this application.
4. Additional Materials Attached for Consideration: X Yes No
5. Abutter's List. A list of all abutters of properties lying within 500 feet of the property shall be attached. Please note, this may include properties in other municipalities if the property location indicates such. Property owners are classified as those whom taxes are assessed on the abutting property.
6. Copy of Public Notice & Indication of Posting Date and Location

Section 2

Standards For Conditional Permit to Be Met

2-1. Neither the proposed use for the proposed site upon which the use will be located if of such character that the use will have a significant adverse impact upon the value or quiet possession of the surrounding properties greater than would normally occur from any other such a use in the zoning district. This determination is considered by the Planning Board by the following criteria:

- A. The size of the proposed use is compared with surrounding uses
- B. The intensity of the proposed use, including amounts and types of traffic which would be generated.
- C. The proposed hours of operation.
- D. Expanse of pavement
- E. Intensity of use compared with surrounding uses
- F. Potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances
- G. Unusual physical characteristics of the site including lot size, lot shape, topography, soils all which may tend to aggravate adverse impacts upon surrounding properties.
- H. Degree to which landscaping, fencing, and other design elements have been proposed/implemented to mitigate adverse impacts on surrounding properties.

Section 3

Municipal Effect

3.-1. Municipal or other facilities serving the proposed use will not be overburdened or any hazards created because of inadequate facilities. The board must consider the following to reach this determination:

- A. The ability of traffic to safely move in and out of the site at proposed location
- B. The presence of facilities to assure the safety of pedestrians passing by or through the proposed site.
- C. The capacity of the street network to accommodate the proposed use.
- D. The capacity of sewerage and water supply systems to accommodate the proposed use.
- E. The capacity of storm drainage system to accommodate the proposed use
- F. The ability of the fire department to provide necessary protection services to the site and development.

The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when places on the site will cause undue harm to environment or to the neighboring properties.

Section 4.

Standard for Shoreland Areas

For conditional use permit application in shoreland areas, the Planning Board shall additionally find the proposed use meets this application criteria as well as Article V, SECTION 4.A.5

Section 5.

Conditions of Approval

The Planning Board may attach conditions to its approval of a conditional use permit. These conditions may include, but are not limited to, such requirements as:

- Street Improvements
- Access Restrictions
- Hours of Use
- Required Buffering and Screening
- Utility Upgrades/Improvements
- Performance Guarantees for required off-site improvements

Section 6.

Reapplication

If denied by the Planning Board for a conditional use application, a second request of similar nature shall not be permitted within two years from the date of the first request. Exception may occur if:

- It is the opinion of the majority of the Planning Board
- Substantial new evidence can be brought forward
- Planning Board finds an error of law or misunderstanding of facts has been made
- An amendment to this ordinance has been made which changes the status, circumstances or conditions of the initial matter brought before the board.

Section 7.

Duration of Conditional Use Permit

If all conditions and standards of approval; are met, a conditional permit shall be a permanent grant of permission and shall "run with the land".

Conditional Use Permit: _____ Approved _____ Denied

Date: _____

Signature of the Board:

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed to submit a complete list.)

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

March 20, 2025

Town of Parsonsfield
Planning Board
634 North Road
Parsonsfield, ME 04047

**Re: Conditional Use Approval for Silver Therapeutics at 18 Federal Road,
Parsonsfield, ME 04047**

Dear Members of the Parsonsfield Planning Board:

Silver Therapeutics of South Portland, LLC ("Silver") previously submitted applications for conditional use approval to operate an adult use cannabis store at a 1,475 square foot unit on the first floor of a multi-unit building located at 18 Federal Road in Parsonsfield, tax map and lot no. U04-003 (the "Property") on October 7, 2024 and March 4, 2025.

In accordance with the Planning Board's recently adopted "Application for Conditional Use," Silver supplements its March 4, 2025 application with the Planning Board's preferred application form and, for the Board's convenience, includes in this letter and supporting documentation all of the same information it previously supplied on October 7, 2024 and March 4, 2025.

I. Background

In January 2024, the Planning Board approved a site plan application submitted by the property owner, Kezar Commons, LLC, for "Mixed Uses (Commercial, Retail, Office, Residential, Short-Term Rental, etc.)." The location for Silver's proposed adult use cannabis store was previously occupied by a retail bank outlet. The new proposed retail use will have the same impacts from a land use perspective as any other retail use, including the prior use of the Property, and there will be no exterior construction or improvements as part of this project. Accordingly, the only changes to the exterior of the building will be required changes under state and local laws that pertain to building security, including adding perimeter lighting and commercial grade locks.

On October 3, 2024, the Town's voters enacted amendments to the Town's Land Use and Development Ordinance to authorize adult use cannabis stores (and other

Cannabis Facilities) as a conditional use. The Planning Board may authorize adult use cannabis stores in the Village District and Village Residential District. The Property is located within the Village District.

II. Brief Description of the Applicant

Silver Therapeutics of South Portland, LLC and its affiliates have operated adult use cannabis stores in South Portland, Portland, and Berwick, Maine. It has always complied with stringent state and local regulations and is committed to being a good neighbor in local communities. Silver looks forward to bringing its expertise in operating successful cannabis retail stores to the Town.

III. Right, Title, and Interest

Silver Therapeutics of South Portland, LLC provided a signed detailed letter of intent with the property owner to operate a cannabis store at 18 Federal Road.

IV. Current/Prior Use

Approved for Mixed Use, including Commercial and Retail Uses.

V. Description of the Proposed Use

Silver proposes to operate an adult use cannabis store at the Property.

VI. General Performance Criteria and Standards (Sections 2 & 3 of the Application for Conditional Use)

For the reasons outlined below, the proposed use meets all general performance criteria and standards specified the Town of Parsonsfield's ordinances.

A. Neither the proposed use for the proposed site upon which the use will be located is of such a character that the use will have a significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district. Town of Parsonsfield Land Use and Development Ordinance, Article IV, Section 3(A).

a. The size of the proposed use compared with surrounding uses;

The Planning Board previously approved commercial and retail uses on site, and, as described below, the operation of a cannabis store is aligned with the prior approvals, including similar measures of intensity of use and traffic.

- b. The intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses;

The Planning Board previously approved commercial and retail uses at the Property, and the operation of a cannabis store is aligned with the prior approvals, including similar measures of intensity of use and traffic. The store will only be open to the public during the hours of 10:00 a.m. and 8:00 p.m., Monday through Saturday, in accordance with the local licensing ordinance. These hours are consistent with the hours of operation for other businesses within the Village District. For example, Village Variety, located at 27 Federal Road, operates seven days a week from 5:00 a.m. to 10:00 p.m.

Further, Silver expects the volume and type of vehicular traffic generated by the proposed use will be similar or less than that of other permitted or conditional uses within the Village District. The Institute of Transportation Engineers (ITE) offers trip generation data in their Trip Generation Manual, 11th Edition for Marijuana Dispensaries which it defines as "a marijuana dispensary is a stand-alone facility where cannabis is sold to patients or retail consumers in a legal manner." The ITE data provides that the typical weekday PM peak hour trip generation rate for a cannabis retail store ranges from 2.94 trips per 1,000 SF to a high of 98.68 trips per 1,000 SF, with an average rate of 18.92 trips per 1,000 SF. By way of contrast, ITE data from the ITE Generation Manual (11th Edition, 2021) provides that for a typical weekday on average, for every 1,000 square feet, a Convenience Store Gas Station, such as Village General, generates 155 trips during the AM peak hour and 185 trips during the PM peak hour. Likewise, ITE data from the ITE Generation Manual (11th Edition, 2021) provides that on a typical weekday, for every 1,000 square feet, a Walk-In Bank, such as the prior use, generates between 17.89 and 59 trips during the AM peak hour and 39 and 79 trips during the PM peak hour.

Based on Silver's other retail stores, located in Portland, South Portland, and Berwick, Maine, it anticipates approximately 100-120 trips per day and does not anticipate that peak PM one-way visitor trips will exceed 20 per hour.

- c. The potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;

Neither the buildout of the retail store nor the operation of the retail store will generate noise, dust, vibration, glare or smoke as there will be no exterior construction and the operation of the store will be the same as any other retail use, with the exception of additional security measures required under state and local law to provide additional protection for the public as well as for the business.

1. Lighting

The lighting associated with the proposed use will not have an adverse impact on any use or structure within 300 feet. Adult use cannabis establishments are required by state law to have exterior lighting at each entry point to the licensed premises that allows for visibility a distance of 10 feet or more during hours of low light. However, the law expressly allows the use of motion sensor lighting, which Silver intends to use. Further, Silver will specifically require employees to ensure that all exterior and interior lights are off when they leave for the night. As a result, the building housing the retail store will not create any nuisance or glare.

2. Odor

The cannabis retail store will not generate odor as product brought into an adult use cannabis store must be pre-packaged in sealed, child-resistant packaging, and is therefore odorless. The store will utilize best practices in the industry for odor mitigation, including carbon filtration, as required under the Town's licensing ordinance, which will further ensure that the operation of the store will not impact any use or structure within 300 feet, while allowing for proper ventilation. Perimeter doors will be kept closed at all times and will effectively prevent any odor from escaping.

3. Litter

The proposed use will not have an adverse impact on any use or structure within 300 feet as a result of litter. Under Maine law, personal use cannabis that has been purchased at a cannabis retail store cannot be opened or used until the consumer is within the confines of a private residence. Silver will instruct customers at the time of purchase that the purchase cannot be opened or used on the retail store grounds. Based on the foregoing, cannabis retail stores do not lend themselves to issues related to littering, like a store that sells products that can be consumed immediately, such as a gas station, might. Further, Silver will have standard operating procedures for daily maintenance and upkeep of the interior and exterior of the retail store, including requiring employees to ensure that the exterior of store is free of litter at the start of the day and at the close of business.

- d. Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties;

The Property does not have any physical characteristics that would aggravate adverse impacts on surrounding properties.

- e. The degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.

This condition is not applicable because, as described above, the proposed use will not have adverse impacts on surrounding properties and Silver has proposed no exterior landscaping or fencing.

***B. Municipal or other facilities serving the proposed use will not be overburdened or hazards created because of inadequate facilities.
Town of Parsonsfield Land Use and Development Ordinance, Article IV, Section 3(B).***

- a. The ability of traffic to safely move into and out of the site at the proposed location;

The Planning Board previously approved commercial and retail uses at the Property after reviewing site plans and information from the Department of Transportation provided by the property owner, which demonstrated the ability of traffic to safely move into and out of the Property at the proposed location with the new development. The plans are attached.

- b. The presence of facilities to assure the safety of pedestrians passing by or through the site;

The Planning Board previously approved commercial and retail uses at this location after reviewing site plans and information from the Department of Transportation provided by the property owner, which demonstrated the presence of facilities to assure the safety of pedestrians passing by or through the site. The plans are attached.

- c. The capacity of the street network to accommodate the proposed use;

The Planning Board previously approved commercial and retail uses at this location after reviewing site plans and information from the Department of Transportation provided by the property owner, which demonstrated the capacity of the street network to accommodate such uses. The plans are attached.

- d. The capacity of sewage and water supply systems to accommodate the proposed use;

The location has already been approved for Mixed Use, including commercial and retail uses, and no additional exterior construction is contemplated by this project. With regard to water and sewerage use, the operation of an adult use cannabis store is no different from the operation of any other type of retail store. The Planning Board previously approved commercial and retail uses at this location after reviewing site plans and other information provided by the property owner, which demonstrated the capacity of sewerage and water supply systems to accommodate such uses.

- e. The capacity of the storm drainage system to accommodate the proposed use;

In recently approving this location for Mixed Use, including commercial and retail uses, this Planning Board determined that the location's storm water drainage had sufficient capacity to support commercial and retail uses. As the proposed use is a retail store, and no additional exterior construction, including but not limited to increasing impermeable surface area on the property, is contemplated by this project, there is no basis for this Board to reach a different result here.

- f. The ability of the fire department to provide necessary protection services to the site and development.

In recently approving the location for Mixed Use, including commercial and retail uses, this Planning Board determined this criteria to have been met. There is nothing about the proposed use, which is a retail use and will not include exterior construction or improvements, that would support the Board reaching a different result here.

C. The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties. Town of Parsonsfield Land Use and Development Ordinance, Article IV, Section 3(C).

The location has already been approved for Mixed Use, including commercial and retail uses, and no additional exterior construction is contemplated by this project. Accordingly, the proposed use has no impact on the topography, drainage, or relationship to ground and surface waters and flood plains.

