



Bustins Island Village Corporation
Established 1913

2013 ANNUAL MEETING WARRANT

Date: July 14, 2013

TO: M. Susan Spalding
Clerk of the Corporation

FROM: BIVC Board of Overseers

RE: **NOTICE OF ANNUAL MEETING OF THE BUSTINS ISLAND VILLAGE CORPORATION, STATE OF MAINE, COUNTY OF CUMBERLAND**

Greetings:

Pursuant to Article V of the By-Laws of the Bustins Island Village Corporation you are hereby directed to post notice and warn the qualified voters of the Bustins Island Village Corporation (BIVC) to assemble for the Annual Meeting of the BIVC at the Community House on Bustins Island on Saturday, August 3, 2013, at 9:00 a.m. EDT to act on the business of the BIVC as set out in the articles of the following warrant:

ARTICLE 1. Elect Moderator

To choose a moderator and, if need be, a deputy moderator to preside over said meeting.

ARTICLE 2. Hear Officers & Superintendent Reports

To receive reports from the Officers, Overseers, and the Superintendent of the BIVC:

- a) Clerk
- b) Board of Overseers
- c) Planning Board
- d) Superintendent
- e) Finance Committee
- f) Treasurer

ARTICLE 3. Budget - Attachment A

To see if the BIVC will vote:

- a) To receive and appropriate the sum of \$259,765.00 to be expended under the direction of the Board of Overseers for the 2013/2014 fiscal year budget as set forth in ATTACHMENT A, "Bustins Island Village Corporation, Budget 2013-2014" in the column labeled "13-14 Budget;"
- b) To fund the sum so received and appropriated in a) above from the Freeport allocation, any gifts, assessments, and any other revenues; any excess or deficiency therefrom to be reconciled through reserve funds and any amounts otherwise authorized from the CASCO fund;
- c) To authorize the Board of Overseers to:
 - i) Expend monies from the reserve accounts for the general purposes for which such accounts were established; and
 - ii) Make transfers among operating and reserve accounts including any amounts otherwise authorized from the CASCO fund.

Submitted by the Board of Overseers

BOARD OF OVERSEERS REPORT: This Article authorizes the Board of Overseers to receive and spend within the total appropriation and to transfer money among accounts. Attachment A presents a budget history and the expected disposition of funds for the 2013/2014 fiscal year.

The Board of Overseers voted unanimously to recommend approval of this article.

ARTICLE 4. Amend the Zoning Map and to Accept Portions of Public Ways in Section E by Metes and Bounds – Schedule A

Shall an ordinance entitled "2013 Amendment 1 to the BIVC Zoning Map" be enacted:

1. To accept certain plans entitled "Plan of a Standard Boundary Survey, Showing Proposed Acceptance of 'Central Avenue,' Section E, Bustins Island, Freeport, Maine" made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine dated 06/17/13, ~~and~~ "Plan for Road Acceptance, Central Avenue, Section E, Bustins Island, Freeport, Maine," made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine, dated 06/17/13" and "Plan of Proposed Conveyances, Central Avenue, Section E, Bustins Island, Freeport, Maine" made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine, dated 06/17/13 and to amend the official Zoning Map accordingly? (These plans shall be certified as amendments to the Zoning Map of Bustins Island dated August 2,

2003 as corrected through May 16, 2005. This map is a successor to the Bustins Island Village Corporation Zoning Map of Bustins Island dated September 1, 1975) and

2. To accept by metes and bounds as additions to public ways for all purposes for which public streets are now and in the future held and maintained by the Bustins Island Village Corporation on Bustins Island, Maine those parcels shown on “Plan for Road Acceptance, Central Avenue, Section E, Bustins Island, Freeport, Maine” made for the Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine dated 06/17/13 excepting therefrom the area between courses L7 through L17 inclusive on said plan and also to accept by metes and bounds as additions to public ways for all purposes for which public streets are now and in the future held and maintained by the Bustins Island Village Corporation on Bustins Island, Maine, Parcels A, B, C, D, E, F, & G on “Plan of Proposed Conveyances, Central Avenue, Section E, Bustins Island, Freeport, Maine” by Island Surveys of Arrowsic, Maine, dated 06/17/13 so set out and further described by metes and bounds all as set out on Schedule A attached and to amend the official Zoning Map, dated August 2, 2003, as corrected through May 16, 2005, accordingly?

