



**A LANDMARK FOUR-STORY RENOVATED MILL
LEWISTON, ME**

Previews:

April 14 | 11:00 a.m.
April 28 | 12:00 p.m.
May 1 | 9:30 a.m.

Auction Date:

May 1 | 11:00 a.m.

Property Location:

140 Mill Street
Bates Mill #3
Lewiston, ME 04240

Property #:

AP26038

TRANZON AUCTION PROPERTIES
PO BOX 4508
PORTLAND, ME 04112

MIKE CAREY
P: 207-776-1936
MCAREY@TRANZON.COM



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements create a client-agent relationship between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- ✓ The company may offer limited agent level services as a disclosed dual agent.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) April 3, 2026

To _____
Name of Buyer(s) or Seller(s)

by Michael B. Carey
Licensee's Name

on behalf of Tranzon Auction Properties
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.

NOTICE
ATTENTION PROSPECTIVE BIDDERS

Tranzon Auction Properties is acting solely as agent for the Seller

All information contained in this document, and any and all marketing materials, including advertisements were obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made. Neither Tranzon Auction Properties nor its employees, affiliates, or agents (hereinafter "auction company") represent the buyer/bidder. All prospective buyers/bidders must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor sellers shall be liable for any errors or the correctness of information.

All announcements made at the auction take precedence over any other property information or printed terms of sale. Items may be added or deleted. The property and improvements are sold "as is, where is, with all faults" and without representation or warranty of any kind with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein. Prospective buyers/bidders should verify all information.

All prospective buyers/bidders recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents. Potential buyers/bidders are encouraged to seek information from professionals regarding any specific issue or concern. Any decision to purchase or not to purchase is the sole and independent business decision of the potential buyer/bidder. No recourse or cause of action will lie against any of the above-mentioned parties should buyer become dissatisfied with its decision, whatever it may be, at a later date.

Auction company and seller have the right to postpone or cancel the auction in whole or in part, in its sole discretion. Auction company and seller reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance canvassing, soliciting or other reasons.

Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta ME 04330.

Tranzon Auction Properties is a member company of Tranzon, LLC. All Tranzon companies are independently owned and operated.

AUCTION: Friday, May 1, 2026 | 11:00 a.m.

PREVIEWS: Tuesday, April 14, 2026 | 11:00 a.m.; Tuesday, April 28, 2026 | 12:00 p.m.; Friday, May 1, 2026 | 9:30 a.m.

AUCTION LOCATION: On-site

PROPERTY DESCRIPTION

At 169,000 square feet across four floors, Bates Mill #3 is one of the largest and most architecturally intact historic mill buildings remaining in downtown Lewiston. Built in 1870 and significantly renovated between 2000 and 2006, the building features:

- Brick exterior with granite sills and exposed timber columns throughout
- Oversized double-hung, double-paned windows bringing natural light deep into every floor
- Poured concrete slabs on all levels over wood plank sheathing and wood frame structure
- Four hydraulic Otis elevators serving all stops
- Two 1,000 KVA transformers providing 277/480V three-phase electrical service
- Variable air volume HVAC loop with individual air handlers across the finished space
- 0.97-acre
- Mill District zoning served by Central Maine Power, City of Lewiston water and sewer, and fiber-optic communications infrastructure

The Bates Manufacturing Company was founded in 1850 by Benjamin Bates, who recognized the power of Lewiston Falls on the Androscoggin River as an industrial engine. The company became one of the largest textile manufacturers in New England, transforming Lewiston from a farming community into a thriving industrial city. Mill #3 was constructed in 1870 at the height of that expansion. Today the broader Bates Mill Complex spans more than 1.2 million square feet across nine acres and hosts more than 2,000 people who live or work within its buildings with Mill #3 sitting at the center of the city-backed Riverfront Island development master plan calling for a mix of uses along the Androscoggin waterfront.

The property is listed on the National Register of Historic Places and may be eligible for both State and Federal Historic Tax Credits. Lewiston is the second-largest metropolitan area in Maine, with an MSA population of over 111,000, less than 3 miles from I-95, approximately 45 minutes from Portland, and under two and a half hours from Boston. Interested parties are encouraged to register, review this full due diligence package, and conduct their own independent review prior to bidding.

- **Lot Size:** 0.97± Acre
- **Parking:** City-controlled parking lots & garages, including nearby Lincoln Street, Chestnut Street & Oak Street garages. The City offers parking fee discount programs for major employers and small downtown businesses. Additional information is available on the City of Lewiston's website at <https://www.lewistonmaine.gov/410/Municipal-Parking-Information>. Some parking documents on the City's website are also available to download on Tranzon's website at www.tranzon.com/AP26038.
- **Road Frontage:** 371.4'± on Mill Street, per Recorded Plan
- **Building Size:** 169,000± sq. ft.
- **Year Built:** 1870± (Renovated 2000 – 2006)
- **Stories:** 4
- **Construction:** Frame

DISCLAIMER: This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.

PROPERTY SUMMARY (CONTINUED)

PROPERTY DESCRIPTION (CONTINUED)

- **Foundation/Basement:** Partial basement under 1/4 of the building with concrete frost walls and reinforced concrete slab under remainder of building
- **Roof Cover:** Rubber membrane
- **Exterior Siding:** Brick with granite sills
- **Electrical:** Two 1,000 KVA transformers provide 277/480V, 3 phase, 4 wire service
- **HVAC System:** Variable air volume (VAV) system with rooftop cooling equipment, individual air handlers, and exposed suspended ductwork throughout the finished space
- **Elevators:** Four 4-stop, 150 fpm, 3,000 lb. hydraulic Otis elevators
- **Security:** Alarm System
- **Sprinkler System:** Wet
- **Parcel ID:** Map 208, Lot 55
- **Tax Year:** July 1st to June 30th
- **Tax Due Dates:** September 15, 2025 & March 16, 2026
- **Assessed Value:** \$346,720 (Land) + \$7,043,580 (Improvements) = \$7,390,300
- **Annual Taxes (Tax Year 2026):** \$242,254.03
- **Outstanding Taxes:** \$121,375.90 as of 3-24-2026
- **Water, Sewer, Sprinkler, Stormwater & Steam (for heat):** Public – Billed quarterly by City, 207-513-3131, for five accounts – two water/sewer accounts, stormwater, sprinkler, steam for heating/cooling. Note: Steam is provided by the Bates Mill Complex's central heating plant (the boiler house).
- **Outstanding Water, Sewer, Sprinkler & Stormwater:** \$1,474.32 as of 3-24-2026
- **Association Information & Fee:** Per the deed, the property is Lot 2 in the Bates Mill Complex Commercial Subdivision and subject to the Declaration of Easements, Covenants and Restrictions, and Development Standards. For your convenience some of the recorded documents are available to download on Tranzon's website in the "Documents" section at www.tranzon.com/AP26038. The Bates Mill Complex Association indicates this property is charged an association fee of \$11,608.00 per month.
- **Outstanding Association Fees:** As of 4-8-2026, there is \$36,385.00 (includes April fee) in past due association fees.
- **Zoning District:** Per the municipal office, (1) Mill District, (2) Design District Zoning Overlay, (3) Downtown Development District and (4) Historic District, including historically significant buildings. Please call the Planning & Code Enforcement Department at 207-513-3125 to verify.
Contact the Economic & Community Development Department at 207-513-3126 about the availability of Tax Increment Financing (TIF) and requirements for qualifying.

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PROPERTY SUMMARY (CONTINUED)

SUMMARY OF TERMS

Buyer's Premium: None

Closing: 45-day closing, sold in As-Is condition, no contingencies.

Deposit Amount: \$50,000, in cash or certified funds as a qualification to bid. Deposit to be increased to equal ten percent (10%) of purchase price within five (5) business days of auction.

Agents Welcome: Agent participation is being offered. Please visit our website at www.tranzon.com/AP26038 or call us for details.

CONTACT

Mike Carey | Co-CEO

207-776-1936 Mobile

mcarey@tranzon.com

ME Auctioneer License #AUC1466

ME RE Lic. #DB919594

MUNICIPAL OFFICE

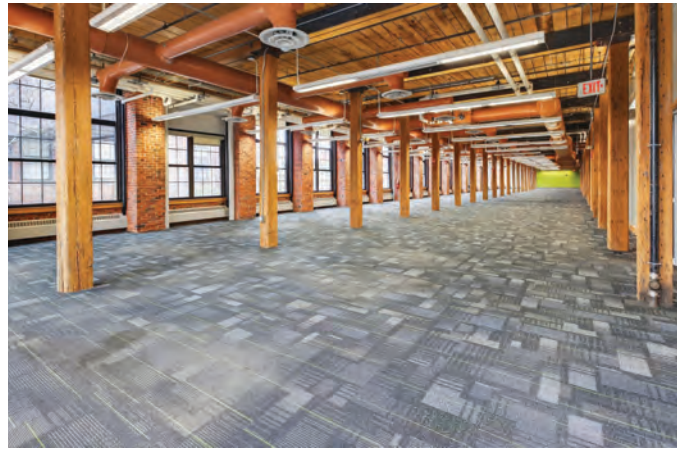
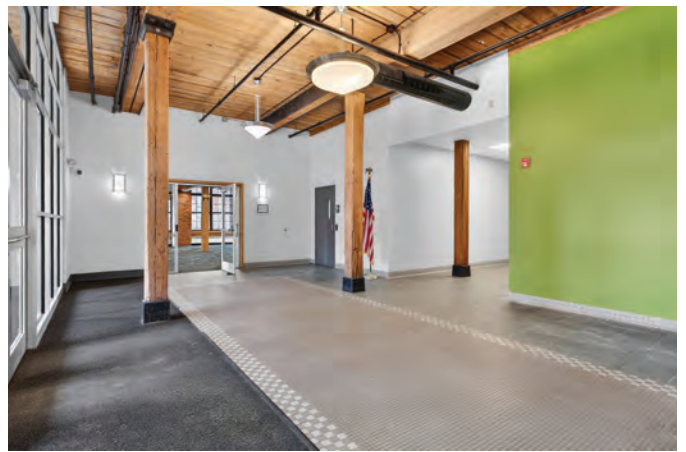
Website: www.lewistonmaine.gov