For conditional use permit applications in shoreland areas, the Planning Board shall additionally find that the proposed use meets the following criteria as required by Article V, Section 4.A.5. Town of Parsonsfield Land Use and Development Ordinance, Article IV, Section 3(C).

i. Will maintain safe and healthful conditions;

As noted above, traffic, lighting, odor, and litter impacts from the proposed use will be minimal. Critically, because the Planning Board also approved the Property for Mixed Use, including commercial and retail uses such as an adult use marijuana retail store, and no additional exterior construction is contemplated by this project, the proposed use will maintain the current safe and healthful conditions at the Property. Further, the landlord obtained all required approvals from the Saco River Corridor Commission for the development of this property.

ii. Will not result in water pollution, erosion, or sedimentation to surface waters;

The proposed use does not include any notable exterior work at the Property and is in conformance with the site plan for the Property which the Planning Board previously approved. Accordingly, the proposed use will cause no water pollution, erosion, or sedimentation to surface waters.

iii. Will adequately provide for the disposal of all wastewater;

All wastewater will be properly disposed of pursuant to the standards of the approved site plan.

iv. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;

The proposed use does not include any notable exterior work at the Property and is in conformance with the site plan for the Property which the Planning Board previously approved. Accordingly, the proposed use will have no impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.

v. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;

The Property is not in a location where the proposed use will have any impact on the conservation of shore cover and visual, as well as actual, points of access to inland and coastal waters.

vi. Will protect archaeological and historic resources as designated in the comprehensive plan;

The Property is not in a location where the proposed use will have any impact on archaeological and historic resources.

- vii. Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district;

The Property is not in a location where the proposed use will have any impact on a commercial fisheries/maritime activities district.

- viii. Will avoid problems associated with floodplain development and use; and

The proposed use does not include any notable exterior work at the Property and is in conformance with the site plan for the Property which the Planning Board previously approved. Accordingly, the proposed use will have no impact on floodplain development and use.

- ix. Is in conformance with the provisions of Section 15, Land Use Standards.

The location has already been approved for Mixed Use, including commercial and retail uses, and no additional exterior construction is contemplated by this project. The landlord obtained all required approvals from the Saco River Corridor Commission for the development of this property.

VII. Cannabis-Specific Performance Standards

The Property is located in the Village District, where adult use cannabis stores are a conditional use. The facility is more than 750 feet from the nearest lot line of a parcel of a property containing another Cannabis Facility or a pre-existing public or private school or daycare licensed by the State of Maine. Accordingly, the application complies with the additional setback requirements in the Town of Parsonsfield Cannabis Facility Licensing Ordinance (Section 7(A)).

The operation of the cannabis store will comply with all applicable state and local laws, including requirements relating to access, ventilation, waste disposal, security, and preventing loitering. The store will not engage in any outdoor operations and will only be open for business to the general public between the hours of 10 AM and 8 PM, Monday through Saturday. The cannabis store will maintain all required state and local permits and licenses to operate the cannabis business. Silver has already obtained a conditional license from the Maine Office of Cannabis Policy, which is included in the application packet. Silver will also obtain and maintain the requisite insurance coverage under the

licensing ordinance and will comply with provisions in the ordinance relating to inspections.

VIII. Conclusion

Because Silver Therapeutics' proposed use meets the criteria for conditional use approval, we respectfully request that the Planning Board grant this request for conditional use approval to operate an adult use cannabis store at 18 Federal Road, where commercial and retail uses have previously been approved. If you have any questions, I am available any time by phone (207) 553-8371 or by email (zack.brandwein@dentons.com). Thank you very much for your consideration.

Sincerely,

/s/ Zack Brandwein

Dentons Bingham Greenebaum LLP
Zack Brandwein, Esq.
Of Counsel

ZBB/enclosures

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Eagle Creek Renewable Energy

MAILING ADDRESS: P.O. Box 167

CITY/STATE/ZIP: Neshkoro, WI 54960

PROPERTY ADDRESS: 10 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 001

ABUTTER NAME(S): Kezar Falls Millworx, LLC

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 002

ABUTTER NAME(S): David L. Gilpatric

MAILING ADDRESS: 296 A Spec Pond Road

CITY/STATE/ZIP: Porter, ME 04068-3447

PROPERTY ADDRESS: 20 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 004

ABUTTER NAME(S): Richard Z. Jiang

MAILING ADDRESS: 51 Dewaynes Way

CITY/STATE/ZIP: Gorham, ME 04038

PROPERTY ADDRESS: 24 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 005

ABUTTER NAME(S): Richard Z. Jiang

MAILING ADDRESS: 51 Dewaynes Way

CITY/STATE/ZIP: Gorham, ME 04038

PROPERTY ADDRESS: 28 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 006

ABUTTER NAME(S): Kezar Falls Millworx, LLC

MAILING ADDRESS: P.O. Box 713

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 10 Mill Street, Parsonsfield, ME 04047

MAP # U04 LOT # 007

ABUTTER NAME(S): Sugar N Spice Bakery LLC

MAILING ADDRESS: P.O. Box 744

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 32 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 008

ABUTTER NAME(S): April L. & Michael S. Mason

MAILING ADDRESS: P.O. Box 134

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 34 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 009

ABUTTER NAME(S): David W. Wright

MAILING ADDRESS: P.O. Box 33

CITY/STATE/ZIP: Parsonsfield, ME 04047, Parsonsfield, ME 04047

PROPERTY ADDRESS: 36 Federal Road

MAP # U04 LOT # 010

ABUTTER NAME(S): Ossipee Landing LLC

MAILING ADDRESS: P.O. Box 713

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 40 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 011

ABUTTER NAME(S): Benay C. Vania

MAILING ADDRESS: P.O. Box 321

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 42 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 012

ABUTTER NAME(S): Teresa Settell

MAILING ADDRESS: 48 Federal Road, P.O. Box 201

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 48 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 013

ABUTTER NAME(S): Michael G. & Jamie L. Pirini

MAILING ADDRESS: P.O. Box 321

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 54 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 014

ABUTTER NAME(S): David C. & Ressa A. Desjardins

MAILING ADDRESS: 56 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 56 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 014-A

ABUTTER NAME(S): Dennis E. Gardner

MAILING ADDRESS: 26 Stewart Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 26 Stewart Street, Parsonsfield, ME 04047

MAP # U04 LOT # 016-002

ABUTTER NAME(S): Nathan P. Mills & Dennis O. Dobson

MAILING ADDRESS: 51 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 51 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 020

ABUTTER NAME(S): Harriet B. & Susan Packard, Janet & Mark & Diane Packard

MAILING ADDRESS: P.O. Box 130

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 47 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 021

ABUTTER NAME(S): Robert J. Bergeron

MAILING ADDRESS: 41 Federal Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 41 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 022

ABUTTER NAME(S): Francis E. McMurrough

MAILING ADDRESS: P.O. Box 2830

CITY/STATE/ZIP: Taos, NM 87557

PROPERTY ADDRESS: 35 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 023

ABUTTER NAME(S): Leslie & Rob Croteau
MAILING ADDRESS: 634 North Road
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 0 Federal Road, Parsonsfield, ME 04047
MAP # U04 LOT # 025

ABUTTER NAME(S): Leslie M. & Robert S. Croteau
MAILING ADDRESS: 126 First County Road
CITY/STATE/ZIP: Porter, ME 04068
PROPERTY ADDRESS: 31 Federal Road, Parsonsfield, ME 04047
MAP # U04 LOT # 026

ABUTTER NAME(S): Kezar Falls Library
MAILING ADDRESS: c/o Faith Logan, P.O. Box 11
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 2 Wadleigh Street, Parsonsfield, ME 04047
MAP # U04 LOT # 027

ABUTTER NAME(S): Christina C. Roush
MAILING ADDRESS: 1018 South Street
CITY/STATE/ZIP: Dayton, ME 04005
PROPERTY ADDRESS: 8 Wadleigh Street, Parsonsfield, ME 04047
MAP # U04 LOT # 028

ABUTTER NAME(S): Harold K. & Heather L. Jordan
MAILING ADDRESS: 10 Wadleigh Street
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 12 Wadleigh Street, Parsonsfield, ME 04047
MAP # U04 LOT # 029

ABUTTER NAME(S): Ausashia Day

MAILING ADDRESS: 15 Wadleigh Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 Wadleigh Street, Parsonsfield, ME 04047

MAP # U04 LOT # 037-A

ABUTTER NAME(S): HEG 27 Federal Road LLC

MAILING ADDRESS: 2 International Way

CITY/STATE/ZIP: Lawrence, MA 01843

PROPERTY ADDRESS: 27 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 040

ABUTTER NAME(S): Peter Cormier

MAILING ADDRESS: P.O. Box 326

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 23 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 042

ABUTTER NAME(S): Town of Parsonsfield Parking Lot

MAILING ADDRESS: 634 North Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 043

ABUTTER NAME(S): Kezar Falls Mail, LLC

MAILING ADDRESS: P.O. Box 223

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 044

ABUTTER NAME(S): Bell Atlantic Corp., New England Telephone Co.

MAILING ADDRESS: 2116 South 17th Street

CITY/STATE/ZIP: Mattoon, IL 61938

PROPERTY ADDRESS: 17 Federal Road, Parsonsfield, ME 04047

MAP # U04 LOT # 044-001

ABUTTER NAME(S): Patricia A. Lombard, Patricia A. & Christopher D. Lombard Trustees

MAILING ADDRESS: 20 Fox Ave

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 0 Sunnysdale Lane, Parsonsfield, ME 04047

MAP # U04 LOT # 044-A

ABUTTER NAME(S): Mathias J. Florenz & Elizabeth Davis

MAILING ADDRESS: 6 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 6 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 045

ABUTTER NAME(S): Garry L. & Marge M. Dooley

MAILING ADDRESS: 10 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 10 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 046

ABUTTER NAME(S): Richard L. Patnaude & Rachel Trafican

MAILING ADDRESS: 14 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 14 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 047

ABUTTER NAME(S): Judith A. Emery
MAILING ADDRESS: 2 Sunnydale Lane
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 2 Sunnydale Lane, Parsonsfield, ME 04047
MAP # U04 LOT # 048

ABUTTER NAME(S): Amanda R. Hynes & James P. Madgey Jr.
MAILING ADDRESS: 4 Sunnydale Lane
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 4 Sunnydale Lane, Parsonsfield, ME 04047
MAP # U04 LOT # 049

ABUTTER NAME(S): David J. & Nancy J. Campbell
MAILING ADDRESS: 206 New Settlement Road
CITY/STATE/ZIP: Hiram, ME 04041
PROPERTY ADDRESS: 8 Sunnydale Lane, Parsonsfield, ME 04047
MAP # U04 LOT # 050

ABUTTER NAME(S): Tammy Doke & Mark O'Neil
MAILING ADDRESS: 22 Fox Ave
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 22 Fox Ave, Parsonsfield, ME 04047
MAP # U04 LOT # 053

ABUTTER NAME(S): Gregory A. Van Der Riet
MAILING ADDRESS: 29 Gardner Ave, P.O. Box 229
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 21 Elm Street, Parsonsfield, ME 04047
MAP # U04 LOT # 059

ABUTTER NAME(S): Frederic Graham

MAILING ADDRESS: 17 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 17 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 060

ABUTTER NAME(S): James Hanscom

MAILING ADDRESS: 85 Old Limington Road

CITY/STATE/ZIP: Cornish, ME 04020

PROPERTY ADDRESS: 13 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 061

ABUTTER NAME(S): Arthur E. & Joanne Montgomery

MAILING ADDRESS: 12 Charles Way

CITY/STATE/ZIP: Millis, MA 02054

PROPERTY ADDRESS: 9 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 062

ABUTTER NAME(S): Mathias J. Florenz & Elizabeth Davis

MAILING ADDRESS: 6 Elm Street

CITY/STATE/ZIP: Parsonsfield, ME 04047

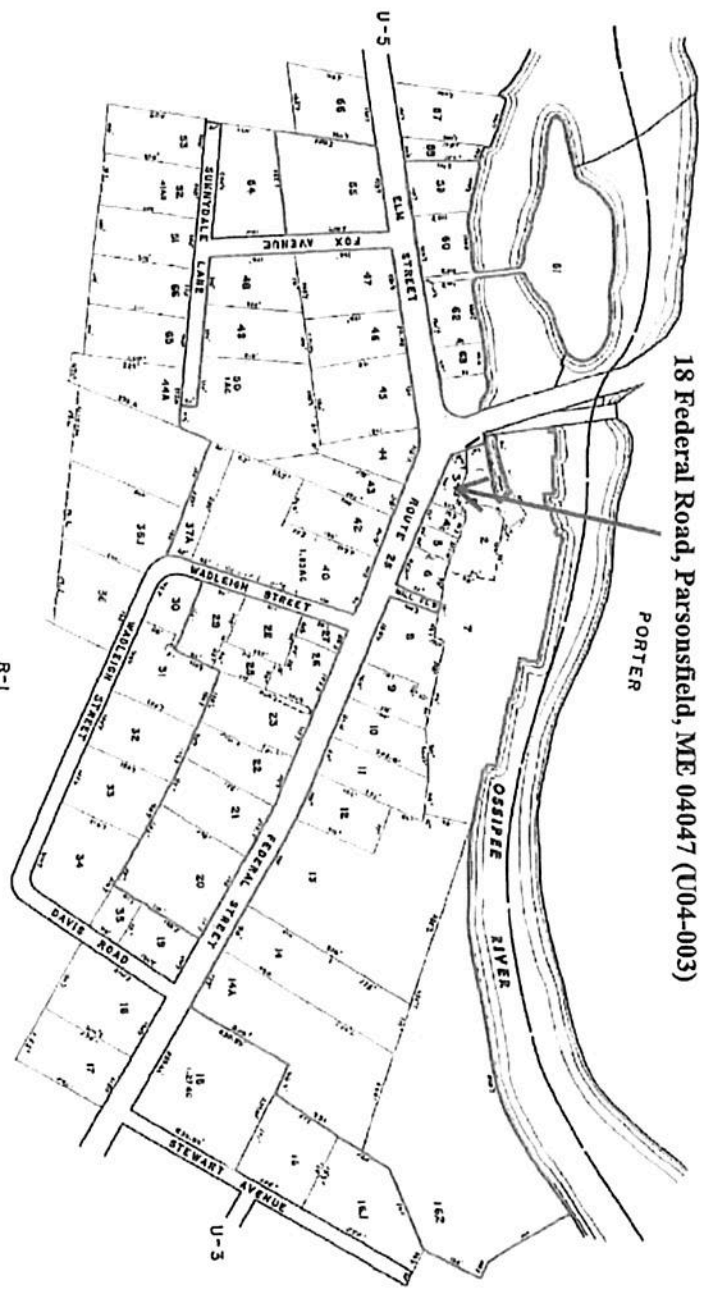
PROPERTY ADDRESS: 0 Elm Street, Parsonsfield, ME 04047