Submitted by the Planning Board

Planning Board Report: This road acceptance as an amendment to the Zoning Map is part of the Planning Board’s continuing effort to define the roads on Bustins Island. The acceptance of “Central Avenue” by metes and bounds defines the major interior cross-island road, from the “Brewer Cottage” to the golf course.

The Board of Overseers recommends approval.

The Planning Board recommends approval.

Since the Planning Board recommends approval, a simple majority vote is required to pass. As an amendment to the zoning ordinance, this article may not itself be amended at the meeting.

ARTICLE 5. Accept Gifts of Land for Use as Public Ways - Schedule A

To see if the BIVC will vote:

To authorize the Board of Overseers to accept delivery of deeds as gifts of a certain parcels of land for use as public ways designated as Parcels A, B, C, D, E, F, and G from the abutters and owners of those parcels, in fee simple absolute, all as set out on a plan entitled “Plan of Proposed Conveyances, Central Avenue, Section E, Bustins Island, Freeport, Maine” made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine dated 06/17/13 and more particularly bounded and described by metes and bounds on Schedule A attached.

Submitted by the Planning Board

PLANNING BOARD REPORT: In this area through the center of the island, the actual traveled way has strayed over and onto abutting private land. An agreement has been worked out among the affected property owners to define the public way and to receive from them gifts of the land over which the actual traveled way passes.

This article permits the BIVC to accept as gifts from these abutters certain pieces of land as part of the public way so that the actual traveled way will be completely on BIVC owned property. That transfer removes liability from the present owners since travel can be completely on the accepted public way. Historically these gifts have been accepted with the understanding that for the purposes of meeting area requirements of the Zoning Ordinance the remaining land area of the parcel from which the donation was made will be considered not to have been diminished by the donation nor will any new lots be created by this action.

The Board of Overseers recommends approval.

The Planning Board recommends approval.

Since the Planning Board recommends approval, a majority vote is required to pass. As an amendment to the Zoning Ordinance, this article may not itself be amended at the meeting.

ARTICLE 6. Amend the Zoning Map and to Accept Portions of Public Ways in Section A by Metes and Bounds – Schedule B

Shall an ordinance entitled “2013 Amendment 2 to the BIVC Zoning Map” be enacted:

1. To accept certain plans entitled “Plan for Road Acceptance, Street E, Section A, Bustins Island, Freeport, Maine,” made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine, dated 06/19/13” and “Plan of a Proposed Conveyances, Street E, Section A,” made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine, dated 06/19/13 excepting therefrom the area defined by courses L51, L68, and L69 inclusive on said plan and to amend the official Zoning Map accordingly? (These plans shall be certified as amendments to the Zoning Map of Bustins Island dated August 2, 2003 as corrected through May 16, 2005. This map is a successor to the Bustins Island Village Corporation Zoning Map of Bustins Island dated September 1, 1975) and
2. To accept by metes and bounds as additions to public ways for all purposes for which public streets are now and in the future held and maintained by the Bustins Island Village Corporation on Bustins Island, Maine, those parcels shown on “Plan for Road Acceptance, Street E, Section A, Bustins Island, Freeport, Maine” made for the Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine dated 06/19/13 excepting therefrom the area defined by courses L51, L68, and L69 inclusive on said plan and also as Parcels E, F, H, I, & J on “Plan of a Proposed Conveyances, Street E, Section A, made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine, dated 06/19/13 so set out and further described by metes and bounds all as set out on Schedule C attached?

Submitted by the Planning Board

PLANNING BOARD REPORT: In this portion of the east shore road, the actual traveled way has strayed over and onto abutting private land. An agreement has been worked out among the affected property owners to define the public way and to receive from them gifts of the land over which the actual traveled way passes. The plans to be accepted here define the encroachments and, subject to the gifts in Article 7, transfer them to BIVC ownership as part of the accepted public way.

The Planning Board recommends approval.