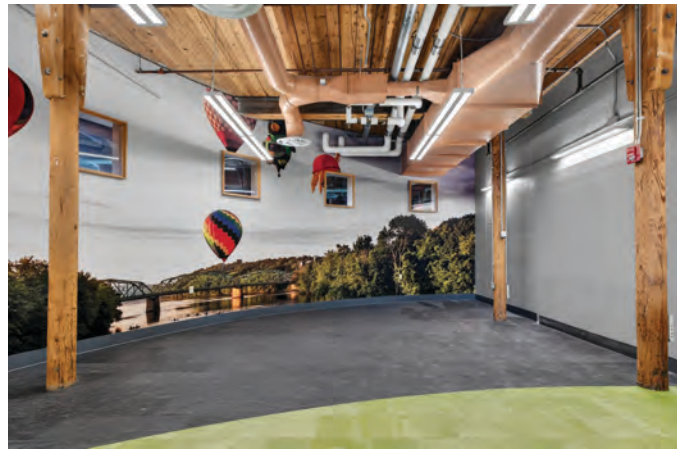
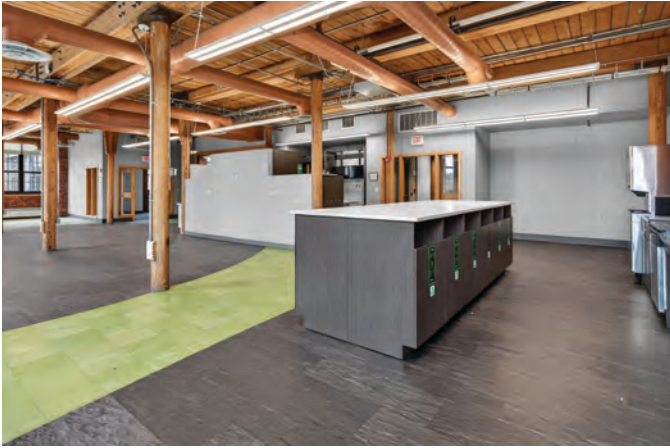
Tel: 207-513-3000

Assessor: 207-513-3122

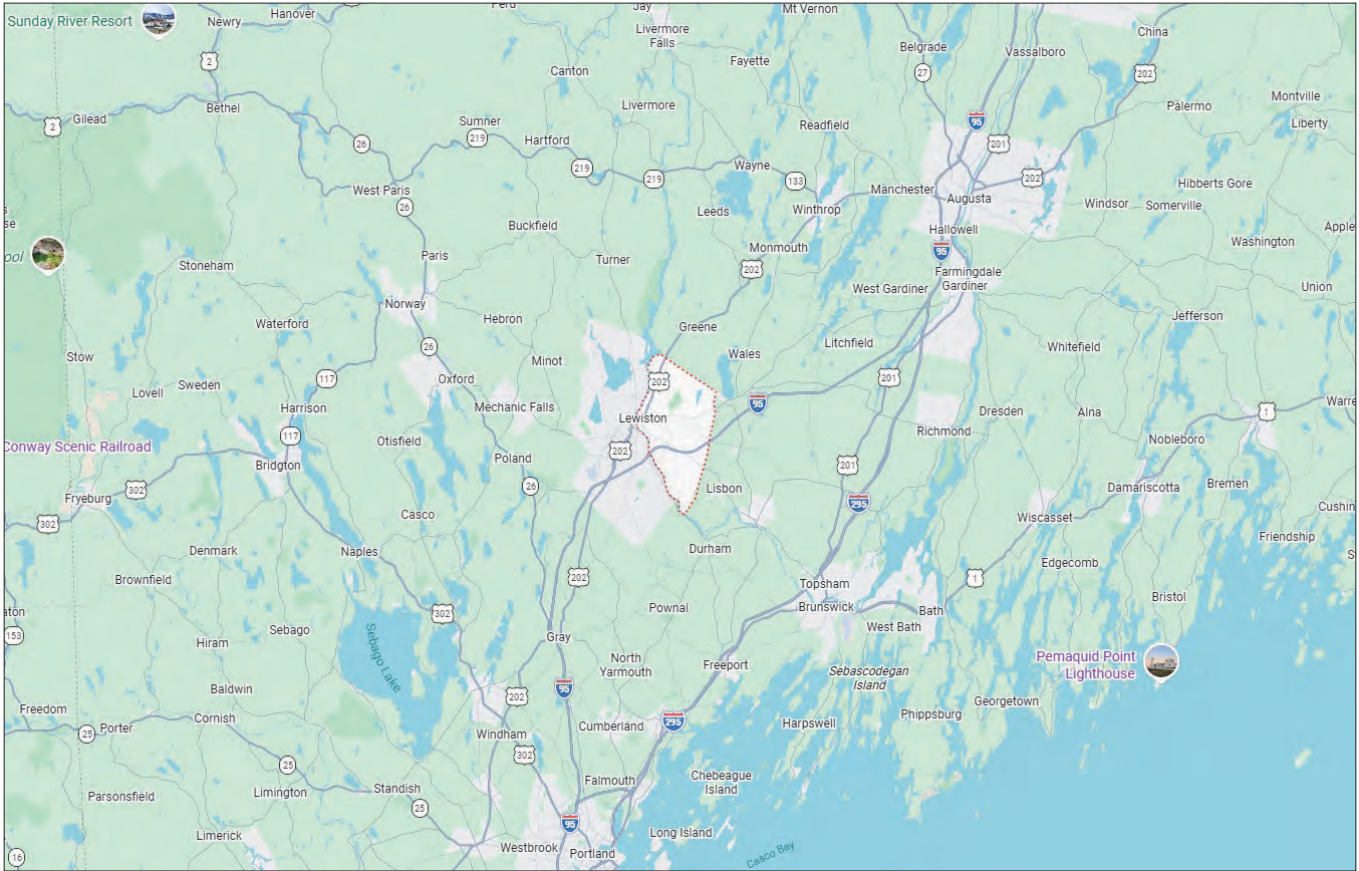
Collector: 207-513-3131

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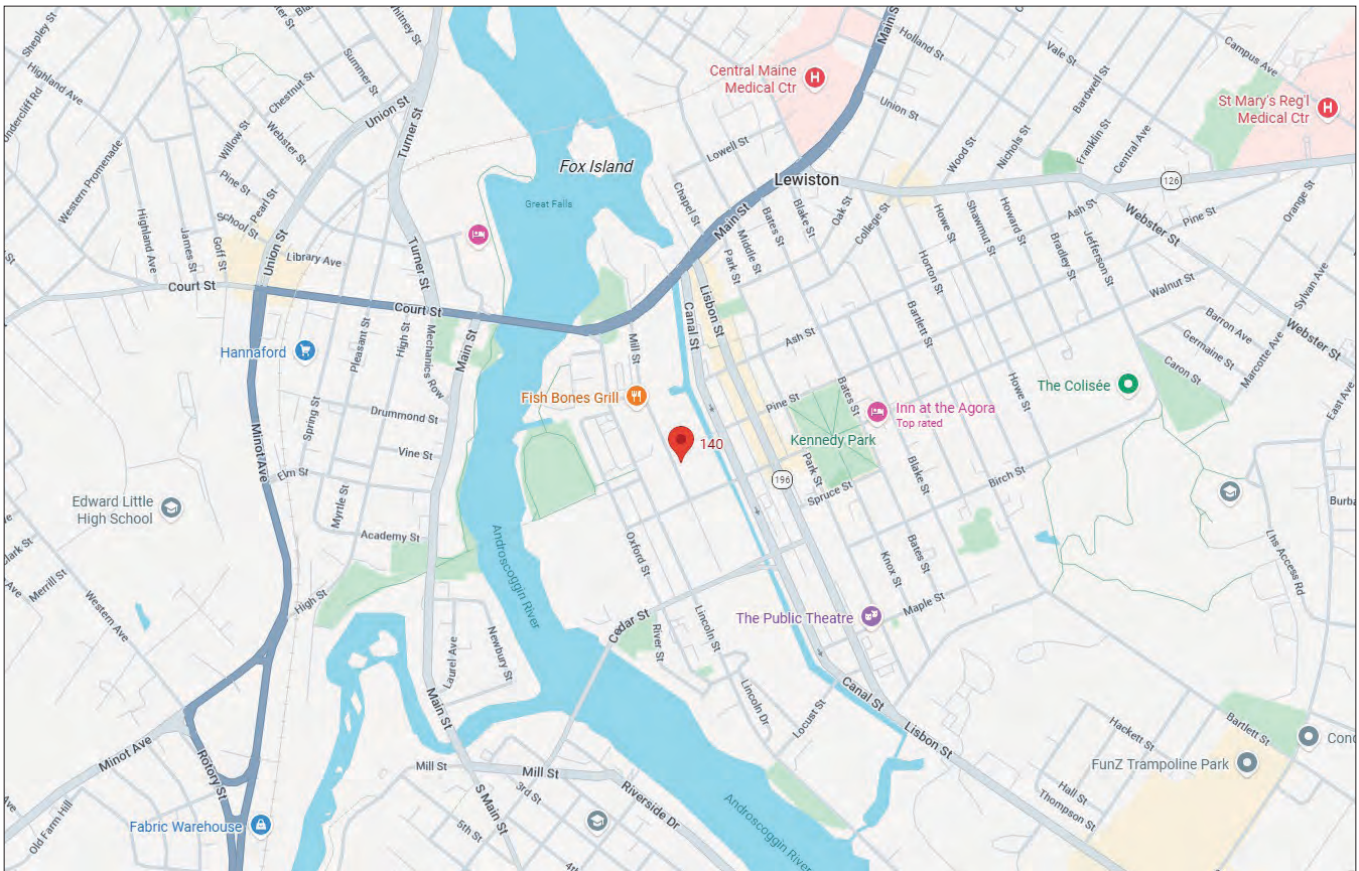