MAP # U04 LOT # 063

18 Federal Road, Parsonsfield, ME 04047 (U04-003)

PORTER

OSISPEE RIVER



R-1

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REPRODUCED: 01/20/2004

JOHN E. GORDON & ASSOCIATES
ALBANY, MAINE
INFO

PROPERTY MAP
PARSONSFIELD, MAINE

0 100 200
SCALE IN FEET

U-4

TOWN OF PARSONSFIELD Planning Board
634 North Rd, Parsonsfield, Maine 04047
PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Judith A. Good & Estate of Rodney C. Good

MAILING ADDRESS: 510 E. 20th Street, Apt. 7D

CITY/STATE/ZIP: New York, NY 10009

PROPERTY ADDRESS: 10 Oak Street, Porter, ME 04068

MAP # U01 LOT # 001

ABUTTER NAME(S): Sonya & Joseph Burke

MAILING ADDRESS: 39 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 39 Main Street, Porter, ME 04068

MAP # U01 LOT # 002

ABUTTER NAME(S): Dunbar Property Management, LLC

MAILING ADDRESS: P.O. Box 194

CITY/STATE/ZIP: Parsonsfeld, ME 04047

PROPERTY ADDRESS: 37 Main Street, Porter, ME 04068

MAP # U01 LOT # 003

ABUTTER NAME(S): Jean C. Stanley

MAILING ADDRESS: P.O. Box 172

CITY/STATE/ZIP: Parsonsfeld, ME 04047

PROPERTY ADDRESS: 33 Main Street, Porter, ME 04068

MAP # U01 LOT # 004

ABUTTER NAME(S): Richard C. Burbank

MAILING ADDRESS: P.O. Box 485

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 29 Main Street, Porter, ME 04068

MAP # U01 LOT # 005

ABUTTER NAME(S): Smooth Feather Productions, LLC

MAILING ADDRESS: 475 Porterfield Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 21 Main Street, Porter, ME 04068

MAP # U01 LOT # 006

ABUTTER NAME(S): Mark C. & Mary E. Howland

MAILING ADDRESS: 42 School Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 17 Main Street, Porter, ME 04068

MAP # U01 LOT # 007

ABUTTER NAME(S): Michelle E. Petrin

MAILING ADDRESS: 21 Bridge Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 21 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 008

ABUTTER NAME(S): Richard E. Merritt

MAILING ADDRESS: 683 Sebago Road

CITY/STATE/ZIP: Sebago, ME 04029

PROPERTY ADDRESS: 17 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 009

ABUTTER NAME(S): Ann Norton

MAILING ADDRESS: P.O. Box 366

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 15 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 010

ABUTTER NAME(S): Tillman A. Thompson II

MAILING ADDRESS: 13 Bridge Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 13 Bridge Street, Porter, ME 04068

MAP # U01 LOT # 011

ABUTTER NAME(S): Town of Porter

MAILING ADDRESS: 71 Main Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: River Street, Porter, ME 04068

MAP # U01 LOT # 012

ABUTTER NAME(S): Dunbar Property Management, LLC

MAILING ADDRESS: P.O. Box 194

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 14 River Street, Porter, ME 04068

MAP # U01 LOT # 013

ABUTTER NAME(S): John L. Cote

MAILING ADDRESS: 22 River Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 22 River Street, Porter, ME 04068

MAP # U01 LOT # 014

ABUTTER NAME(S): Dunbar Property Management, LLC

MAILING ADDRESS: P.O. Box 194

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 26 River Street, Porter, ME 04068

MAP # U01 LOT # 015

ABUTTER NAME(S): Steven H. & Beverly J. Simpson

MAILING ADDRESS: P.O. Box 282

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 33 River Street, Porter, ME 04068

MAP # U01 LOT # 016

ABUTTER NAME(S): Steven H. & Beverly J. Simpson

MAILING ADDRESS: P.O. Box 282

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 33 River Street, Porter, ME 04068

MAP # U01 LOT # 017

ABUTTER NAME(S): Call Properties, LLC

MAILING ADDRESS: 200 Maple Street

CITY/STATE/ZIP: Cornish, ME 04020

PROPERTY ADDRESS: 2527 River Street, Porter, ME 04068

MAP # U01 LOT # 018

ABUTTER NAME(S): Melton Goodwin

MAILING ADDRESS: 7 First County Road

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 23 River Street, Porter, ME 04068

MAP # U01 LOT # 019

ABUTTER NAME(S): Laurel A. Valley
MAILING ADDRESS: 19 River Street
CITY/STATE/ZIP: Porter, ME 04068
PROPERTY ADDRESS: 19 River Street, Porter, ME 04068
MAP # U01 LOT # 020

ABUTTER NAME(S): Christopher J. Smith
MAILING ADDRESS: P.O. Box 336
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 15 River Street, Porter, ME 04068
MAP # U01 LOT # 021

ABUTTER NAME(S): John H. Gaffey
MAILING ADDRESS: 13 River Street
CITY/STATE/ZIP: Porter, ME 04068
PROPERTY ADDRESS: 13 River Street, Porter, ME 04068
MAP # U01 LOT # 022

ABUTTER NAME(S): FSH of Porter LLC
MAILING ADDRESS: 153B Pickpocket Road
CITY/STATE/ZIP: Brentwood, NH 03833
PROPERTY ADDRESS: 5 River Street, Porter, ME 04068
MAP # U01 LOT # 023

ABUTTER NAME(S): John T. O'Donnell
MAILING ADDRESS: 108 Mason Road
CITY/STATE/ZIP: Porter, ME 04068
PROPERTY ADDRESS: 3 River Street, Porter, ME 04068
MAP # U01 LOT # 024

ABUTTER NAME(S): FSH of Porter LLC
MAILING ADDRESS: 153B Pickpocket Road
CITY/STATE/ZIP: Brentwood, NH 03833
PROPERTY ADDRESS: Ridlon Lane, Porter, ME 04068
MAP # U01 LOT # 025

ABUTTER NAME(S): Alan R. Simpson & Katey Conner
MAILING ADDRESS: P.O. Box 534
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 34 Ridlon Lane, Porter, ME 04068
MAP # U01 LOT # 026

ABUTTER NAME(S): Bauneg Beg Holdings LLC
MAILING ADDRESS: P.O. Box 284
CITY/STATE/ZIP: Sanford, ME 04073
PROPERTY ADDRESS: 1 Bridge Street, Porter, ME 04068
MAP # U01 LOT # 027

ABUTTER NAME(S): Eagle Creek Development Holdings, LLC
MAILING ADDRESS: P.O. Box 167
CITY/STATE/ZIP: Neshkoro, WI 54960
PROPERTY ADDRESS: Kezar Falls Hydro, Porter, ME 04068
MAP # U01 LOT # 029

ABUTTER NAME(S): Merritt Family Properties LLC
MAILING ADDRESS: 683 Sebago Road
CITY/STATE/ZIP: Sebago, ME 04029
PROPERTY ADDRESS: 6 School Street, Porter, ME 04068
MAP # U01 LOT # 030

ABUTTER NAME(S): Eugene & Cynthia Tewksbury
MAILING ADDRESS: P.O. Box 297
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 8 School Street, Porter, ME 04068
MAP # U01 LOT # 031

ABUTTER NAME(S): Riverside Methodist Church
MAILING ADDRESS: P.O. Box 26
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 5 School Street, Porter, ME 04068
MAP # U01 LOT # 071

ABUTTER NAME(S): Town of Porter
MAILING ADDRESS: 71 Main Street
CITY/STATE/ZIP: Porter, ME 04068
PROPERTY ADDRESS: 71 Main Street, Porter, ME 04068
MAP # U02 LOT # 098

ABUTTER NAME(S): Albert J. Burbank
MAILING ADDRESS: 61 Main Street
CITY/STATE/ZIP: Porter, ME 04068
PROPERTY ADDRESS: 61 Main Street, Porter, ME 04068
MAP # U02 LOT # 099

ABUTTER NAME(S): Steven C. & Jennifer E. Lee Wilkin
MAILING ADDRESS: 168 Senator Black Road
CITY/STATE/ZIP: West Baldwin, ME 04091
PROPERTY ADDRESS: 55 Main Street, Porter, ME 04068
MAP # U02 LOT # 100

ABUTTER NAME(S): Daniel & Renee Lemieux

MAILING ADDRESS: 32 Loon Point Road

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 53 Main Street, Porter, ME 04068

MAP # U02 LOT # 101

ABUTTER NAME(S): Hannah & Travis May

MAILING ADDRESS: 7 Oak Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 7 Oak Street, Porter, ME 04068

MAP # U02 LOT # 102

ABUTTER NAME(S): Jeffrey A. Dearborn

MAILING ADDRESS: 28 River Street

CITY/STATE/ZIP: Porter, ME 04068

PROPERTY ADDRESS: 28 River Street, Porter, ME 04068

MAP # U02 LOT # 103

ABUTTER NAME(S): Richard E. & Denise J. Day

MAILING ADDRESS: P.O. Box 260

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 36 River Street, Porter, ME 04068

MAP # U02 LOT # 104

ABUTTER NAME(S): Richard E. & Denise J. Day

MAILING ADDRESS: P.O. Box 260

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 36 River Street, Porter, ME 04068

MAP # U02 LOT # 105

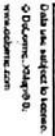
ABUTTER NAME(S): Rosalie M. Jordan

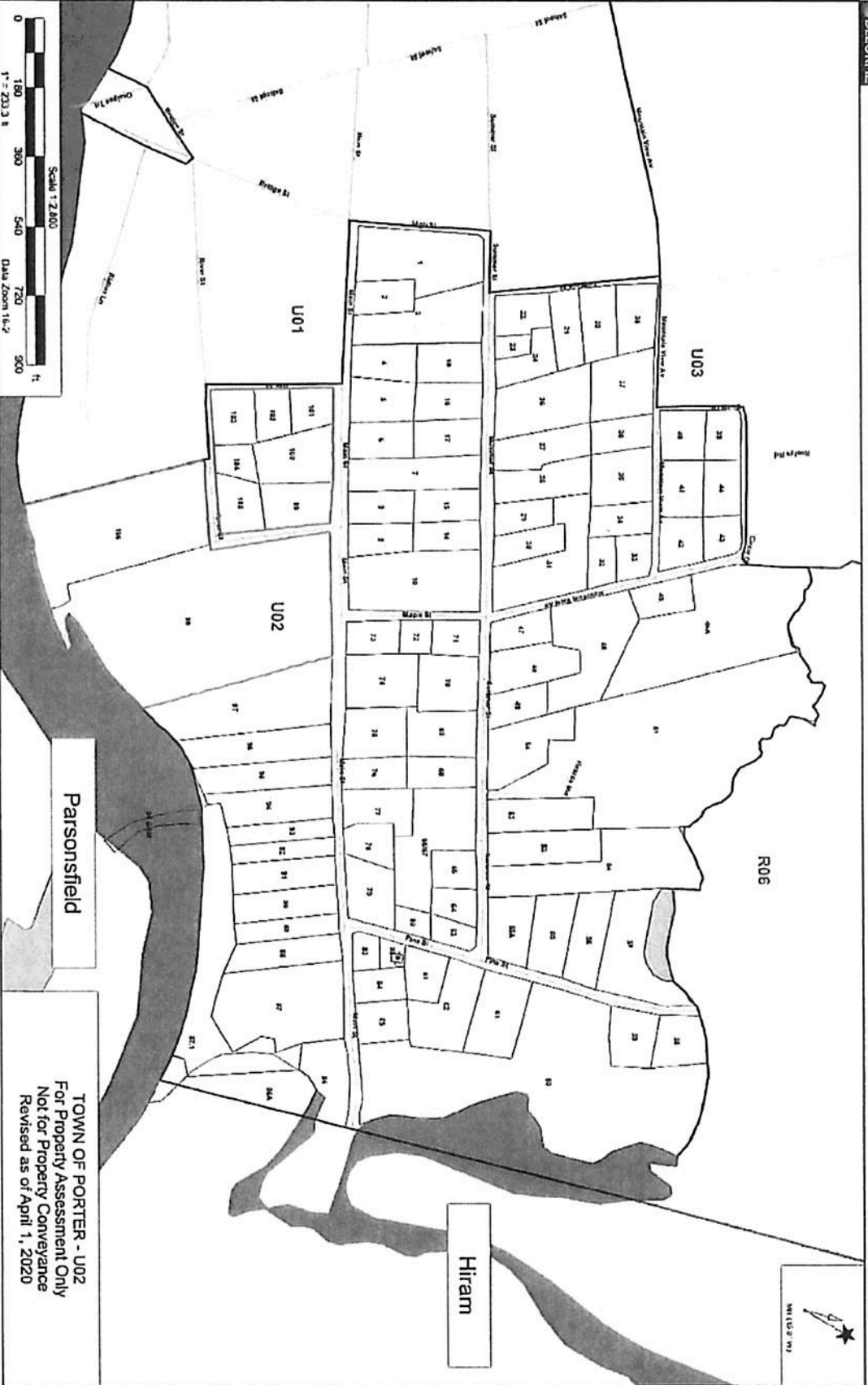
MAILING ADDRESS: P.O. Box 186

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 41 River Street, Porter, ME 04068

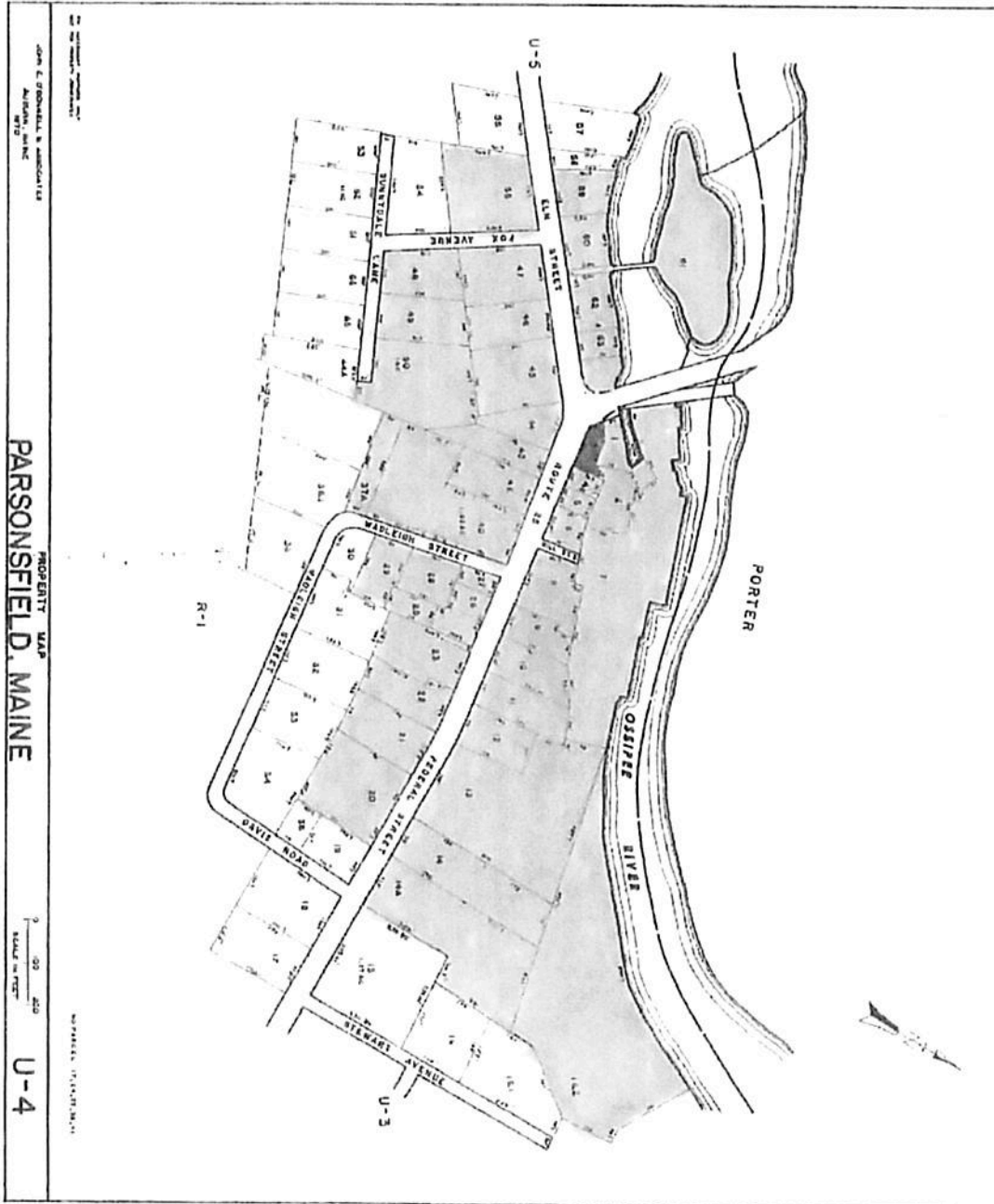
MAP # U02 LOT # 106





TOWN OF PORTER - U02
For Property Assessment Only
Not for Property Conveyance
Revised as of April 1, 2020

TAX MAPS REVISED
4/1/2022



JOHN E. O'DONNELL & ASSOCIATES
 ALBANY, MAINE 04703
 PROPERTY MAP
 PARSONSFIELD, MAINE
 SCALE: 1" = 100'



P.O. BOX 713
PARSONSFIELD, ME 04047
480-747-7748

marketing@kdmillwork.com

THE STANDLEY @
KEZAR FALLS
THE VILLAGE OF
KEZAR FALLS, MAINE

FOR REVIEW

Site Plan

AS1

$$\underline{1^\circ = 30.0^\circ}$$

Demonstration of Right, Title and Interest

Silver Therapeutics
238 Main Street
Williamstown, MA 01267

TERM SHEET: This LOI may be submitted by the Tenant to the municipality as evidence of its site control

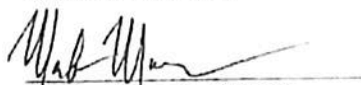
SUBLEASING & ASSIGNMENT: Tenant shall not be permitted to sublease or assign the Lease

OTHER: This Letter of Intent is not a contract or binding agreement, and neither party intends that the preliminary understandings contained herein represent a final agreement with respect to the lease of the Property. The purpose of this Letter of Intent is to outline potential terms for the lease of the Property to allow the parties to evaluate whether there is sufficient interest to proceed with the negotiation and execution of a Lease, but for the avoidance of doubt, neither this Letter of Intent nor its acceptance shall give rise to any legally binding or enforceable obligation on any party. Landlord and Tenant will each be free to terminate negotiations at any time prior to both parties executing a Lease. No contract or agreement providing for any transaction involving the Property shall be deemed to exist between Landlord and Tenant unless and until a final Lease has been negotiated, executed and delivered by both parties. Each party shall be responsible for its own expenses in connection with the negotiation and/or execution of a Lease. Any actions taken by either party in reliance on this Letter of Intent shall be at such party's own risk.

AGREED:

LANDLORD

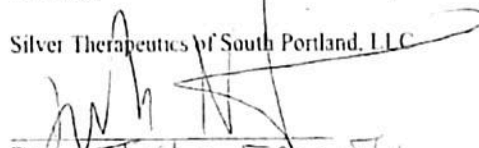
Kezar Commons, LLC



By: Mark Mounce, Manager
Date:

TENANT

Silver Therapeutics of South Portland, LLC


By: Joshua Fournier
Its: President
Date: 10/1/24

Silver Therapeutics
238 Main Street
Williamstown, MA 01267

September 30, 2024

RE: Nonbinding Letter of Intent to Lease Portion of Stanley Building

Dear Mark and Scott:

This Non-binding Letter of Intent ("LOI") sets forth the terms and conditions under which Kezar Commons, LLC (hereinafter referred to as "Landlord") is willing to enter into lease negotiations with Silver Therapeutics of South Portland, LLC (hereinafter referred to as "Tenant") for space at the below-referenced building. Landlord and Tenant each acknowledge that a transaction of this type involves terms and conditions which have not yet been agreed upon, and that this Letter of Intent is in no way intended to be a complete or definitive statement of all the terms and conditions of the proposed transaction, but contemplates, and is subject to and conditioned upon, the negotiation and mutual execution and delivery of a written Lease. The terms being discussed are as follows:

TENANT: Silver Therapeutics of South Portland, LLC or a subsidiary thereof to be formed

LANDLORD: Kezar Commons, LLC

PROPERTY: Stanley Building located at 14-18 Federal Road, Parsonsfield, ME 04047

DEMISED PREMISES: The east suite of the first floor of the Stanley Building, located at 18 Federal Street. The demised premises shall be deemed to contain 1,479+/-SF. The space was formerly occupied by a retail bank outlet.

LEASE TERM AND RENEWAL OPTION(S): Two (2) year initial term with Five (5) successive two (2) year renewal options provided no less than 12 months prior written notification is given to Landlord of Tenant's intent not to renew the Lease. Should Tenant fail to provide such notice, the Lease shall automatically renew.

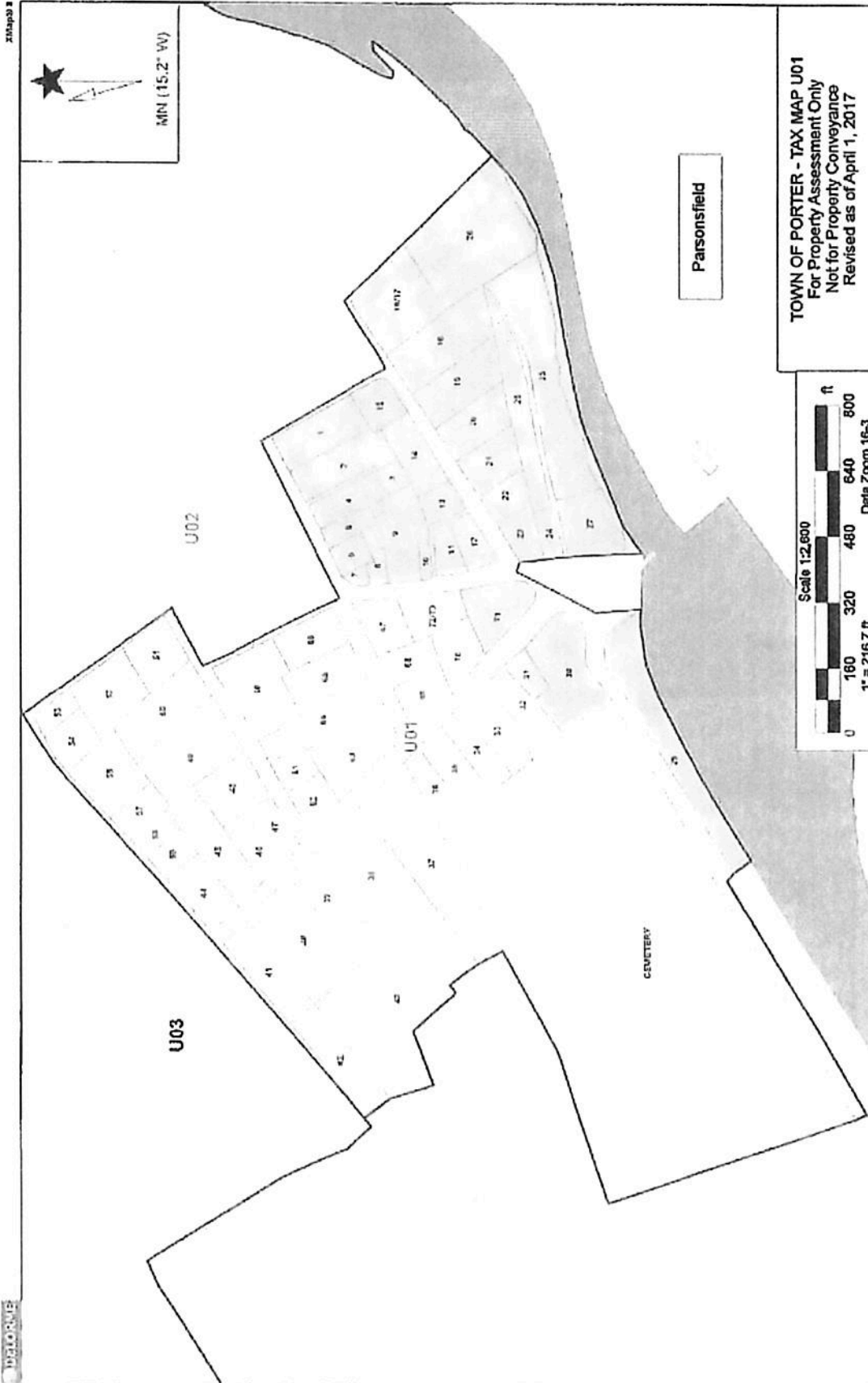
RENT: [REDACTED] per month ("Base Rent") plus Tenant's pro rata share of Landlord's costs for insurance, real estate taxes, and other operating expenses ("Additional Rent").