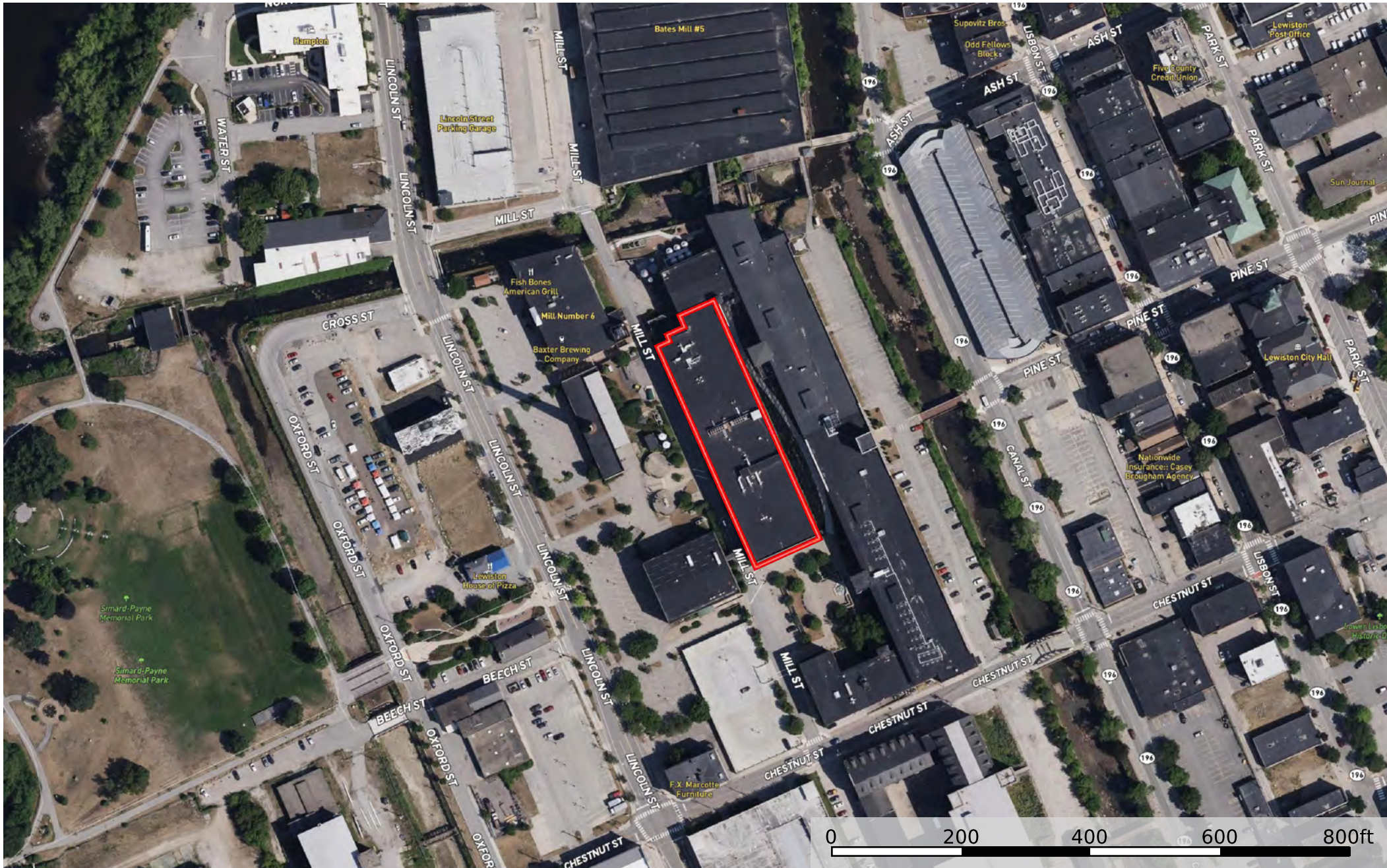


AREA MAP

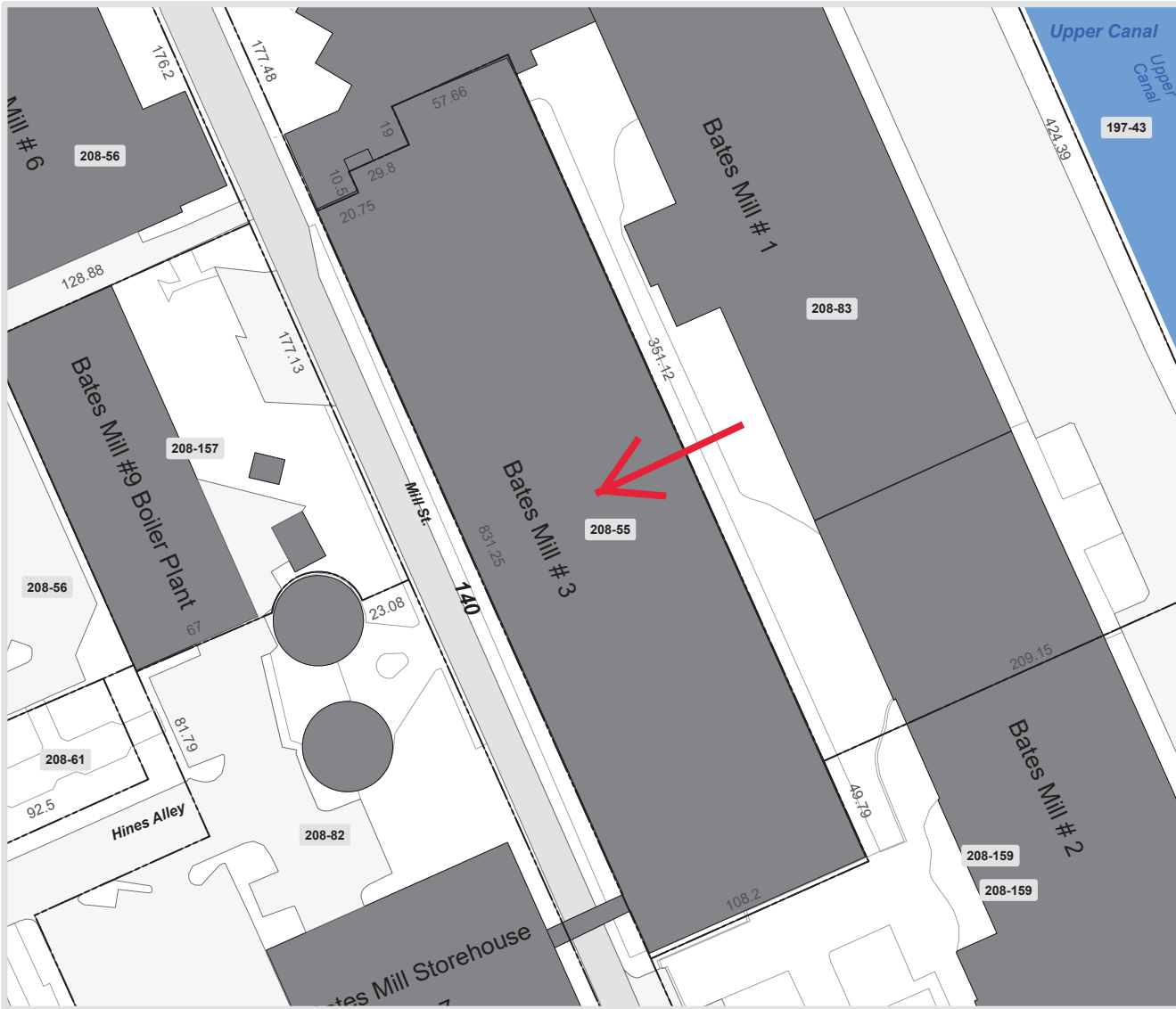



PROPERTY LOCATION MAP






 Boundary **BOUNDARY OUTLINE IS APPROXIMATE**





LEWISTON
Maine



Scale 1" = 60'

Legend

- Parcel Line
- Other ROW
- Easement
- Mobile Home Lot
- Street Address
- Subject Map and Lot
- Lot Line Dimension From Dead or Plat Map

This Map is provided by the City of Lewiston, Maine for general reference and tax assessment purposes.

The City of Lewiston makes no warranty of the accuracy of this map. Field verification is required.

This map is not intended to replace a legal boundary survey. Inclusion, omission, or placement of, dimensions, lot lines, easements, right-of-way, are not indicative of a legal representation on any given property.

Do not use for description delineation, or transfer of land.

Parcel ID

RE00013324

140 MILL ST

Map/Lot 208-55

2026 Tax Commitment

City of Lewiston
Assessing Dept.
27 Pine Street
Lewiston Maine 04240
(207) 513-3122

Parcel

Parcel ID	RE00013324
Map/Lot	208/000/055
Property Location	140 MILL ST
Property Class	General Office
Land Area (acreage)	.97

Owners

Owner	TWIN CITIES LLC
Address	380 WELLINGTON ST TOWER B 12TH FL
City	LONDON
State	ON
Zip	
Book	7207
Page	90

Sales History

Date	Amount	Book	Page
07/23/2007	\$10,000,000	7207	90
06/06/2001	\$0	4680	232

Entrance

Inspection Date	Inspection Code	Info Source Code
02/28/2025	12 - EXT INSPECTION	3 - OTHER
10/27/2017	11 - INT INSPECTED	3 - OTHER

Values

Current Land	\$346,720
Current Building	\$7,043,580
Current Assessed Total	\$7,390,300

Building Description

Card	1
Building Number	1
Structure Code/Description	354 - OFFICE BUILDING - HIGH-RISE
Improvement Name	TD BANKNORTH
Units	
# of Identical Buildings	1
Year Built	1886
Gross SF (including basement)	185,466

Building Data

Card	Line	From Floor	To Floor	Area	Use Group	Exterior Walls	Wall Height	Heating
1	1	B1	B1	18,258	SUPPORT AREA	00	8	NONE
1	2	01	01	41,721	OFFICE BUILDING	01	12	ELEC/UNIT/SPACE
1	3	02	03	41,829	OFFICE BUILDING	01	11	ELEC/UNIT/SPACE
1	4	04	04	41,829	OFFICE BUILDING	01	11	ELEC/UNIT/SPACE

Other Feature Details

Card	Int/Ext Line	Structure	Measurement 1	Measurement 2	Identical Units
1	1	SS1 - SPRINKLER SYS WET	168,762	1	1
1	1	OP2 - PORCH, OPEN MAS	1,773	1	1
1	1	LD1 - LOAD DOCK,ST OR CONC	793	1	1
1	1	EL2 - ELEVATOR ELECTRIC PASNGR	3,000	150	4

2023 157
 400
 OFFICE BUILD 108
 151
 371
 AT05

Item	Area
SUPPORT AREA - 086:SUPPORT AREA	18258
SPRKLR WET - SS1:SPRINKLER SYS WET	168762
OFFICE BUILD - 053:OFFICE BUILDING	41721
EL PASS ELEV - EL2:ELEVATOR ELECTRIC PASNGR	450000
OFFICE BUILD - 053:OFFICE BUILDING	41829
PORCH, OPEN - OP2:PORCH, OPEN MAS	1773
OFFICE BUILD - 053:OFFICE BUILDING	41829
LOAD DOCK - LD1:LOAD DOCK,ST OR CONC	793



Real Estate

View Bill

As of	<input type="text" value="3/20/2026"/>
Bill Year	2026
Bill	10598
Owner	TWIN CITIES LLC
Parcel ID	00013324

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/15/2025	\$121,127.02	\$121,127.02	\$0.00	\$0.00	\$0.00
2	3/16/2026	\$121,127.01	\$0.00	\$121,127.01	\$99.56	\$121,226.57
Interest			\$0.00			\$99.56
TOTAL		\$242,254.03	\$121,127.02	\$121,127.01	\$99.56	\$121,226.57

Pay Bill

PROPERTY DISCLOSURE
(Land & Commercial Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF AN OFFER

PROPERTY LOCATION: 140 Mill Street, Bates Mill #3 Complex, Lewiston, Maine

Tranzon Auction Properties has attempted to gather as much information as possible and has completed this form with the information obtained.

Tranzon Auction Properties' client (Seller/Mortgagee) has never occupied the property and has little or no direct knowledge of the condition of the property, including, without limitation, its condition, habitability, or any use to which it may be put. Property may be affected by, but not limited to, water damage; mold; lead-based paint; asbestos; environmental conditions; and the condition of mechanical systems, well and/or septic, and structural soundness are unknown. Interested parties should conduct their own investigations and due diligence.

POTENTIAL PURCHASERS ARE ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN.

SECTION I. UNDERGROUND STORAGE TANKS

Unknown

No underground storage facility for the storage of oil or petroleum products exists on the premises.

An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No_____. The underground facility (check one) ___has OR ___has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

A Commissioner's Certification of Completion of Remedial Actions Under Voluntary Response Action Plan for Bates Mill
from the State of Maine Department of Environmental Protection is recorded in the Androscoggin Registry of Deeds.