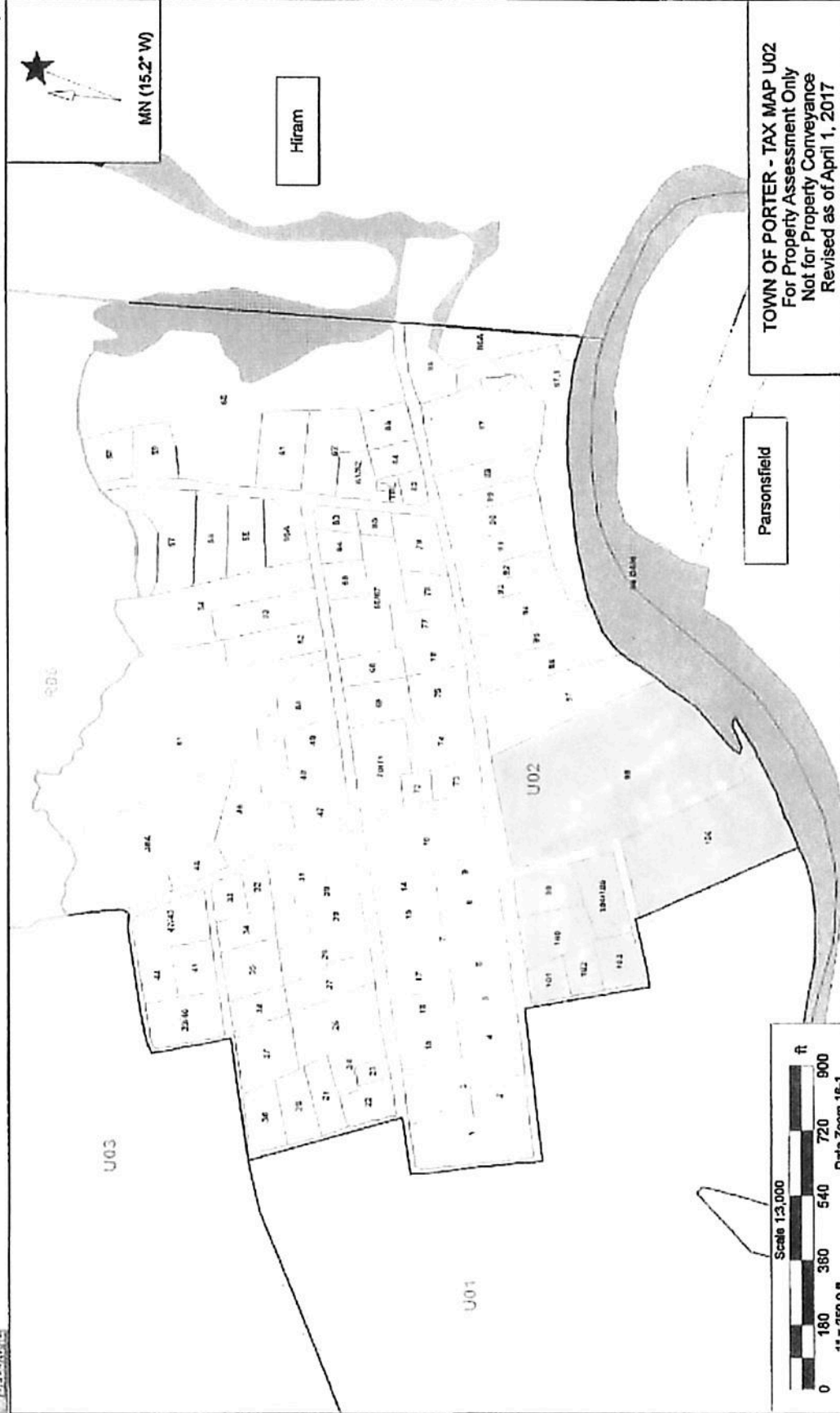
RENEWAL TERM: 3% escalation per renewal

LEASE COMMENCEMENT: The Lease Commencement Date shall be the date that Tenant receives all approvals for its contemplated use of the Leased Property ("Approvals"); provided that if Tenant does not receive all requisite Approvals by June 1, 2025, then this LOI shall terminate and be of no further force and effect. Upon receipt of all Approvals, Tenant will provide written notice to Landlord. Unless and until Tenant provides Landlord with notice of receipt of all Approvals, Landlord may rent any portion (or the entirety) of the leased premises to any third party. This LOI is not exclusive.

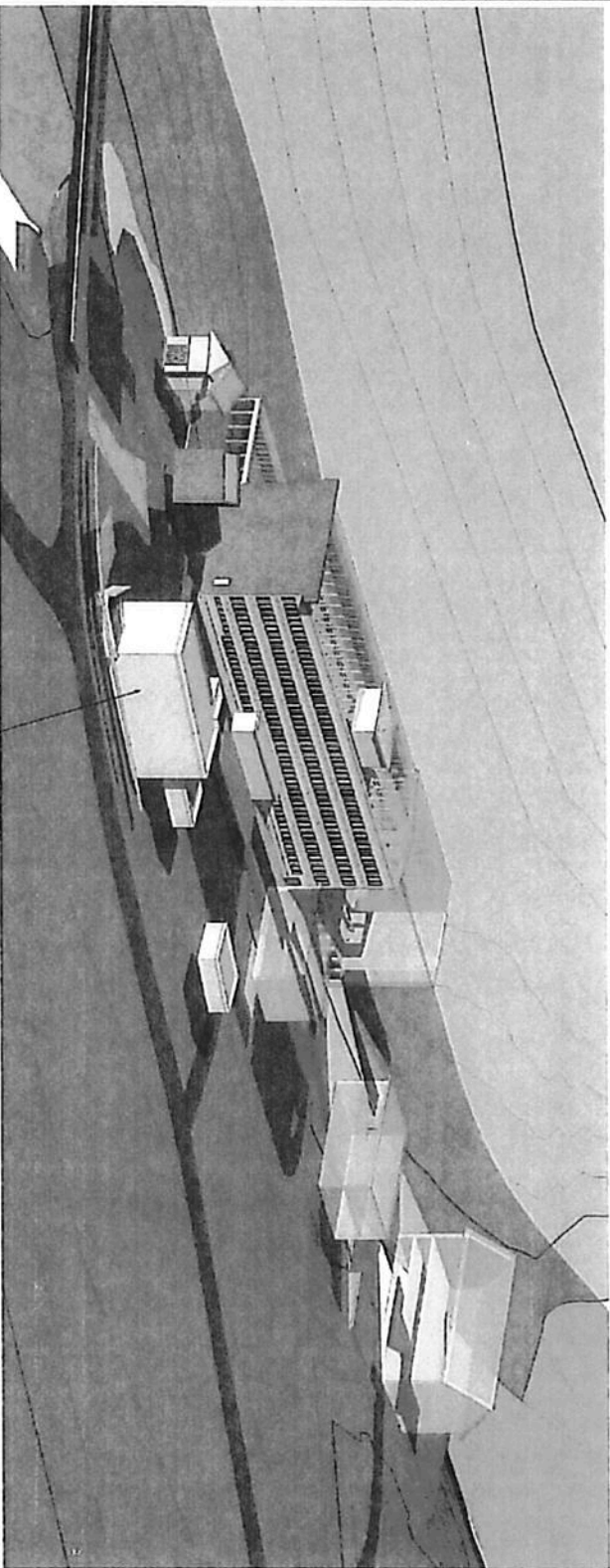
Porter - 500 FT ABUTTERS LIST
SUBJECT PROPERTY: 18 FEDERAL RD, PARSONSFIELD, ME 04047

Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
BAUNEG BEG HOLDINGS LLC		PO BOX 284		SANFORD	ME	04073
BURBANK, ALBERT J			61 MAIN STREET	PORTER	ME	04068
BURBANK, RICHARD C			P O BOX 485	PARSONSFIEL	ME	04047
BURKE, SONYA	BURKE, JOSEPH	39 MAIN ST		D		
CALL PROPERTIES, LLC			200 MAPLE ST	PORTER	ME	04068
COTE, JOHN L		22 River Street		CORNISH	ME	04020
DAY, RICHARD E	DAY, DENISE J		P O BOX 260	PORTER	ME	04068
				PARSONSFIEL	ME	04047
DEARBORN, JEFFREY A		40 DURWELL AVENUE		D		
				SO.	ME	04106-5211
DENISON, DANIKA			99 MAIN STREET	PORTLAND		
DIMOND, BENJAMIN	BANKS, SARA JANE	22 BRIDGE ST		PORTER	ME	04068
DUNBAR, TYLER C	DUNBAR, ADRIENNE Y		PO BOX 194	PORTER	ME	04068
				PARSONSFIEL	ME	04047
DUNBAR, TYLER C	DUNBAR, ADRIENNE Y	PO BOX 194		D		
				PARSONSFIEL	ME	04047
EAGLE CREEK DEVELOPMENT		P.O. BOX 167		D		
HOLDINGS, LLC				NESHKORO	WI	54960
GAFFEY, JOHN H		13 RIVER ST				
GOOD, JUDITH A	GOOD - ESTATE, RODNEY C.		510 E. 20TH ST. APT.	PORTER	ME	04068
			7D	NEW YORK	10	10009 8304
GOODWIN, MELTON		7 First County Road		Porter	ME	04068
HOWLAND, MARK C	HOWLAND, MARY E		42 SCHOOL ST	PORTER	ME	04068
JORDAN, ROSALIE M		P O BOX 168		PARSONSFIEL	ME	04047
				D		
LEMIEUX, DANIEL	LEMIEUX, RENEE		32 LOON POINT	PARSONSFIEL	ME	04047
			ROAD	D		
LYNCH, EDWARD			P O BOX 779	PARSONSFIEL	ME	04047
				D		
MAY, HANNAH	MAY, TRAVIS	7 OAK STREET		PORTER	ME	04068
MERRITT FAMILY PROPERTIES		683 SEBAGO RD		SEBAGO	ME	04020
LLC						
MERRITT, RICHARD E		683 SEBAGO ROAD		SEBAGO	ME	04029
MIXER, DOUGLAS		14 School Street		Porter	ME	04068
NORTON, ANN			P O BOX 368	PARSONSFIEL	ME	04047
				D		
ODONNELL, JOHN T		3 BRIDGE ST		PORTER	ME	04068
PEASE, ROGER	PEASE, SANDRA	302 MAIN STREET		CORNISH	ME	04020
PINAULT, RICHARD E	PINAULT, PAMELA		P O BOX 13	PARSONSFIEL	ME	04047
				D		
R2 HOLDINGS, LLC		434 MAIN STREET		LOVELL	ME	04051
RIVERSIDE METHODIST CHURCH		PO Box 26		Parsonsfeld	ME	04047
RUGINSKI, RANDY J			206 GROVEVILLE RD	BUXTON	ME	04093
SIMPSON, ALAN R	CONNER, KATEY	P O BOX 534		PARSONSFIEL	ME	04047
				D		
SIMPSON, STEVEN H	SIMPSON, BEVERLY J		P O BOX 282	PARSONSFIEL	ME	04047
				D		
SMITH, CHRISTOPHER J		PO BOX 336		PARSONSFIEL	ME	04047
				D		
SMOOTH FEATHER			475 PORTERFIELD	PORTER	ME	04068
PRODUCTIONS, LLC			RD			
STANLEY, JEAN C		P O BOX 172		PARSONSFIEL	ME	04047
				D		
TEWKSBURY, EUGENE	TEWKSBURY, CYNTHIA		P O BOX 297	PARSONSFIEL	ME	04047
				D		
THOMPSON, TILLMAN A II			13 BRIDGE STREET	PORTER	ME	04068
TOWN OF PORTER			71 MAIN ST	PORTER	ME	04068
VALLEY, LAUREL A			19 RIVER STREET	PORTER	ME	04068





TOWN OF PORTER - TAX MAP U02
For Property Assessment Only
Not for Property Conveyance
Revised as of April 1, 2017



SUBJECT PROPERTY

0.00000000

KEZAR COMMONS
LLC

P.O. BOX 713
PARSONSFIELD, ME 04047
403-741-7148

mailto:info@kezar.com

No.	Description	Date
1	18 FEDERAL RD	6/7/2023
2	18 FEDERAL RD	6/7/2023
3	18 FEDERAL RD	6/7/2023
4	18 FEDERAL RD	6/7/2023
5	18 FEDERAL RD	6/7/2023
6	18 FEDERAL RD	6/7/2023
7	18 FEDERAL RD	6/7/2023
8	18 FEDERAL RD	6/7/2023
9	18 FEDERAL RD	6/7/2023
10	18 FEDERAL RD	6/7/2023
11	18 FEDERAL RD	6/7/2023
12	18 FEDERAL RD	6/7/2023
13	18 FEDERAL RD	6/7/2023
14	18 FEDERAL RD	6/7/2023
15	18 FEDERAL RD	6/7/2023
16	18 FEDERAL RD	6/7/2023
17	18 FEDERAL RD	6/7/2023
18	18 FEDERAL RD	6/7/2023
19	18 FEDERAL RD	6/7/2023
20	18 FEDERAL RD	6/7/2023

STANLEY BUILDING
18 FEDERAL RD
PARSONSFIELD, ME
04047

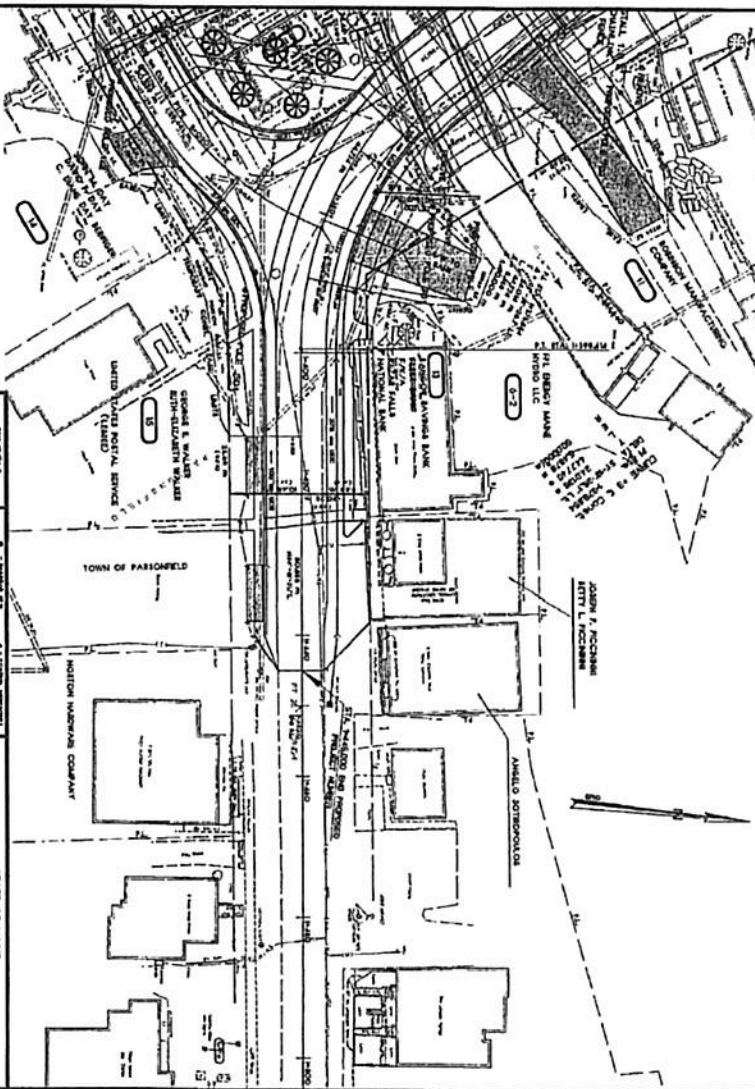
COVER 3D

Project Number: 1-23
Date: 6/7/2023
Drawn By: NMA
Checked By: NMA

A1.0

Not a Survey
Subject to Change

Metric	2017	2018	2019	2020	2021
...

[illegible][illegible]

EXISTING R/W
ROUTE 33
TOWN COUNTY RECORD
VOLUME 8, PAGE 38
Rd. 4 BOX (30.12 m)
TOWN COUNTY RECORD
VOLUME 20, PAGE 441
Rd. 4 BOX (30.12 m)

NOTE: PATIENTS ARE LABORED FOR MINIMAL PAIN WITHIN LIMITS OF TOLERABLE POSITION.

[illegible]

STATE OF MAINE	YORK COUNTY
DEPARTMENT OF TRANSPORTATION	
RIGHT OF WAY MAP	
STATE HIGHWAY "12"	
PARSONSFIELD	
FEDERAL AID PROJECT NO. 81-01P(432)	
DATE REBUILT 1999	
SCALE 1" = 200'	
SHEET NO. 4 OF 4 SHEETS	
DESIGN BY: MCDONALD	CONSTRUCTION BY:
DRAWN BY: J. S. GRIFFIN	DATE: 10/2/01
FILE NO. 10-730	MAP NUMBER:

① FEDERAL GOVERNMENT

Index:
Double Accounting /
Financial V. Managerial

KEZAR COMMONS
LLC

P.O. BOX 713
PARSONSFIELD, ME 0404
480-747-7746

mark@idmbox.com

[illegible]

STANLEY BUILDING
18 FEDERAL RD
PARSONSFIELD, ME
04047

MDOT
FEDERAL RD
ROW

Project Number	1-23
Date	07/20/23
Drawn By	MM
Checked By	MM
A1.2	
Scale	NA



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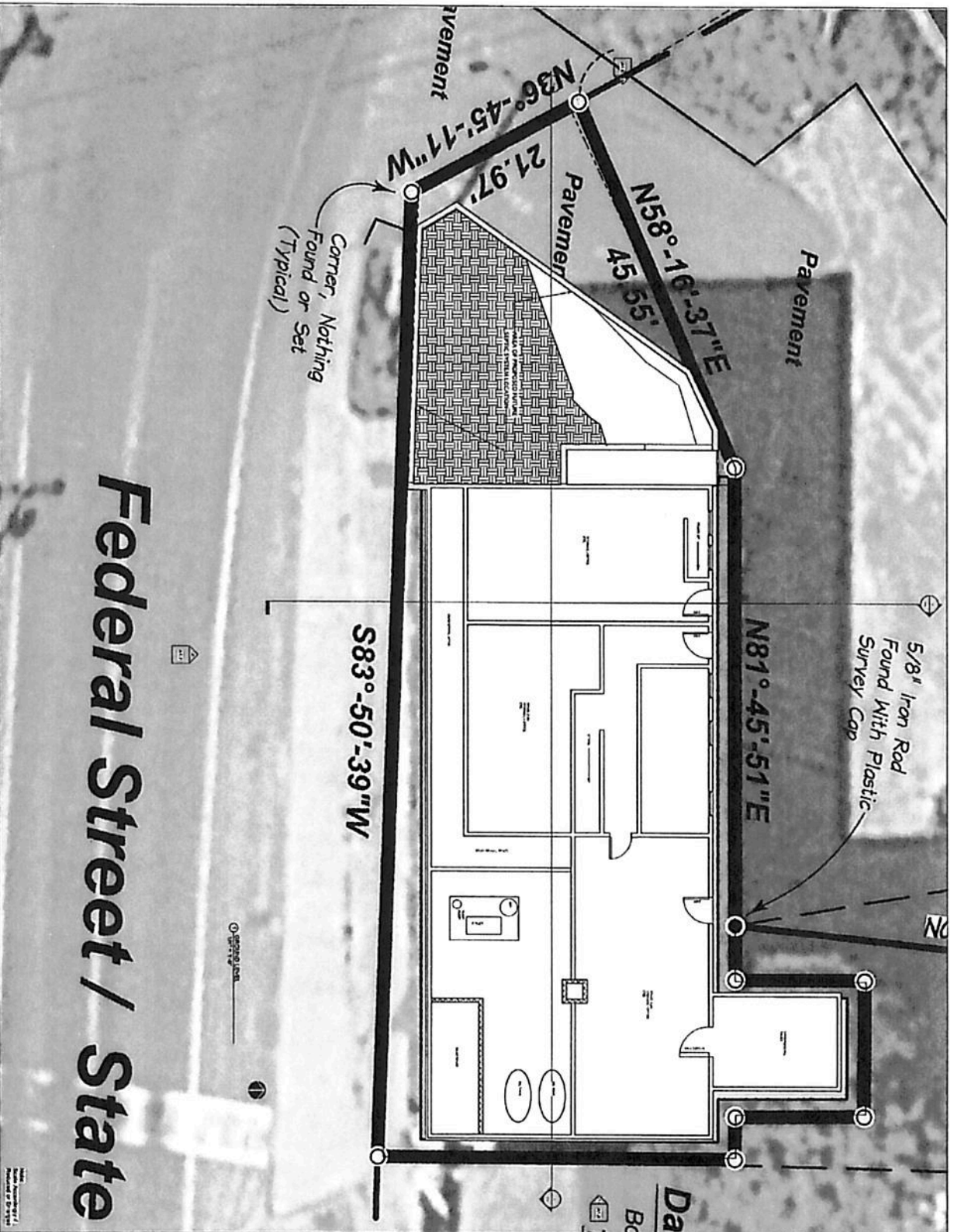
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STANLEY BUILDING
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PARSONSFIELD, ME
04047

<p>MILL BOUNDARY SURVEY</p>	
--	--

Physical Number	1-23
Date	6/7/2023
Drawn By	MM
Checked By	MM
A1.3	
Scale	1" = 30'-0"

Article IV, Section 2(A)(c)



KEZAR COMMONS LLC P.O. BOX 713 PARSONSFIELD, ME 04047 480-741-7748 me@kezarcommons.com		STANLEY BUILDING 18 FEDERAL RD PARSONSFIELD, ME 04047		No. _____ Description _____ Date _____
Project Number: 1-23 Date: 6/7/2023 Drawn By: MHA Checked By: MHA Scale: 1/8" = 1'-0"		GROUND LEVEL		Title: A1.4