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

Unknown

(attach additional sheets as necessary)

SECTION IV. ROAD MAINTENANCE

Is property accessed by a public way owned and maintained by the State, a county or a municipality, over which the general public has a right to pass? Yes No Not Known

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

SECTION V. FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining cause by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes___ No___ Not Known_X__

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes___ No___ Not Known_X__

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes___ No___ Not Known_X__

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes___ No___ Not Known_X__

If Yes, indicate the dates of each claim _____

Has there been any past disaster-related aid provided related to the property, or a structure on the property from federal, state, or local sources for purposes of flood recovery? Yes___ No___ Not Known_X__

If Yes, indicate the date of each payment _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002?

Yes___ No_X*___ Not Known___

*see attached Flood Map for location of the nearest flood areas.

If Yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? n/a

Relevant Panel Number : 23001C0327E Year : 7-8-2013 (Attach a Copy)

Comments: Flood maps are searchable by entering the property address on FEMA's Flood Map Service Center at <https://msc.fema.gov/portal/home>. Interested parties are encouraged to confirm provided flood map information.

SECTION VI. SHORELAND ZONING VIOLATIONS:

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality?

Yes _____ No _____ Unknown_X* _____

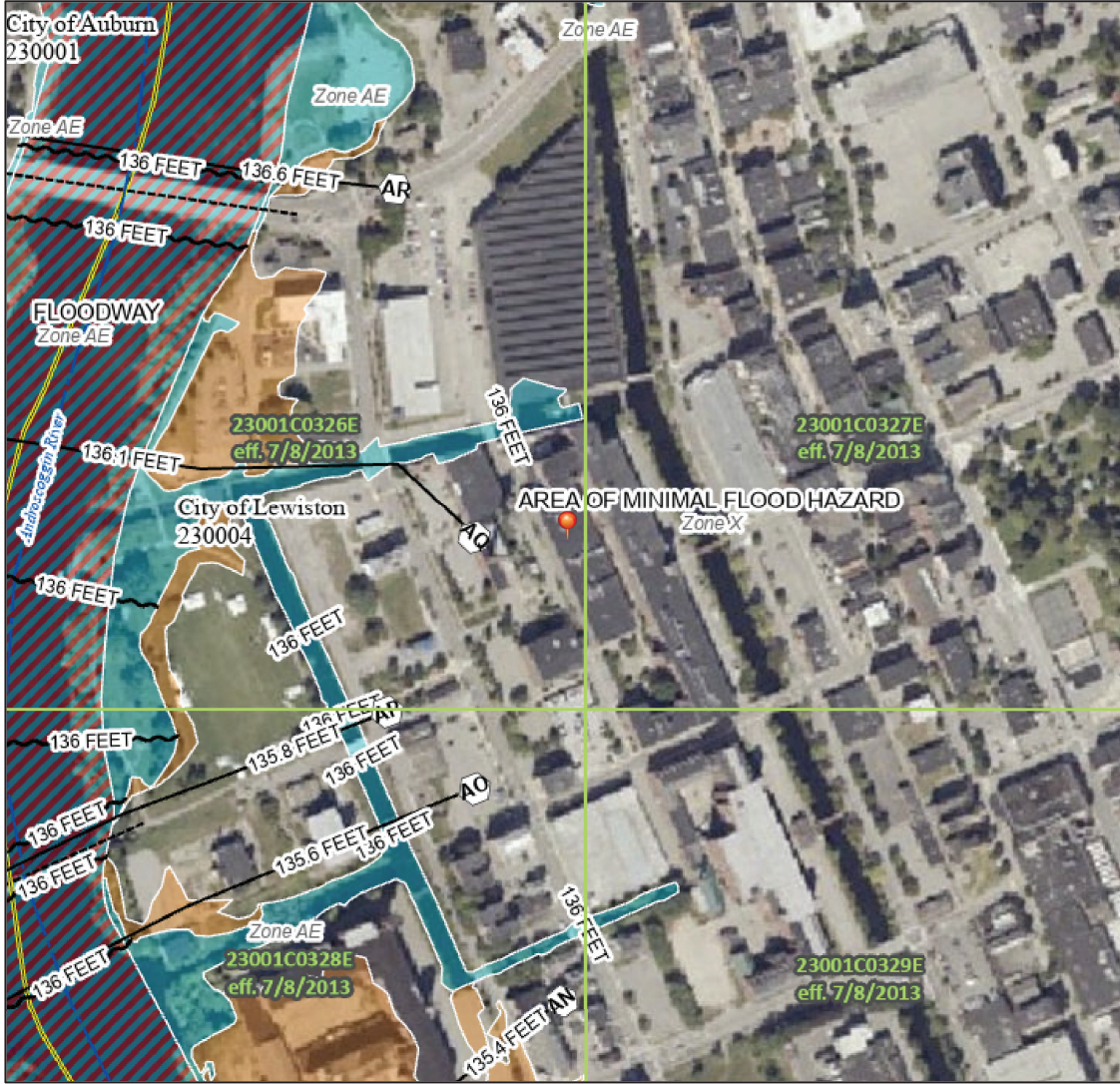
*Per City of Lewiston property isn't located within Shoreland

If Yes, explain: _____

National Flood Hazard Layer FIRMette



70°13'27"W 44°5'54"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°12'49"W 44°5'29"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AB99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/24/2026 at 3:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ZONING

For your convenience, a portion of the zoning is included in this package. Please contact the municipality to verify accuracy and obtain complete zoning information.

Additional zoning/land use information is available on the City of Lewiston's website at
<https://www.lewistonmaine.gov/140/Planning-Code-Enforcement>
<https://www.lewistonmaine.gov/114/City-Ordinances>
<https://www.lewistonmaine.gov/940/Design-Lewiston-New-Design-Regulations-f>

Interested parties should confirm this is the most current zoning/land use information.

TRANZON AUCTION PROPERTIES' DISCLAIMER: This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.



**APPENDIX A – ZONING AND LAND USE CODE
ARTICLE XI. DISTRICT REGULATIONS**

Land Use Table Notes

- (1) Excludes drive-in restaurants.
- (2) No new dwelling units are allowed to be created on the first floor facing the streets listed below. This prohibition does not include non-living spaces that are part of a housing development, such as a lobby, gym, management office, or common area. Measurements are taken along parcel boundaries.
 1. Along Lisbon Street from Main Street to Adams Avenue:
 - a. Within the portion of the first floor of the building facing Lisbon Street,
 - b. Within the portion of the first floor of the building facing a side street that intersects Lisbon Street for a distance of 50-feet from the intersection,
 2. Along Canal Street from Main Street to Maple Street:
 - a. Within the portion of the first floor of the building facing Canal Street for a distance of 100-feet from a side street intersection,
 - b. Within the portion of the first floor of the building facing a side street that intersects Canal Street for a distance of 50-feet from the intersection,
 3. Along Lincoln Street from Main Street to Cedar Street:
 - a. Within the portion of the first floor of the building facing Lincoln Street for a distance of 100-feet from a side street intersection,
 - b. Within the portion of the first floor of the building facing a side street that intersects Lincoln Street for a distance of 50-feet from the intersection,
 4. Along Main Street from the Androscoggin River to Union Street:
 - a. Within the portion of the first floor of the building facing Main Street, no more than 50% of the building façade can include dwelling units.
- (3) Limited to two (2) parking levels.
- (4) Limited to less than twenty-five (25) rooms.
- (5) If accessory to an allowed use.
- (6) Provided there is no exterior storage of materials or equipment visible from a public street or abutting property.
- (7) Screening shall be at least eight (8) feet tall
- (8) Farm housing is allowed on the premise of an agricultural operation and shall consist of all permitted residential uses.
- (9) Must be fully enclosed with no exterior storage.
- (10) Except those that include truck transportation as classified under group 484, NAICS 2012 unless approved as a conditional use.
- (11) All new development and expansions over 50% in the Riverfront (RF), Mill (M), Centreville (CV) and Downtown Residential (DR) districts shall comply with the design district overlay standards of Article XI Sec. 24 (5).
- (12) Dormitories must be at least 125 feet from all district boundaries unless approved as a conditional use.

APPENDIX A – ZONING AND LAND USE CODE
ARTICLE XI. DISTRICT REGULATIONS

- (13) Excluding residential facilities and dormitories.
- (14) Any development meeting the definition for affordable housing development is eligible for a density bonus if meeting the standards of Article XII, Section 23.
- (15) Buildings, structures and uses accessory to permitted or conditional uses are allowed in all districts.
- (16) Limited to commercial bakeries and printing facilities including newspaper publishers and information services.
- (17) Used car dealerships may be deemed an accessory use to gasoline service station, auto repair garages and automotive services, except repair uses, if the following criteria are met: that all the criteria outlined in the definition of accessory use under Article II, section 2 are adhered to; that the parking and on-site circulation for both the existing and proposed use is reviewed and approved pursuant to development review under Article XIII; that the maximum number of used vehicles for sale on site, at any one (1) time, does not exceed six (6) vehicles. Used car dealerships which are not an accessory use to gasoline service stations, auto repair garages and automotive services, except repair uses, are permitted only after the issuance of a conditional permit in accordance with Article X of this Code, and the project is reviewed and approved pursuant to development review under Article XIII.
- (18) Any use involving the construction of nonresidential floor space or the conversion of an existing structure from one (1) use to another shall be subject to the development review requirements of Article XIII of the Code.
- (19) Limited to group homes.
- (20) Shall comply with Article XII, Section 4.
- (21) Neighborhood stores as part of a multifamily development, mixed single-family residential development or mixed residential development provided that the gross floor area devoted to retail use shall not exceed ten percent of the total floor area of the development.
- (22) Accessory to public schools, religious facilities, multifamily or mixed residential developments and mobile home parks.
- (23) Shall comply with Article XIII, Section 10.
- (24) Includes housing facilities on the premise of academic institutions permitted for staff members of such institutions and service buildings or structures ancillary to and affiliated with permitted institutional uses including but not limited to pharmacies and medical supply outlets.
- (25) Drive-in restaurants are allowed as part of and subordinate to restaurants.
- (26) Includes drive-in restaurants.
- (27) Must comply with Lewiston Code of Ordinances, Chapter 22, Article XV.
- (28) Any land located within an overlay district shall adhere to the applicable criteria of Article XI, Section 24 of the Code. Any use permitted in the underlying zoning district and not prohibited by the applicable criteria of Section 24 of the Code shall be permitted. Any lots located within the Growth Area Overlay District shall adhere to the applicable criteria of Article XI, Section 24 (7) of the Code.
- (29) Reserved.
- (30) Reserved.
- (31) Limited to business and professional offices, not including research, experimental, testing laboratories, engineering, research, management, and related services.
- (32) Excluding drive-in theaters.