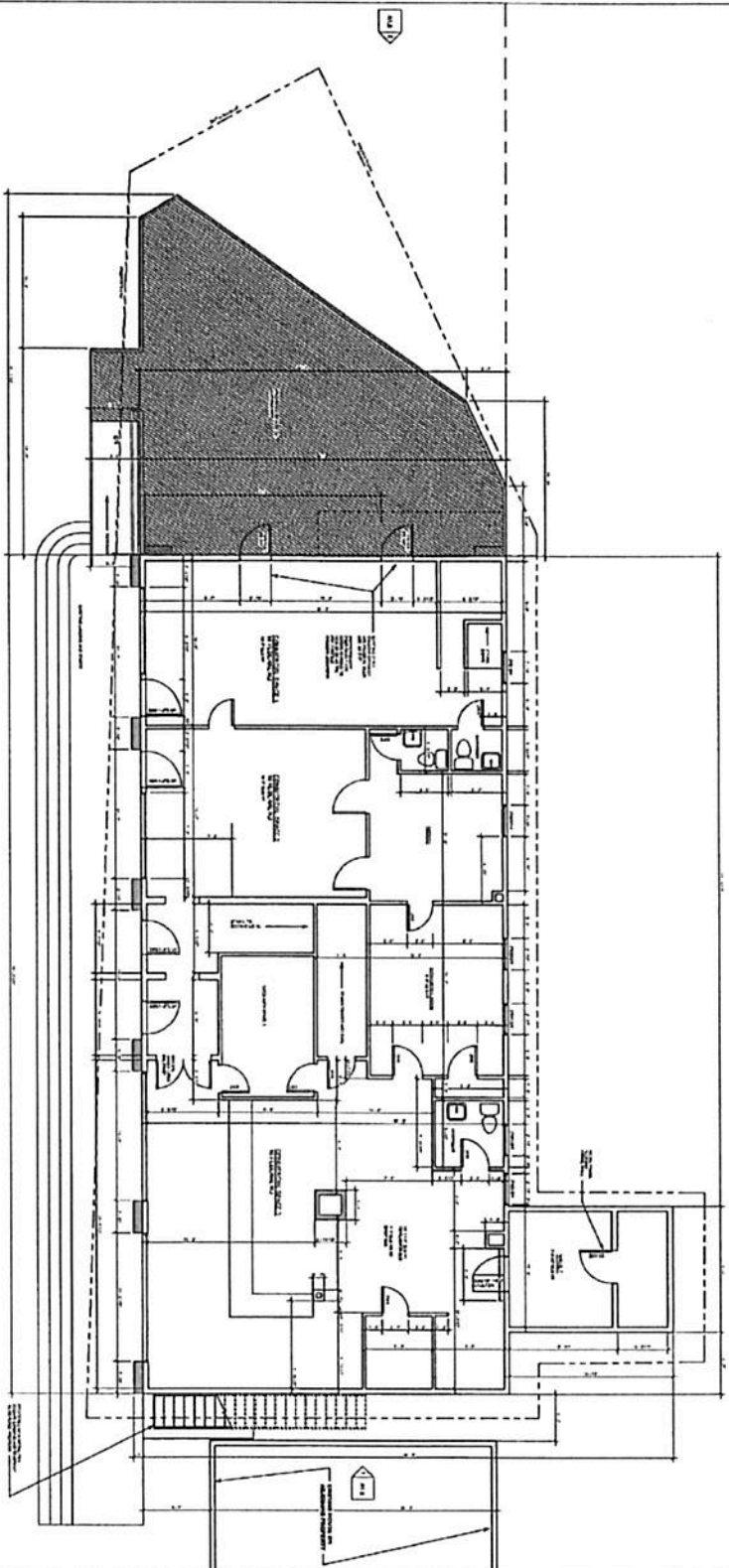


480-747-7745

No.	Description	Date
	APPROPRIATE INFORMATION	

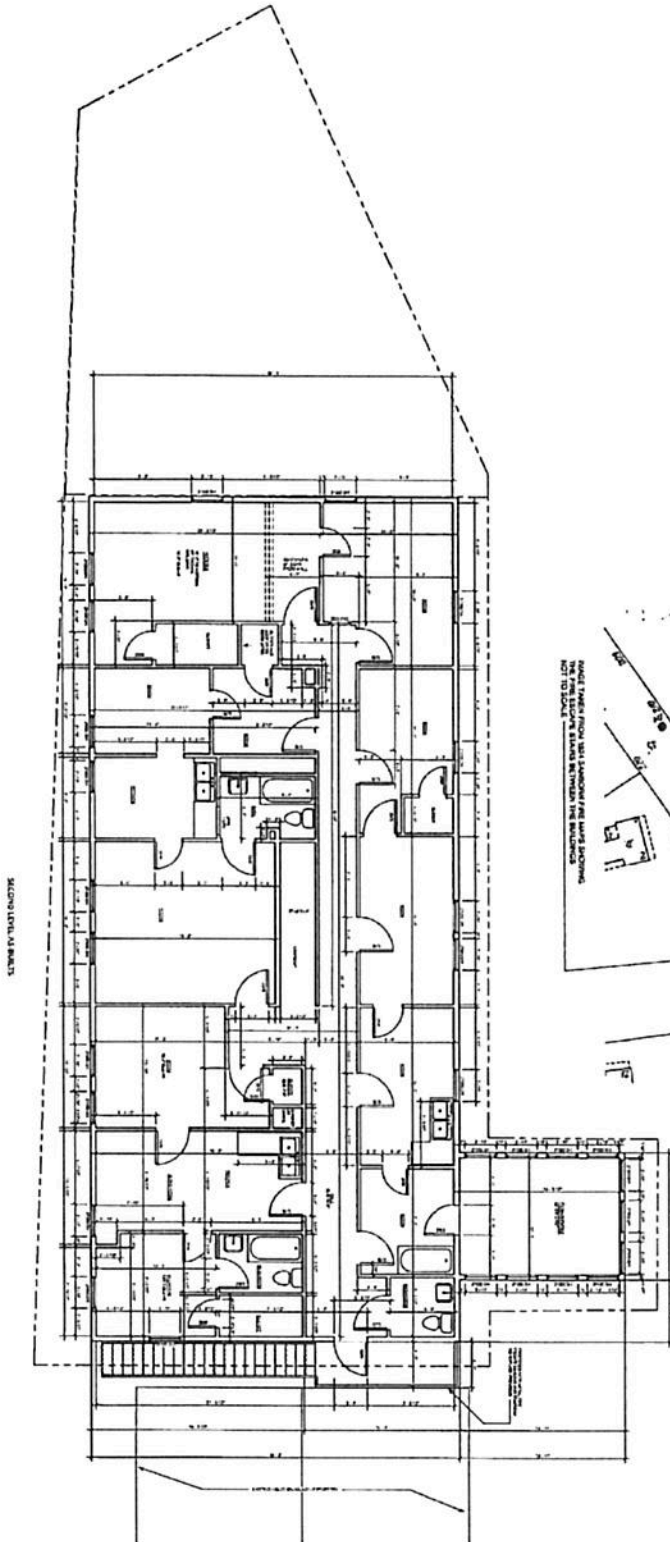
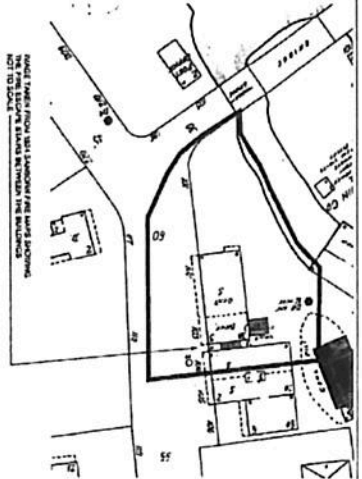
[illegible]

Index
Acoustic Acoustics
Acoustic in Energy



STREET LIGHTS	292 SF
STREET SIGNAGE	421 SF
STREET LIGHTS	1122 SF
STREET SIGNAGE	148 SF
TOTAL	1382 SF
MAIN LEVEL COMMERCIAL SPACE	
TOTAL	2208 SF
UPPER LEVEL	3300 SF
LOWER LEVEL	2086 SF
TOTAL	5386 SF

Article IV, Section 2(A)(c)



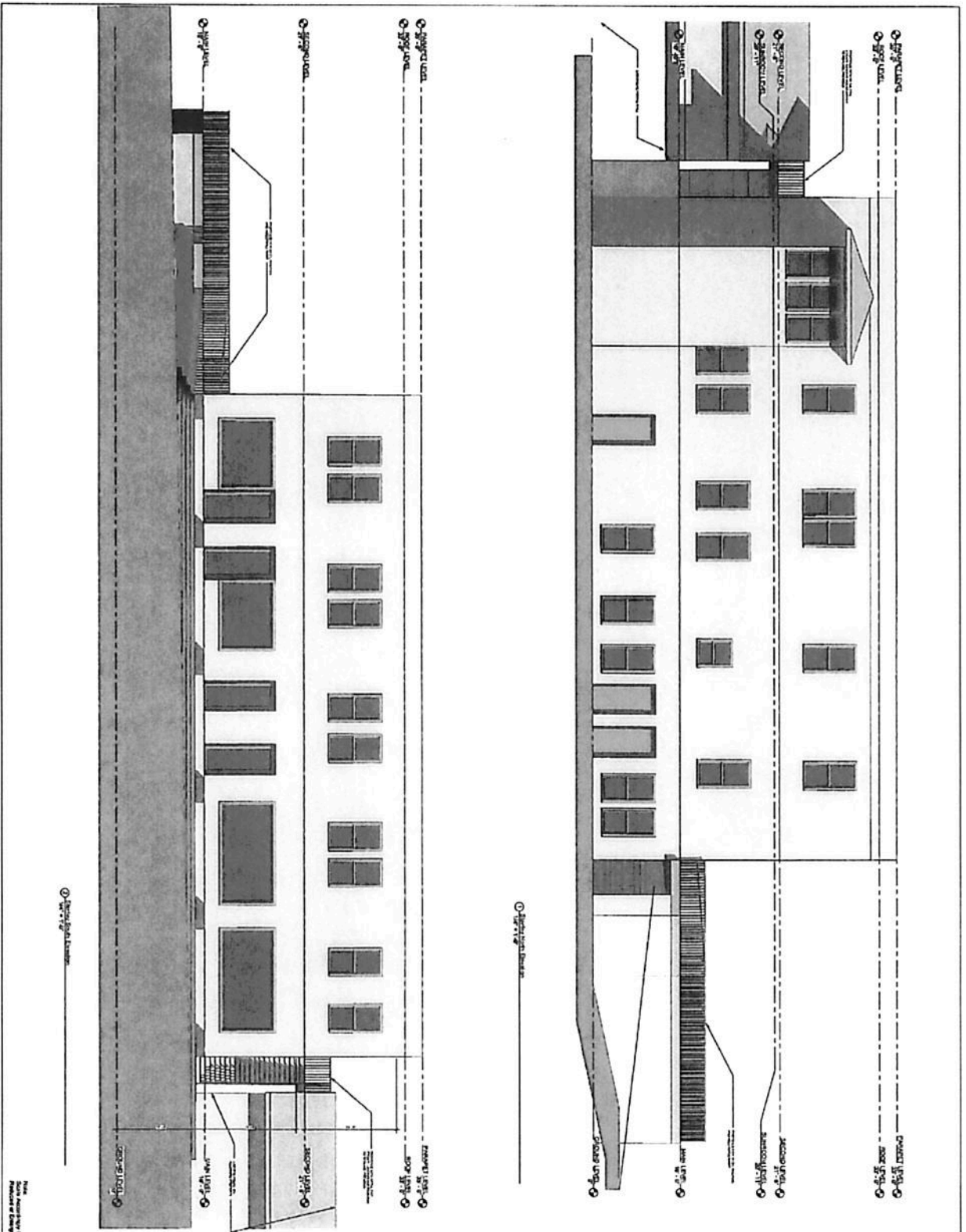
SECOND LEVEL AS SHOWN

© 2000 K&B



Scale: As Shown
Drawing: A1.6

KEZAR COMMONS LLC P.O. BOX 713 PARSONSFIELD, ME 04047 480-741-7748 email@kezarcommons.com		STANLEY BUILDING 18 FEDERAL RD PARSONSFIELD, ME 04047		No. Description Date 1-23 6/7/2023 1/1/14 1/1/14
SECOND LEVEL A1.6 1/1/14		Project Number: 1-23 Date: 6/7/2023 Drawn By: MM Checked By: MM		Scale: 1/4" = 1'-0"



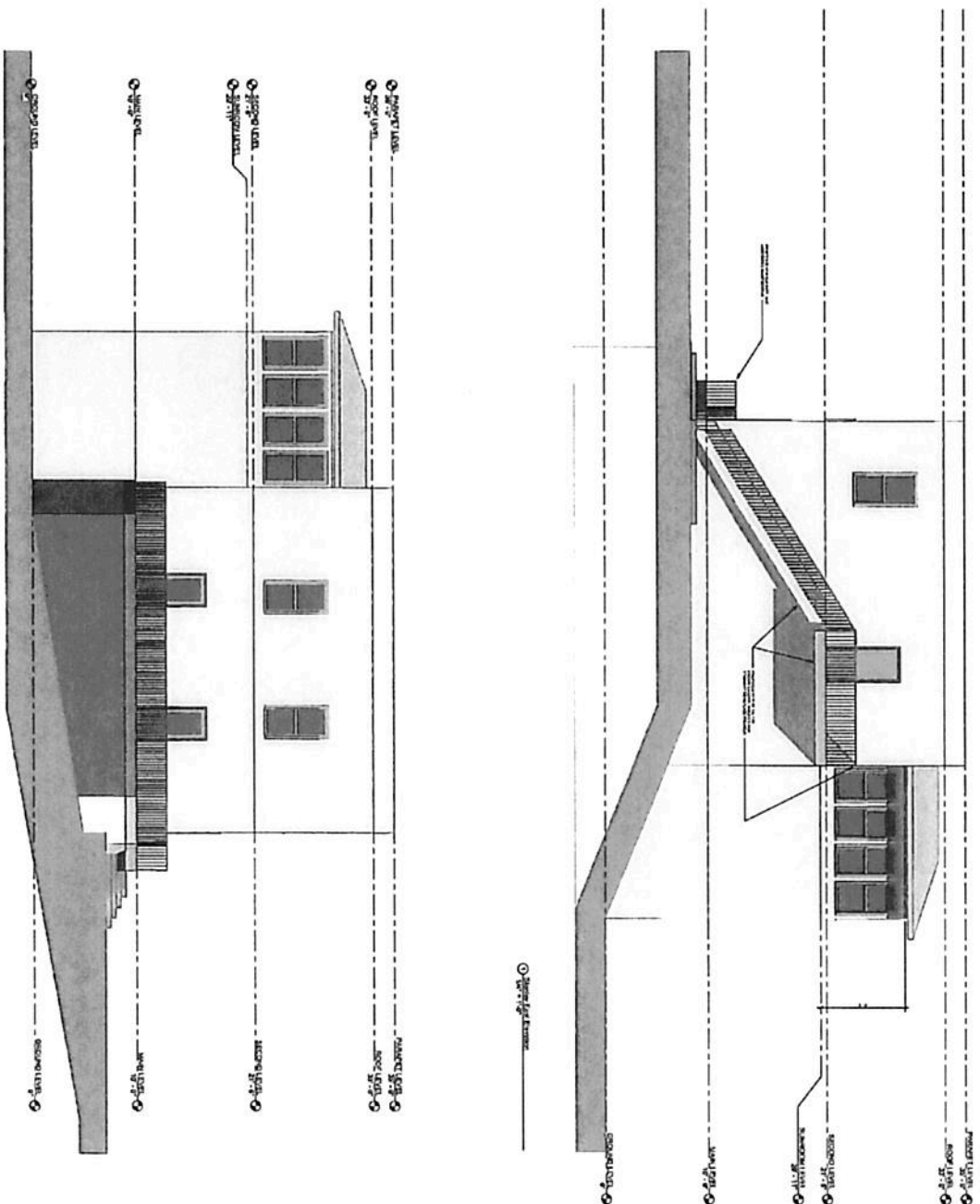
KEZAR COMMONS LLC P.O. BOX 715 PARSONSFIELD, ME 04047 480-747-7748 me@kezarcommons.com		STANLEY BUILDING 18 FEDERAL RD PARSONSFIELD, ME 04047		NORTH-SOUTH ELEVATIONS	
No.	Description	Date	Project Number	1-23	Scale
1	Initial Design	6/7/2023	Drawn By	MM	A1.7
2	Revised Design	6/7/2023	Checked By	MM	1/4" = 1'-0"