APPENDIX A – ZONING AND LAND USE CODE
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- (33) The performance standards of Article XII shall apply, unless otherwise specified.
- (34) Only permitted if serviced by public sewerage.
- (35) Placement of mobile homes on individual lots is permitted only in areas within a mobile home park overlay district.
- (36) For those historic building and structure identified in Appendix A, Article XV, Sections 6 through 10 of this Code located in the Centreville district, a nonconforming use may be reestablished to its original use pursuant to Article VI, Section 4 of this Code.
- (37) Lots having no dwelling units at the time of application for a building permit may build up to two dwelling units either in one structure or in two structures if meeting all other space and bulk requirements. On a lot with one existing dwelling unit, the addition of up to 2 dwelling units is permitted: one additional dwelling unit within or attached to an existing structure or one additional detached dwelling unit, or one of each. A single structure with three dwelling units is not allowed. If multiple single-family dwellings are placed on one lot under this provision, no ADU's shall be permitted.
- (38) Limited to Food and/or Beverage Facilities. These facilities shall be restricted to 8,000 gross square feet. All store front windows at street level shall remain unobstructed and provide two-way visibility. If facility is in the business of producing alcohol, sales of alcohol for consumption on site shall be limited to what is produced on site. Facilities shall contain a retail component open to all ages.
- (39) Keeping of Chickens- Notwithstanding, the provisions under Article XI, Sec23 of this Code, the keeping of up to six female chickens are permitted in the Rural-Agricultural(RA), Low-Density Residential (LDR), Suburban Residential (SR), Medium Density Residential (MDR), and the Neighborhood Conservation "A"(NCA) districts on lots of no less than 15,000 square feet developed with single-family detached dwellings including mobile homes on individual lots pursuant to the provisions contained in Chapter 14, Article VII.
- (40) Homeless shelters are allowed when meeting the conditional use permit standards of Article X, and in accordance with the following:
 - a. Small and medium family or youth shelters that operate a 24-hour program are allowed in all zoning districts except for the Riverfront (RF), Industrial (I), and Resource Conservation (RC) districts.
 - b. Large family or youth shelters that operate a 24-hour program and all other shelter types (family and youth non-24-hour programs and all adult programs) are allowed in the Centreville (CV), Downtown Residential (DR), Mill (M), Neighborhood Conservation "B" (NCB), and Urban Enterprise (UE) districts.
 - c. Large adult shelters that operate a 24-hour program may also be located within the Industrial (I) district, in addition to (b) above.
 - d. Shelters that do not exclusively serve families or youth shall comply with the homeless shelter buffer requirements of Chapter 22 of the Code of Ordinances for schools and daycares and must also be located 250 feet

APPENDIX A – ZONING AND LAND USE CODE
ARTICLE XI. DISTRICT REGULATIONS

- away from city parks (measured from property line to property line).
- e. No buffers to schools, daycares or parks apply for family and youth shelters.
 - f. Large shelters shall be treated as a multi-family use in terms of deciding what and how screening from adjacent uses is required.

(41) In accordance with Article XI, Section 24(4).

(Ord. No. 12-15, 2-7-13; Ord. No. 14-12, 01-15-15; Ord. No. 15-08, 08-13-15; Ord. No. 16-02, 05-05-16; Ord. No. 19-03, 08-15-19; Ord. 19-14; 12-19-19; Ord. 19-15; 12-19-19; Ord. 20-03; 02-20-20; Ord. No. 20-10h, 11-05-20; Ord. No. 21-08e, 10-21-21; Ord. No. 22-02, 3-3-22; Ord. No. 22-16d, 7-21-22; Ord. No. 22-22, 10-20-22; Ord. No. 22-28, 12-1-22; Ord. No. 23-11, 04-20-23; Ord. No. 23-16, 6-15-23; Ord. No. 23-31, 1-18-24; Ord. No. 24-09, 10-17-24; Ord. No. 25-05, 2-20-25)

Sec. 23. Space and Bulk Requirements

Space and Bulk Table - Lots in each District shall meet or exceed the following minimum space and bulk standards as noted in the Space and Bulk Standards Table.

Space and Bulk Table: All Zoning District 10.17.2024

Dimensional Requirements	Rural Agricultural (RA)	Low Density Residential (LDR)	Suburban Residential (SR)	Medium Density Residential (MDR)	Riverfront (RF) (2)	Neighborhood Conservation A (NCA)	Neighborhood Conservation B (NCB)	Neighborhood Business (NB)	Downtown Residential (DR) (2)	Institutional Office (IO)	Community Business (CB)	Highway Business HB (18)	Centerville (CV) (2)	Industrial (I) (11)	Urban Enterprise (UE)	MHI (M) (2)	Resource Conservation (RC)	Overlay Districts (5)
Minimum lot size with public sewer																		
Permitted uses unless otherwise listed below	40,000 sf	10,000 sf	20,000 sf	40,000 sf	4,000 sf	20,000 sf	None	7,500 sf	4,000 sf	10,000 sf	None	None	None	40,000 sf	5,000 sf	None	10,000 sf	note (5)
Single-family detached or mobile homes on individual lots when permitted, two detached dwelling units on one lot shall require double the lot size requirement	60,000 sf			10,000 sf		7,500 sf												
Single family attached				25,000 sf				10,000 sf										
Two-family dwellings		17,500 sf	35,000 sf	15,000 sf		12,500 sf		10,000 sf										
Single-family cluster development (1) (24)	20 acres	5 acres	5 acres	5 acres		5 acres		5 acres										
Mixed single family residential development (14)	20 acres	5 acres	5 acres	5 acres		5 acres		5 acres										
Mixed residential development (14)		5 acres	5 acres	5 acres		5 acres		5 acres										
Multifamily dwellings (13)				20,000 sf				12,500 sf							5,000 sf			
Minimum lot size without public sewer (3)																		
Permitted uses unless otherwise listed below	40,000 sf	40,000 sf	40,000 sf	40,000 sf	NA	20,000 sf	NA	20,000 sf	NA	20,000 sf	20,000 sf	20,000 sf	NA	40,000 sf	20,000 sf	NA	10,000 sf	note (5)
Single-family detached or mobile homes on individual lots when permitted, two dwelling units on one lot shall require double the lot size requirement																		
Single-family attached																		
Two-family dwellings																		
Single-family cluster development (1) (24)	20 acres	5 acres	10 acres	5 acres		5 acres		5 acres										
Mixed single-family residential development (14)	20 acres	5 acres	5 acres	5 acres		5 acres		5 acres										
Mixed residential development (14)		5 acres	5 acres	5 acres		5 acres		5 acres										
Multifamily dwellings (13)								60,000 sf										
Mixed use structures																		
Minimum pad lot area per dw. with public sewer																		
All permitted residential uses	30,000 sf	7,000 sf	10,000 sf	5,000 sf	None	5,000 sf	note (2)	2,000 sf	1,250 sf	3,000 sf	2,000 sf	3,000 sf	None	NA	1,500 sf	None	NA	note (5)
Minimum pad lot area per dw. without public sewer																		
All permitted residential uses	60,000 sf	20,000 sf	20,000 sf	20,000 sf	NA	5,000 sf	NA	20,000 sf	NA	NA	3,000 sf	3,000 sf	NA	NA	1,500 sf	NA	NA	note (5)
Minimum frontage																		
Permitted uses unless otherwise listed below	200 ft	100 ft	75 ft	100 ft	40 ft	125 ft	50 ft	100 ft	40 ft	100 ft	100 ft	100 ft	25 ft	100 ft	100 ft	25 ft	80 ft (9)	note (5)
Single-family detached or mobile homes on individual lots when permitted, two detached dwelling units on one lot shall require double frontage requirement																		
Single-family attached (13)				200 ft		75 ft		100 ft (500)										
Two-family dwellings				125 ft														
Single-family cluster development (with multiple vehicular accesses) (1)	200 ft (50 ft)	200 ft (50 ft)	200 ft (50 ft)	200 ft (50 ft)		200 ft (50 ft)												
Mixed single-family residential development (with multiple vehicular accesses) (14)	200 ft (50 ft)	200 ft (50 ft)	200 ft (50 ft)	200 ft (50 ft)		200 ft (50 ft)												
Mixed residential development (with multiple vehicular accesses) (14)		200 ft (50 ft)	200 ft (50 ft)	200 ft (50 ft)		200 ft (50 ft)		100 ft (500)										
Multifamily dwellings (with multiple vehicular accesses) (13)		200 ft	200 ft	200 ft		200 ft		100 ft (500)										
Agriculture	250 ft																	
Religious facilities	250 ft	200 ft	200 ft	200 ft														
Minimum front setback																		
Permitted uses unless otherwise listed below	25 ft	20 ft	25 ft	30 ft	5 ft (22)	20 ft (22)	10 ft (22)	10 ft (22)	5 ft (22)	10 ft (17.27)	15 ft	15 ft	5 ft (22)	25 ft (6)	10 ft (22)	5 ft (22)	20 ft (8)	note (5)
Single-family detached, mobile homes on individual lots				20 ft		15 ft (22)												
Single-family attached (13)		50 ft		20 ft														
Two-family dwellings				20 ft		15 ft (22)												
Single-family cluster development (1)		50 ft		50 ft														
Mixed single-family residential development (14)		50 ft		50 ft														
Mixed residential development (14)		50 ft		50 ft														
Agriculture		50 ft		50 ft														
Maximum front setback(7)					15 ft(7)				12 ft(7)					12 ft(7)			15 ft(7)	
Minimum side and rear setback																		
Permitted uses unless otherwise listed below	35 ft	25 ft	30 ft	30 ft	0 ft side/10 ft rear	30 ft	5 ft (16)	10 ft (16)	5 ft (16) or 10 ft (16) or 15 ft (16)	15 ft (16,17)	10 ft	10 ft	None	10 ft (10,20)	15 ft (10,16)	None	20 ft	note (5)
Single-family detached, mobile homes on individual lots	10 ft	10 ft	15 ft	10 ft		10 ft												
Single-family attached (13)																		
Two-family dwellings						10 ft												
Single-family cluster development (1)	50 ft	50 ft		50 ft														
Mixed single-family residential development (14)	50 ft	50 ft		50 ft														
Mixed residential development (14)		50 ft		50 ft														
Religious facilities	50 ft	50 ft		50 ft														
Veterinary facilities	50 ft	50 ft		50 ft														
Farm structures for keeping of animals	100 ft																	
Minimum height																		
All permitted uses	None	None	None	None	20 ft	None	None	None	20 ft	None	None	None	20 ft	None	None	20 ft	None	note (5)
Maximum height																		
Permitted uses unless otherwise listed below	35 ft	35 ft	35 ft	35 ft	100 ft	35 ft	50 ft	35 ft	60 ft	65 ft	50 ft	50 ft	No less than 20 ft, no greater than 150 ft (20)	100 ft	80 ft	100 ft	35 ft	note (5)
Agriculture																		
Hospital, nursing homes and medical offices		75 ft								120 ft								
Ratios																		
Maximum impervious coverage	0.30	0.45	0.35	0.5	0.65	0.6	0.65	0.60	0.65	0.75/20%	0.75	0.75	1.00	0.80	0.60	0.90	0.112	note (5)

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Space and Bulk Table Notes

- (1) This development shall meet the requirements set forth in Article XIII, Section 7.
- (2) All new development and expansions over 50% in the Riverfront (RF), Mill (M), Centreville (CV) and Downtown Residential (DR) districts shall comply with the design district overlay standards of Article XI, Section 24(5).
- (3) Or a larger minimum lot size based on the requirements of the Maine Subsurface Wastewater Disposal Rules
- (4) All uses
- (5) Any land located within an overlay district shall adhere to the applicable criteria of Article XI, Section 24 of the Code. Unless stated otherwise, any building, structure, or use of land within the overlay district shall adhere to the space and bulk regulations of the underlying zoning district.
- (6) Where the front setback area for uses other than residential is located across the street from an abutting property in a residential zoning district and in residential use, a twenty-five (25) foot buffer area shall be maintained in the front yard area meeting the standards of the Design Lewiston Site Plan Review and Design Guidelines/Standards. In the Industrial district, buffer areas may not be reduced by modification or variance.
- (7) For developed sites where an existing building is set back farther than the maximum allowed setback, additions to that building are intended to be set forward to meet the setback, however, where that would result in an inefficient site design or make the project unviable, the reviewing board may grant a waiver. In granting a waiver, the board must review alternatives and take into consideration the public interest to determine if a waiver is needed. Waivers should be the minimum amount needed to remedy the hardship.
- (8) 75 ft minimum setback from shoreline all structures other than permitted piers, docks, marinas, dams, bridges, and other water-dependent uses; 50 ft minimum shoreline and 25 ft minimum stream buffers to be maintained in natural vegetative state
- (9) Minimum shoreline frontage 100 ft
- (10) Any required side or rear setback area located within fifty (50) feet of a lot containing a dwelling not in a residential zoning district shall be maintained as a buffer area meeting the standards of the Design Lewiston Site Plan Review and Design Guidelines/Standards. In the Industrial district, buffer areas may not be reduced by modification or variance.
- (11) The industrially-zoned land on the east side of River Road, from Alfred A. Plourde Parkway to the northwesterly property line of 380 River Road is subject to the following additional standards:

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ARTICLE XI. DISTRICT REGULATIONS

- a. The minimum front setback for all uses is 100 feet.
 - b. The minimum front yard for all uses is 100 feet, and shall be maintained as a buffer area meeting the standards of article XIII.
 - c. No new vehicular access points are allowed along the frontage between 326 River Road and that portion of 9 Gendron Drive that has frontage on River Road.
 - d. The above referenced setback, yard, and buffer requirements shall also apply to the portion of 380 River Road located directly across from 367 River Road.
 - e. Only one vehicular access point no wider than 50 feet within the 100-foot buffer of 380 River Road shall be permitted.
- (12) The maximum impervious coverage may be increased to 25% within the Resource Conservation District for a public sewer utility project.
- (13) If meeting the definition for multi-family development, this development shall meet the requirements set forth in Article XIII, Section 8.
- (14) This development shall meet the requirements set forth in Article XIII, Section 8.
- (15) Reserved.
- (16) Any required side or rear setback area for uses other than residential located within fifty (50) feet of a residential zoning district or dwelling shall be maintained as a buffer area meeting the standards of the Design Lewiston Site Plan Review and Design Guidelines/Standards.
- (17) For the purpose of determining compliance with front, rear and side setback requirements, an enclosed walkway connecting structures on abutting lots in the institutional-office (IO), whether it be underground, elevated or at grade, shall not be considered a structure but shall be considered a walkway. Similarly, awnings and canopies installed on lots in the institutional-office (IO) district that provide shelter from the elements, whether made of permanent or non-permanent material shall not be considered as structures and may extend into the front, side, and rear setback areas to the extent necessary to provide adequate shelter from the elements as long as the installation will not result in undue impact on adjacent properties, due to the placement of the awnings or canopies, location of service, parking or storage areas, or blocking of solar access, and shall in no way interfere with utilities or with the convenient and safe use of the sidewalk and street right-of-way by all pedestrians and vehicles, but in no case may the canopy be closer than two (2) feet from the property line.
- (18) Existing lots of record having 150 feet or less of frontage on a street functionally classified as an arterial shall be limited to one point of vehicular access to the arterial to serve all development on the lot including the division of the lot into additional lots.

PRO FORMA TITLE POLICY

TRANZON AUCTION PROPERTIES DISCLAIMER: The following is a Specimen Pro Forma Owner's Title Insurance Policy and is provided for informational purposes only.

Please note that Schedule B section 13 mentions a lease with TD Bank. TD Bank's lease expired in 2025 and TD Bank vacated the premises.

This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.





ALTA OWNER'S POLICY OF TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.

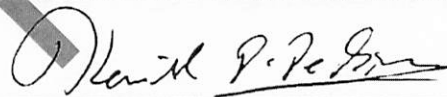


5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
 - a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
 - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary





EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.



CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i.
 - (a). The Insured named in Item 1 of Schedule A;
 - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1). an Affiliate;
 - (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3). a spouse who receives the Title because of a dissolution of marriage;
 - (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5). another Insured named in Item 1 of Schedule A.
 - ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.



- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to



institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured



Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
 - i. the Amount of Insurance; or
 - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
 - i. the Amount of Insurance will be increased by 15%; and
 - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
 - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or
 - iii. cures the claim of Unmarketable Title,all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the



- Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
- i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM

- a. *Choice of Law*
The Company has underwritten the risks covered by this policy and determined the premium charged



in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone: 888-632-1642 (claims.nic@firstam.com).**

18. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

19. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.





Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: **Atlantic Coast Title Company LLC**

Issuing Office:

Issuing Office's ALTA® Registry ID:

Issuing Office File Number: 2026-29

Property Address: 140 Mill Street, Lewiston, Maine

NOTICE: THIS IS A PRO-FORMA POLICY FURNISHED TO OR ON BEHALF OF THE PARTY TO BE INSURED. IT NEITHER REFLECTS THE PRESENT STATUS OF TITLE, NOR IS IT INTENDED TO BE A COMMITMENT TO INSURE. THE INCLUSION OF ENDORSEMENTS AS PART OF THE PRO-FORMA POLICY IN NO WAY EVIDENCES THE WILLINGNESS OF THE COMPANY TO PROVIDE ANY AFFIRMATIVE COVERAGE SHOWN THEREIN.

THERE ARE REQUIREMENTS WHICH MUST BE MET BEFORE A FINAL POLICY CAN BE ISSUED IN THE SAME FORM AS THIS PRO-FORMA POLICY. A COMMITMENT TO INSURE SETTING FORTH THESE REQUIREMENTS SHOULD BE OBTAINED FROM THE COMPANY

SCHEDULE A

Name and Address of Title Insurance Company: **First American Title Insurance Company, 1 First American Way, Santa Ana, California 92707.**

Policy Number: TBD

Amount of Insurance: TBD

Premium: \$TBD

Date of Policy: Recording date of deed to high bidder

1. The Insured is: BUYER TBD
2. The estate or interest in the Land insured by this policy is: Fee Simple
3. The Title is vested in: BUYER TBD by virtue of a deed from Bar Harbor Bank & Trust dated _____, 2026 and recorded in the Androscoggin County Registry of Deeds in Book _____, Page _____.
4. The Land is described as follows: 140 Mill Street in the City of Lewiston, County of Androscoggin, and State of Maine; and is described as set forth in Exhibit A attached hereto and made a part hereof.

Atlantic Coast Title Company, LLC

By: **SPECIMEN**

Authorized Signatory





SCHEDULE B

FILE NO: 2026-29

Policy Number: TBD

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land and that are not shown in the Public Records.
3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
4. The Insured Mortgage, and its assignments, if any are described as follows: TBD
5. Liens for taxes and assessments which become due and payable subsequent to the date of policy.
6. Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads and ways.
7. Common law party wall rights.
8. Terms and conditions of an Amended Certificate of Development Standards, dated September 1, 2004 and recorded in Book 6142, Page 347.
9. Terms and conditions of Commissioner's Certifications of Completion of Remedial Actions Under Voluntary Response Action Plan for Bates Mill, Lewiston, Maine from the State of Maine Department of Environmental Protection dated and recorded as follows:
 - (a) December 1, 2003 in Book 5774, Page 135;
 - (b) December 31, 2003 in Book 5767, Page 204; and
 - (c) December 31, 2003 in Book 5778, Page 329.



FILE NO: 2026-29

Policy Number: TBD

10. Such state of facts as shown plans entitled "Standard Boundary Survey, Bates Mill Complex Commercial Subdivision, Lewiston, Maine" dated January 2, 2001, prepared by Kevin Cullenberg, P.L.S. and recorded in Plan Book 41, Page 106, as amended by plan entitled "Amendment of Lots - Bates Mill Complex Commercial Subdivision" dated May 24, 2004 and recorded in Plan Book 43, Page 167, as further amended by subdivision plans recorded in said registry in Plan Book 48, Page 71, Plan Book 48, Page 135 and Plan Book 48, Page 144.
11. Terms and conditions of the following:
 - a) Restated Declaration of Easements, Covenants and Restrictions, Bates Mill Subdivision, dated May 10, 2004 and recorded in Book 6048, Page 294;
 - b) First Amendment to the Restated Declaration of Easements, Covenants and Restrictions dated March 14, 2006 and recorded in Book 6706, Page 63;
 - c) Second Restated Declaration of Easements, Covenants and Restrictions dated January 2, 2007 and recorded in Book 7024, Page 195; and
 - d) First Amendment to Second Restated Declaration of Easements, Covenants and Restrictions dated July 9, 2007 and recorded in Book 7207, Page 82.
 - e) Third Restated Declaration of Easements, Covenants and Restrictions dated January 6, 2012 and recorded in Book 8318, Page 324.
12. Rights and easements granted to City of Lewiston, Bates Mill Limited Liability Company, Mill Development Co., LLC and Mill 2, Storehouse, LLC in an Easement Release Deed from Mill 3 Development, LLC dated July 20, 2007 and recorded in Book 7207, Page 88.
13. Terms and conditions of two Leases by and between Lewiston Mill Redevelopment Corporation and TD Banknorth, N.A. f/k/a Banknorth, N.A., TD Banknorth, N.A. and Peoples Heritages Savings Bank, N.A. as evidenced and/or affected by the following instruments:
 - a) Memorandum of Lease dated December 14, 1999, and subsequently amended on August 11, 2000, September 12, 2000, November 22, 2000, May 24, 2001, June 4, 2001 and November 1, 2001 recorded in Book 4669, Page 238;
 - b) Quitclaim Deed from the Inhabitants of the City of Lewiston and Lewiston Mill Redevelopment Corporation to Mills 3 & 6 Development Co., LLC, by deed dated May 31, 2001 and recorded in Book 4680, Page 232;
 - c) Memorandum of Lease by and between Lewiston Redevelopment Corporation, and Banknorth, N.A., by and between Mills 3 & 6 Development Co., LLC and Banknorth, NA, f/klia Peoples Heritage Bank, N.A., dated January 31, 2002 and recorded in Book 4905, Page 271; and
 - d) Memorandum of Addendum to Lease between Mill 3 Development Co., LLC and TD Banknorth, N.A., f/k/a Peoples Heritage Bank, N.A. dated November 29, 2005 and recorded in Book 6613, Page 195.
 - e) Subordination, Non-Disturbance and Attornment Agreement dated July 15, 2015 and recorded in Book 9199, Page 260.