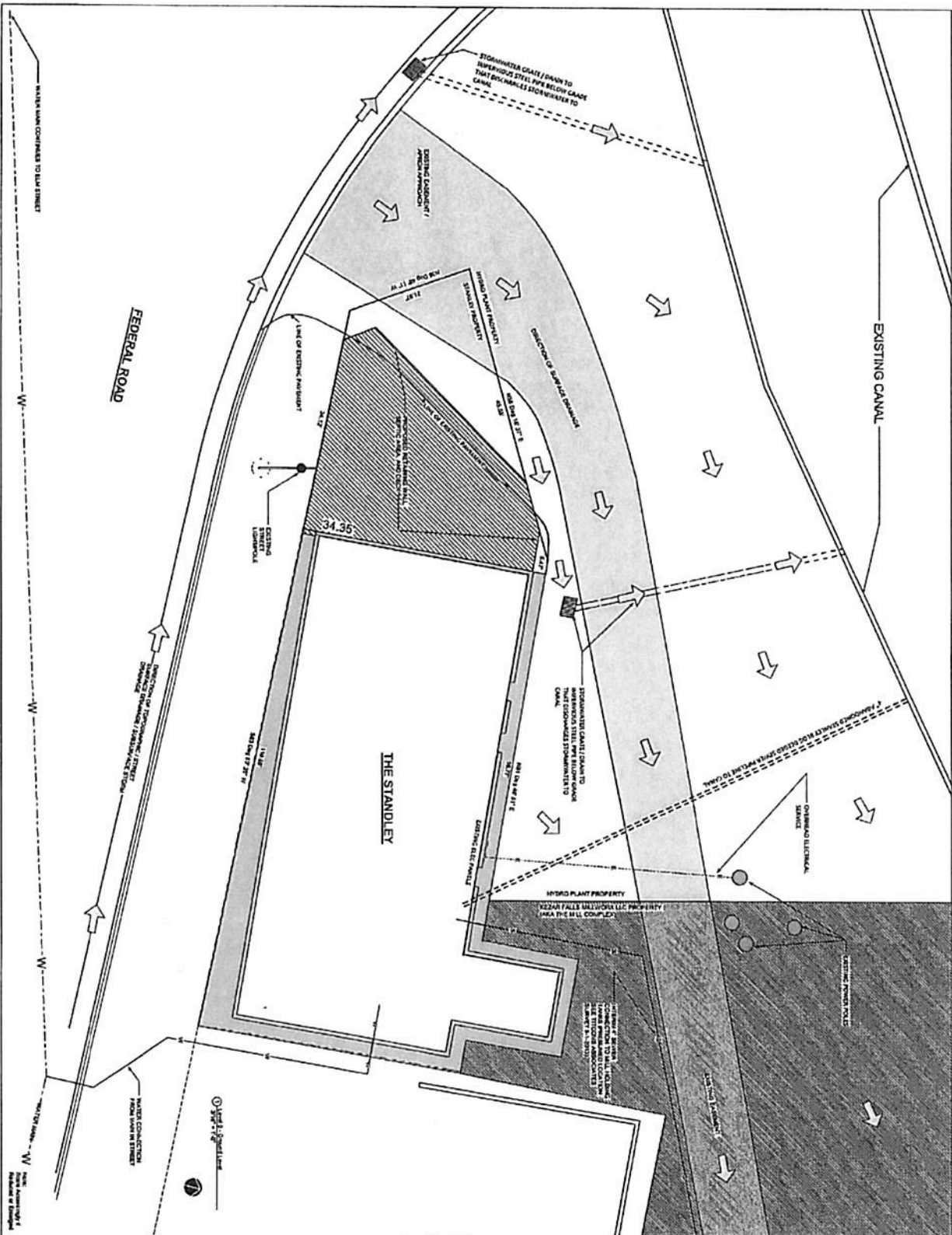
P.O. BOX 713
PARSONSFIELD, ME 04047
480-747-7748

STANLEY BUILDING
18 FEDERAL RD
PARSONSFIELD, ME
04047

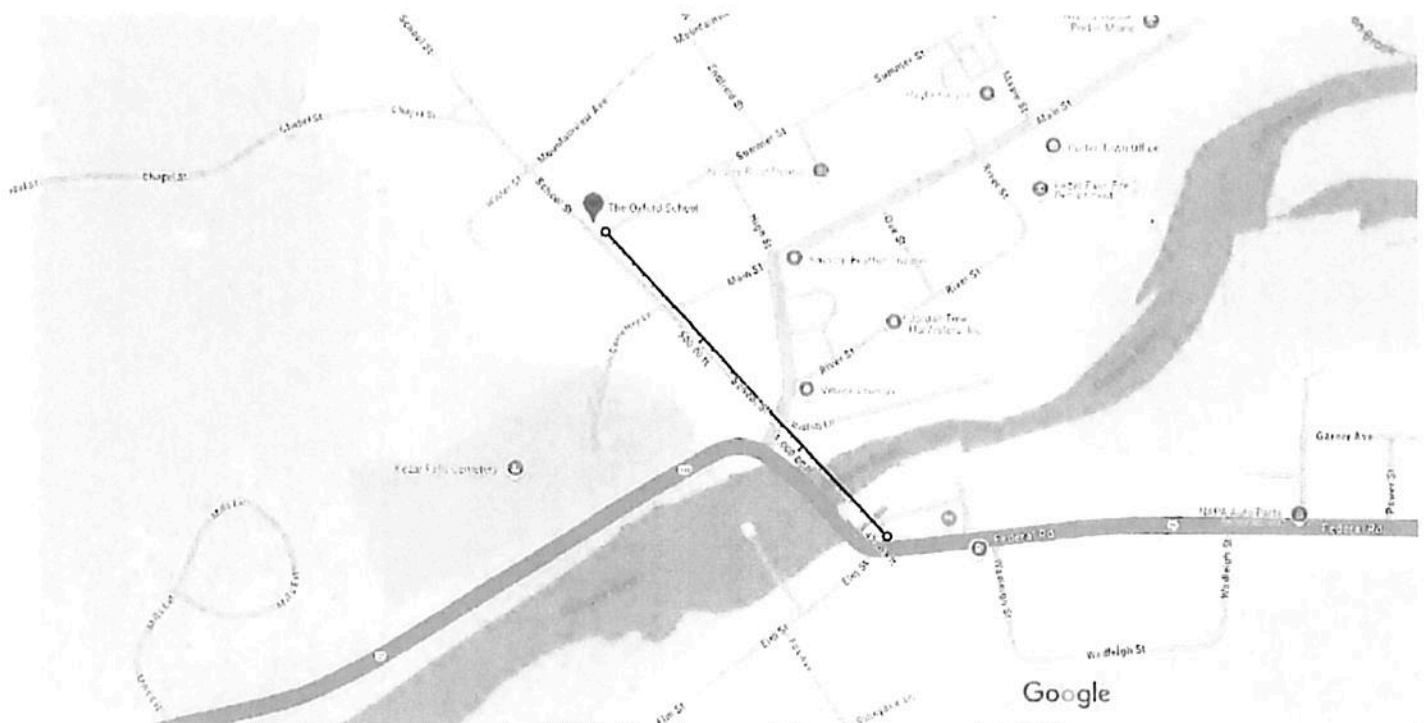
Project Number	1-23
Date	6/17/2023
Drawn By	M/M
Checked By	M/M
A1.8	
Scale	1/4" = 1'-0"

Notes:
Section A: Autobiography &
 Research in Context





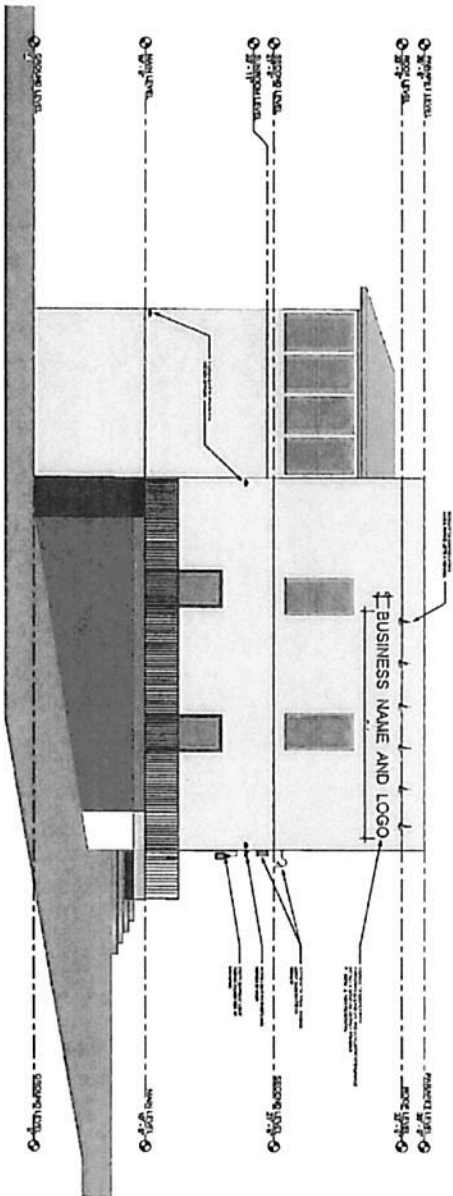
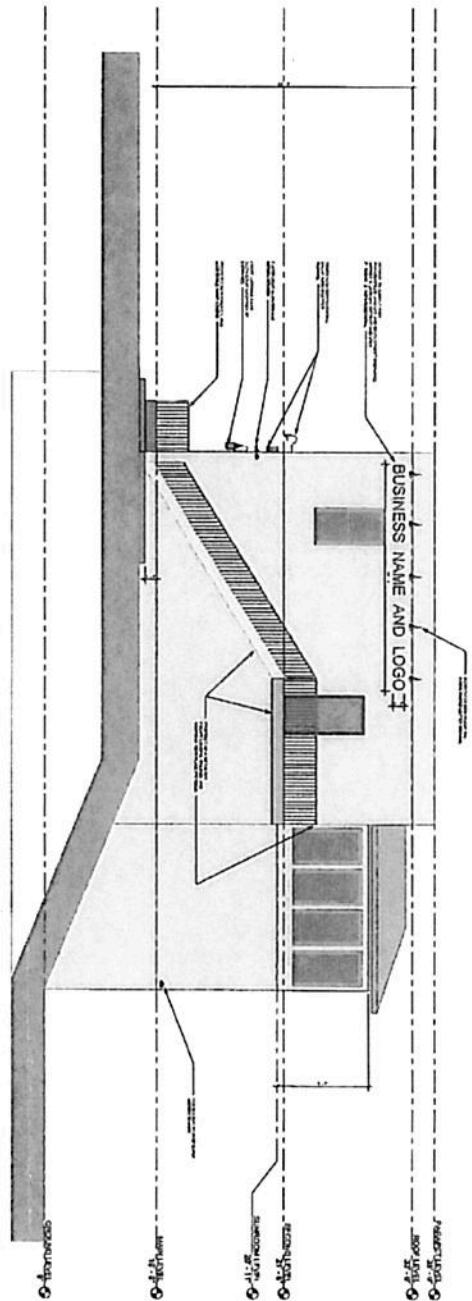
KEZAR COMMONS LLC P.O. BOX 713 PARSONSFIELD, ME 04047 400-747-7746		email@kezarworks.com	
No.	Description	Date	
001	Site Plan	8.15.23	
THE STANDLEY @ KEZAR FALLS THE VILLAGE OF KEZAR FALLS, MAINE			
SURFACE RUNOFF AND DRAINAGE FS-2 3/16" = 1'-0"			
Project Number	777	Drawn By	08/16/2023
Client	MM	Checked By	MM
Scale	3/16" = 1'-0"		



The closest school is more than 750 feet from the property line of the proposed cannabis store location.

Map data ©2024 Google

200 ft



KEZAR COMMONS
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PARSONSFIELD, ME 04047
400-741-7748

main@kenilworth.com

No.	Description	Date
1	18 FEDERAL RD	10/2/2024
2	18 FEDERAL RD	10/2/2024
3	18 FEDERAL RD	10/2/2024
4	18 FEDERAL RD	10/2/2024
5	18 FEDERAL RD	10/2/2024
6	18 FEDERAL RD	10/2/2024
7	18 FEDERAL RD	10/2/2024
8	18 FEDERAL RD	10/2/2024
9	18 FEDERAL RD	10/2/2024
10	18 FEDERAL RD	10/2/2024
11	18 FEDERAL RD	10/2/2024
12	18 FEDERAL RD	10/2/2024
13	18 FEDERAL RD	10/2/2024
14	18 FEDERAL RD	10/2/2024
15	18 FEDERAL RD	10/2/2024
16	18 FEDERAL RD	10/2/2024
17	18 FEDERAL RD	10/2/2024
18	18 FEDERAL RD	10/2/2024
19	18 FEDERAL RD	10/2/2024
20	18 FEDERAL RD	10/2/2024

STANLEY BUILDING
18 FEDERAL RD
PARSONSFIELD, ME
04047

EAST-WEST
ELEVATIONS

Project Number	1-23
Date	10/2/2024
Drawn By	MM
Checked By	MM
Scale	A1.8 1/4" = 1'-0"

Kenilworth
Architectural

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM




This certifies that
**SILVER THERAPEUTICS OF SOUTH
PORTLAND, LLC**
License Number AMS1666

has been issued a **CONDITIONAL** license as an
ADULT USE CANNABIS STORE
under 28-B MRS. This does NOT permit the licensee to engage in any activity.

NOTE: THIS IS NOT AN ACTIVE LICENSE

Issued on:
September 25, 2024

Expires on:
September 24, 2025



Elisa C Ellis, Director of Licensing
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS
PROGRAM

To make a complaint about this licensed Adult Use Cannabis Establishment:
Email: Licensing.OCP@maine.gov

The Conditional License for AMS1666 has been issued based on the following organizational structure:

Principals:

ADAM TIMOTHY CAROFANO, LLC MEMBER MANAGER

Owners:

100.00% - SILVER THERAPEUTICS OF MAINE, LLC

NOTICE: This conditional license was issued based upon the information indicated above and submitted on application forms provided by the conditional licensee. The conditional licensee acknowledged and affirmed that the foregoing information was truthful and complete in the presence of a notary. Any changes to the information indicated above must be timely reported to the Office of Cannabis Policy and may affect the conditional licensee's licensure status. A conditional licensee will be required, at a minimum, to obtain a new local authorization based upon any changes to the entity ownership structure listed above.