NOTE: Although the underlying mortgage to TD Bank, N.A. has been discharged, the Agreement does recite the history of the two referenced leases.



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THERE ARE REQUIREMENTS WHICH MUST BE MET BEFORE A FINAL POLICY CAN BE ISSUED IN THE SAME FORM AS THIS PRO-FORMA POLICY. A COMMITMENT TO INSURE SETTING FORTH THESE REQUIREMENTS SHOULD BE OBTAINED FROM THE COMPANY

FILE NO: 2026-29

Policy Number: TBD

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Lot 2 (Mill 3) as shown on plan entitled "Amendment of Lots — Bates Mill Complex Commercial Subdivision" dated May 24, 2004 and recorded in Plan Book 43, Page 167, (amending the Amended Plan of Bates Mill Complex Commercial Subdivision recorded in Plan Book 42, Plan 13, and the Plan of Bates Mill Complex Commercial Subdivision recorded in Plan Book 41, Page 106), together with the benefit of, and subject to the obligations set forth in a Restated Declaration of Easements, Covenants and Restrictions, Bates Mill Subdivision, dated May 10, 2004 and recorded in Book 6048, Page 294; a First Amendment to the Restated Declaration of Easements, Covenants and Restrictions dated March 14, 2006 and recorded in Book 6706, Page 63; the Second Restated Declaration of Easements, Covenants and Restrictions dated January 2, 2007 and recorded in Book 7024, Page 195; First Amendment to Second Restated Declaration of Easements, Covenants and Restrictions dated July 9, 2007 and recorded in Book 7207, Page 82; and Third Restated Declaration of Easements, Covenants and Restrictions dated January 6, 2012 and recorded in Book 8318, Page 324.

SALE/LEGAL DOCS



**STATUTORY POWER OF SALE NOTICE OF
MORTGAGEE'S SALE OF REAL ESTATE
FIXTURES AND TANGIBLE AND INTANGIBLE PERSONAL
PROPERTY OF TWIN CITIES, LLC**

**140 Mill Street, Bates Mill #3 Complex, Lewiston, Maine
Friday, May 1, 2026 at 11:00 a.m.**

By virtue of 11 M.R.S.A. § 9-1604 and 9-1610, 14 M.R.S.A. § 6203-A, and in execution of the Power of Sale contained in a certain Mortgage given by Twin Cities, LLC to Bar Harbor Bank & Trust dated July 17, 2015 and recorded in the Androscoggin County Registry of Deeds in Book 9185, Page 179 (the "Mortgage") (which Mortgage encumbers property situated at 140 Mill Street, Mill #3 Complex Lewiston, Maine in Androscoggin County, Maine (the "Premises"), for breach of the conditions of the Mortgage and for the purpose of foreclosing the Mortgage and any security interests created thereby, there will be sold, at Public Sale at 11:00 a.m. on the 1st day of May, 2026, at 140 Mill Street, Lewiston, Maine, all and singular on an "AS IS" "WHERE IS" basis, the Premises described in said Mortgage, including, without limitation, the improvements, fixtures and appurtenances thereto, and all tangible and intangible personal property and any such other collateral described in the Mortgage (hereinafter the "Collateral").

To wit: the real property is described in Exhibit A (Legal Description) to the Mortgage recorded in the Androscoggin County Registry of Deeds in Book 9185, Page 179.

Street Address: 140 Mill Street, Bates Mill #3 Complex, Lewiston, Maine.

TERMS AND CONDITIONS OF SALE

The Premises and Collateral shall be sold by public auction and shall be conveyed subject to (i) all liens, encumbrances and restrictions of record senior to the interests held by the Bar Harbor Bank & Trust pursuant to the Mortgage, (ii) real estate and personal property taxes and assessments of the City of Lewiston and all other taxing authorities, and (iii) all local, state and federal laws, ordinances, rules and regulations applicable to the real estate and related personal property.

Any and all persons wishing to bid for the Premises and Collateral must, prior to the time of the auction, execute a bidding contract containing the terms and conditions of sale and make a deposit. The amount of the deposit required in order to make a bid shall be \$50,000.00. Within five (5) business days following the time of the execution of the Purchase and Sale Agreement by the highest bidder, the highest bidder shall deposit with the auctioneer an additional earnest money deposit sufficient to raise the aggregate earnest money deposit to a sum equal to ten percent (10%) of the amount of the purchase price. The deposit shall be non-refundable. The closing shall take place and the balance will be due and payable within 45 days of the date of the auction. All deposits shall be made in cash or certified or bank cashier's check in U.S. funds, made payable to "Tranzon Auction Properties" and deposited with the auction company as a qualification to bid. The property shall be sold by Mortgagee's Quitclaim Deed without Covenant and Quitclaim Bill of Sale.

Bidding and acknowledgment of bids will be by number only. Bidders shall, prior to the start of the auction, register, make the required bid deposit and sign an acknowledgment of the terms and conditions of sale. Bar Harbor Bank & Trust, as mortgagee and secured party, reserves the right to bid without making the required deposit and may pay for the Premises and Collateral in the event that it is the successful bidder with a credit against indebtedness owed to it by Twin Cities, LLC. Bar Harbor Bank & Trust and its auctioneer expressly reserve the right to modify and/or add terms and conditions pertaining to the sale of the Premises and Collateral at the time of the auction.

Any bid made at the auction sale will fall under the Maine Auction Law, Title II, Section 2-328 of the Uniform Commercial Code, and the Statute of Frauds. Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta, Maine, 04330. The successful bidder at the auction will be required to authorize the Bar Harbor Bank & Trust, the Bar Harbor Bank & Trust' attorney and the auctioneer, their agents and employees, to disclose the public auction bid prices to any party prior to the actual closing date, and in the event of a non-confirmed, canceled, or defaulted sale or in any required report of sale.

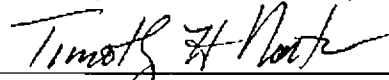
Other terms and conditions pertaining to the sale of the Premises and Collateral including additions to and modifications of the above terms and conditions will be announced at the sale.

Interested purchasers are urged to contact: Tranzon Auction Properties at (207) 775-4300

Dated: March 23, 2026

Bar Harbor Bank & Trust

By its duly authorized attorney



Timothy H. Norton, Bar No. 3895
Kelly, Rempel & Zimmerman
53 Exchange Street
Portland, ME 04112
(207) 775-1020

State of Maine
Cumberland, ss

March 23, 2026

Personally appeared the above-named Timothy H. Norton, attorney for Bar Harbor Bank & Trust, and acknowledged the foregoing to be his free act and deed in his said duly authorized capacity and the free act and deed of the said Bar Harbor Bank & Trust. Before me,



Notary Public/Attorney at Law

Print name: _____



PUBLIC FORECLOSURE AUCTION

140 Mill Street, Bates Mill #3 Complex, Lewiston, Maine

Friday, May 1, 2026 at 11:00 a.m.

TERMS OF SALE

As a condition of and in consideration of the right to bid at the public foreclosure auction, the undersigned fully understands and agrees to the following terms and conditions:

1. Date/Place of Sale: The Property shall be sold, subject to these terms and conditions, on Friday, May 1, 2026 commencing at 11:00 a.m. at 140 Mill Street, Bates Mill #3 Complex, Lewiston, Maine.

2. Terms of Sale:

a. The sale is subject to all of those terms set forth in the advertisements of the public sale, including, but not limited to, the terms set forth below. Additional terms may be announced orally at the time of the sale.

b. The Property shall be sold subject to and with the benefit of all development rights, encumbrances, easements, appurtenances, restrictive covenants, rights of way of record, and any easements, restrictions and rights of way which are of record or which are visible upon the face of the earth or as set forth in the Purchase and Sale Agreement, a copy of which is available from the auctioneer.

c. The Real Estate, Fixtures, and Tangible and Intangible Personal Property of Twin Cities, LLC affixed to the Real Estate (the "Property") will be sold "**AS IS, WHERE IS, AND WITH ALL FAULTS.**" Bidders are encouraged to inspect the Property prior to the sale and are relying on their own inspection and opinion of the condition of the Property. The Property is offered for sale "**AS IS, WHERE IS, AND WITH ALL FAULTS**" **unrepaired and without any express or implied warranties of any kind or nature.** Square footage dimensions are approximate and should be independently verified prior to bidding. The Seller, its agents and subagents, assume no liability for errors or omissions in these Terms and Conditions of Sale or in any of the property listings or advertising materials, or in any representations made by any party. Although information has been obtained from sources deemed reliable, the auctioneer makes no guarantees as to the accuracy of the information herein contained or in any other property listing or advertising materials. Any information provided regarding the Property is for informational purposes only, and cannot be relied upon for any purpose. No representations or warranties are made regarding any matter including,

without limitation, the accuracy or completeness of any information or materials provided or any comments made by the auctioneer or by the Seller or by any other party, regarding the environmental, structural or mechanical condition of the Property.

d. A deposit to bid of **Fifty Thousand Dollars (\$50,000.00)** must be left with the auctioneer prior to the sale. The deposit must be in the form of Certified U.S. Funds, made payable to the auctioneer and increased to ten percent (10%) of the purchase price within five (5) business days of the public sale. The deposit to bid is nonrefundable as to the high bidder. Unsuccessful bidders' checks will be returned immediately after the auction.

e. **Taxes and Other Assessments:** Except as provided elsewhere herein, all real and personal property taxes, including taxes for the current year, any unpaid taxes for any prior year, and any other fees including water and sewer charges due to municipal or quasi-municipal corporations, and past or current unit owners' dues, fees or assessments will be the responsibility of the Buyer. The Buyer will be responsible for a 5.5% State of Maine Sales Tax that will be assessed on the value of any personal property that is being sold with the real estate. The 5.5% sales tax will be due from the Buyer at closing and made payable to Tranzon Auction Properties or the closing agent.

f. The balance of the purchase price will be due at the Closing of the sale of the Property, which shall occur on or before **forty five (45) days** from the date of the public sale. At the Closing, the Buyer shall pay the balance of the purchase price, in certified U.S. funds.

g. The deed to the Property will be by Quitclaim Deed Without Covenant, and Fixtures, and Tangible and Intangible Personal Property of Twin Cities, LLC affixed to the Real Estate will be conveyed by a Mortgagee's Quitclaim Bill of Sale. The high bidder shall at his/her cost pay all real estate transfer taxes (including the Seller's share, if any).

h. The sale is subject to all of the terms set forth in the Purchase and Sale Agreement, the form of which has been provided to the undersigned prior to the commencement of the auction.

i. If Buyer fails to pay the purchase price in full within the time set forth herein and/or fails to comply with any of the provisions of the Agreement, Seller and Auctioneer, in addition to all other remedies allowed by law or equity, may retain the full deposit as damages. In addition, the Property may be resold in any manner determined by the Seller, in its sole judgment and discretion, and to any party. Any deficiency, together with all expenses and costs of resale (including attorney's fees) will be paid by the defaulting Buyer. If the Buyer defaults under this Agreement, in addition to other remedies, the Seller shall have the right to assign the Buyer's rights under this Agreement to a third party.

j. The Seller and the auctioneer reserve the right, and subject to applicable provisions of Maine Law, to: (i) refuse to accept any irregular bids or bids that do not comply with the terms of sale; (ii) hold periodic recesses in the sale process; (iii) amend the terms of sale orally or in writing, as they deem to be in the best interest of the Seller.

k. A record of bidding will be maintained by the Seller and/or the auctioneer for their own use.

l. Seller, and its assigns, reserves the right to bid without making the required deposit and, if Seller, or its assigns, is the high bidder, to pay for the Property with a credit against the debt owed to it.

3. Auction Procedure: Open and verbal. Seller reserves the right to modify the terms and conditions of sale, and, subject to the foregoing, unless otherwise stated, announcements made on the day of the sale will be subject to all printed material. The method, order of sale, and bidding increments shall be at the sole discretion of the auctioneer. The high bidder will be required to enter into a purchase and sale agreement with the Seller at the conclusion of the auction. The Auction is with Reserve

4. Disclaimer: All bidders are invited to inspect the Property and the public records pertaining thereto prior to making a bid. No warranties, guarantees or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the Property, including improvements located underground, the location and/or boundaries of the Property or improvements thereon, title to the Property, environmental compliance, or compliance with any applicable zoning, land use or hazardous waste regulations, laws or ordinances. Further, no representations or warranties of any kind are given regarding the existence or continuing validity of any local, state, or Federal permits, approvals, or licenses for the Property. The Buyer shall assume responsibility and expense for any title search, title examination or title insurance. THE SELLER/AUCTIONEER EXPRESSLY AND SPECIFICALLY MAKES NO, AND SHALL MAKE NO, REPRESENTATIONS OR WARRANTIES REGARDING HAZARDOUS OR TOXIC WASTE, SUBSTANCES, MATTERS OR MATERIALS, AS THOSE TERMS MAY BE DEFINED FROM TIME TO TIME BY APPLICABLE STATE, LOCAL AND FEDERAL LAWS, STORED OR OTHERWISE LOCATED ON THE PROPERTY.

5. Risk of Loss: The risk of loss with respect to the Property shall be with the Buyer until the Closing shall occur.

6. Possession: Buyer shall only be entitled to possession at closing as set forth in the Purchase and Sale Agreement.

7. Applicable Law: You have signed a written binding contract agreeing to the Terms and Conditions of Sale, and understand that any bid you make falls under the Maine Auction Law, Title 11, Section 2-328 of the Uniform Commercial Code, and the Statute of Frauds. Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta, Maine, 04330.

8. Bidder's Card: By signing for a bid number, the bidder has signed this agreement as a written and binding contract agreeing to all of the terms and conditions set forth herein. If you do not agree with any of the terms or conditions set forth above, please return your bid number to the auctioneer immediately.

9. Absentee Bids: Absentee or Proxy Bids are subject to all Terms and Conditions of Sale as listed herein or announced at the public sale. Any party submitting a proxy bid must be available, or have a representative available, to execute a Purchase and Sale Agreement at the time of the Sale, and such representative must provide documentation satisfactory to Auctioneer and/or Seller that the representative is duly and appropriately authorized to act on behalf of the parties submitting the proxy bid.

10. Conflict With Purchase and Sale Agreement: In the event of a conflict between these Terms and Conditions of Sale and the terms of the Purchase and Sale Agreement executed by the Seller and the successful bidder, the Purchase and Sale Agreement shall control.

11. Public Auction Bid Price Disclosure: The Seller and Buyer authorize the Auctioneer, its agents and employees, to disclose the public auction bid prices to any party prior to the actual closing date, and in the event of a non-confirmed, canceled, or defaulted sale.

The terms of Sale as set forth above are accepted.

Date: _____

Bidder's Name:

Bidder's Number:

Auction Purchase & Sale Agreement

This Agreement is entered into this 1st day of May, 2026, by and between **BAR HARBOR BANK & TRUST** c/o Kelly, Remmel & Zimmerman, 53 Exchange Street, Portland, Maine 04101 (hereinafter referred to as “**SELLER**”), and the following (hereinafter referred to as “**BUYER**”):

Name: _____

Address: _____

Telephone No.: _____

Email Address: _____

Witnesseth

WHEREAS, SELLER is desirous of selling, by public auction, all its right, title and interest in and to the Property, being land and buildings located at 140 Mill Street, Bates Mill #3 Complex, Lewiston, Maine (the “Real Estate”), and the Tangible Personal Property of Twin Cities, LLC affixed to the Real Estate. The real estate is more particularly bounded and described in **Exhibit A**, a copy of which is attached hereto and incorporated herein (the “Property”).

WHEREAS, BUYER (who was the successful bidder at the public auction) is desirous of purchasing the Property at said public sale for the sum of

(\$ _____)

_____ Dollars
(the “Purchase Price”).

NOW THEREFORE, the SELLER, in consideration of the deposit of Fifty Thousand Dollars (\$50,000.00), receipt of which is hereby acknowledged, plus an additional deposit of \$ _____, to equate the total deposit to the amount of ten percent (10%) of the purchase price (which additional deposit shall be delivered to Tranzon Auction Properties on or before May 8, 2026 at 4:00 p.m.), does hereby agree to sell and convey the Property to BUYER for the Purchase Price and BUYER agrees to purchase the same for the said price upon the following terms & conditions:

1. The SELLER agrees, at the time of closing and upon receipt of the balance due of the purchase price, to execute and deliver to the BUYER a Mortgagee’s Quitclaim Deed Without Covenant to the Real Estate.

2. BUYER acknowledges that BUYER has made such inspections and/or investigation of the Property and that the Property is being conveyed hereby, its entirety, "AS IS, WHERE IS, AND WITH ALL FAULTS", unrepaired and without any express or implied warranties of any kind or nature. By signing this Agreement, Purchaser acknowledges that it is not relying on any statement or representation made by Seller, Seller's attorneys, Seller's auctioneer and anyone on Seller's behalf not set forth herein or in the Terms of Sale. All prior agreements or understandings are integrated herein. Seller specifically disclaims any warranty or representation regarding the existence or continuing validity of any local, state or federal permits, approvals, or licenses for the Property, the location of any boundaries, easement rights or any other aspect of the Property. Purchaser acknowledges that it has reviewed the Terms of Sale, a copy of which is contained in the bid package made available to Purchaser and which is incorporated herein by reference. The terms and provisions of the Terms of Sale shall be deemed to be material terms and conditions of this Agreement.

3. BUYER agrees, at closing, to pay SELLER the balance of the purchase price in cash or certified U.S. funds.

4. Closing shall be held at the offices of the SELLER's counsel (Kelly, Rimmel & Zimmerman, 53 Exchange Street, Portland, ME 04101) or at such other location as the BUYER and SELLER may agree upon in writing. Closing shall take place on a date, mutually convenient to the parties, but not in any case later than **forty five (45) days** from the date of this Agreement. It is mutually agreed that time is of the essence to this Agreement and said closing.

5. Remedies of SELLER: If BUYER fails to pay the purchase price in full within the time set forth herein and/or fails to comply with any of the provisions of the Agreement, SELLER and Auctioneer, in addition to all other remedies allowed by law or equity, may retain the full deposit as damages. In addition, the Property may be resold in any manner determined by the SELLER, in its sole judgment and discretion, and to any party. Any deficiency, together with all expenses and costs of resale (including attorney's fees) will be paid by the defaulting BUYER. If the BUYER defaults under this Agreement, in addition to other remedies, the Seller shall have the right to assign the BUYER'S rights under this Agreement to a third party.

6. Possession: BUYER shall only be entitled to possession at closing. The Property may be occupied by third parties at the time of the Sale and closing, and the Property is sold subject to any claims such third parties may have to continue possession.

7. Taxes and Other Assessments: Except as provided elsewhere herein, all real and personal property taxes, including taxes for the current year, any unpaid taxes for any prior year, and any other fees including water and sewer charges due to municipal or quasi-municipal corporations, and any past or current unit owner dues, fees or assessments will be the responsibility of the BUYER. The BUYER will be responsible for a 5.5% State of Maine Sales Tax that will be assessed on the value of any personal property that is being sold with the real estate. The sales tax will be due from the Buyer at closing, made payable to Auction Properties or the closing agent.

8. Transfer Taxes: All real estate transfer taxes, including any transfer taxes assessed to the SELLER side of the transaction, shall be the responsibility of the BUYER at closing.

9. The attached Terms and Conditions of Sale are incorporated herein by reference.

10. Risk of Loss: The risk of loss with respect to the property shall be with the BUYER until Closing occurs.

11. Public Auction Bid Price Disclosure: The Seller and Buyer authorize the Auctioneer, its agents and employees, to disclose the public auction bid prices to any party prior to the actual closing date, and in the event of a non-confirmed, canceled, or defaulted sale.

12. Personal Property: BUYER acknowledges that the purchase of the Property includes only whatever rights that SELLER has to convey in such personal property and that such personal property is conveyed together with the Real Estate in its "as is, where is" condition without any warranties, expressed or implied, or as to the condition of the personal property or the status of the title thereto. Personal property shall be conveyed to BUYER at closing by a Quitclaim Bill of Sale.

IN WITNESS WHEREOF the parties have hereunto set their hands on the date first mentioned.

BUYER:

By: _____

SELLER:

Bar Harbor Bank & Trust

By: _____

Elizabeth Smith
Its Senior Vice President

EXHIBIT A

Legal Description

A certain lot or parcel of land, together with any improvements thereon, situated in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Lot 2 (Mill 3) as shown on plan entitled "Amendment of Lots -Bates Mill Complex Commercial Subdivision" dated May 24, 2004 and recorded in Plan Book 43, Page 167, (amending the Amended Plan of Bates Mill Complex Commercial Subdivision recorded in Plan Book 42, Plan 18, and the Plan of Bates Mill Complex Commercial Subdivision recorded in Plan Book 41, Page 106), together with the benefit of, and subject to the obligations set forth in a Restated Declaration of Easements, Covenants and Restrictions, Bates Mill Subdivision, dated May 10, 2004 and recorded in Book 6048, Page 294; a First Amendment to the Restated Declaration of Easements, Covenants and Restrictions dated March 14, 2006 and recorded in Book 6706, Page 63; the Second Restated Declaration of Easements, Covenants and Restrictions dated January 2, 2007 and recorded in Book 7024, Page 195; First Amendment to Second Restated Declaration of Easements, Covenants and Restrictions dated July 9, 2007 and recorded in Book 7207, Page 82; and Third Restated Declaration of Easements, Covenants and Restrictions dated January 6, 2012 and recorded in Book 8318, Page 324.

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Tranzon is one of the largest and most successful real estate and business asset auction companies in the country. We sell property in the shortest possible time, at the highest possible price.

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