The Board of Overseers recommends approval.

Since the Planning Board recommends approval, a simple majority vote is required to pass. As an amendment to the Zoning Ordinance, this article may not itself be amended at the meeting.

ARTICLE 7. Accept Gifts of Land for Use as Public Ways - Schedule B

To see if the BIVC will vote:

To authorize the Board of Overseers to accept delivery of deeds as gifts of certain parcels of land for use as public ways designated as Parcels E, F, H, I and J from the abutters and owners of those parcels, in fee simple absolute, all as set out on a plan entitled "Plan of a Proposed Conveyances, Street E, Section A, Bustins Island, Freeport, Maine" made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine dated 06/19/13 and more particularly bounded and described by metes and bounds on Schedule C attached.

Submitted by the Planning Board

PLANNING BOARD REPORT: In this area along the shore road on the easterly side of the island, the actual traveled way has strayed over and onto abutting private land. An agreement has been worked out among the affected property owners to define the public way and to receive from them gifts of the land over which the actual Street E traveled way passes. Street E itself was accepted by vote at the 1994 annual meeting and clarified by a further vote at the 2009 annual meeting according to a plan entitled "Standard Boundary Survey Streets A, B, C, D, E, F, H, P, & R Section A, Bustins Island Freeport Maine made for Bustins Island Village Corporation dated June 1, 1994 by Titcomb Associates Inc., Falmouth Maine.

This article permits the BIVC to accept as gifts from these abutters certain pieces of land to be added to the public way so that the actual traveled way will be completely on BIVC owned property. That transfer removes liability from the present owners since travel can be completely on the accepted public way. Historically these gifts have been accepted with the understanding that for the purposes of meeting area requirements of the Zoning Ordinance the remaining land area of the parcel from which the donation was made will be considered not to have been diminished by the donation nor will any new lots be created by this action.

The Planning Board recommends approval.

Since the Planning Board recommends approval, a majority vote is required to pass. As an amendment to the Zoning Ordinance, this article may not itself be amended at the meeting.

The Board of Overseers recommends approval.

ARTICLE 8. Consent Calendar

To see if the B.I.V.C. will vote to consider any or all of Articles 9 through 14 as a group without debate.

Submitted by the Board of Overseers

BOARD OF OVERSEERS REPORT: In an effort to shorten annual meeting with time spent on non-controversial articles the board is experimenting this year with a consent calendar. This is made up of a list of articles that the Overseers feel are not controversial and likely would pass unanimously if considered individually. If the meeting approves this approach, they will be voted on as a group with a unanimous vote being required to pass. If a unanimous vote is not achieved, each article will be considered individually as usual. Please see the notice distributed with this warrant for more details on the process.

ARTICLE 9. Capitalization of Definitions

Shall the BIVC vote:

To amend the BIVC Zoning Ordinance (the “Ordinance”) by:

Capitalizing all terms defined in Section 3.2 of the Ordinance wherever such terms are used in the Ordinance?

Submitted by the Planning Board

PLANNING BOARD REPORT: Each term defined in Section 3.2 of the Ordinance is capitalized when it is defined. The generally accepted convention in legal documents is that if a term is capitalized when it is defined, the term is then capitalized whenever it is used in the document. The purpose of this convention is to make it clear to the reader that (a) the term is a defined term and (b) the term is being used in the manner in which it is defined in the document. The Planning Board recommends that the Ordinance be amended to follow this convention.

The Planning Board recommends approval. Because the Planning Board recommends approval, a simple majority vote will be required to pass.

The Board of Overseers recommends approval.

ARTICLE 10. Add Definitions to the Zoning Ordinance

Shall the BIVC vote:

To amend the BIVC Zoning Ordinance (the “Ordinance”) by:

Amending Section 3.2, DEFINITIONS, of the Ordinance to add the following definitions for the following terms, which terms are used but not defined in the Ordinance:

- Building Site: A Lot on which authorized site preparation (including, without limitation, clearing and grading) and/or authorized construction work has been commenced or is on-going in connection with the construction of one or more Buildings or other Structures.
- Clerk: The Clerk of the Bustins Island Village Corporation
- Road: A path of travel for persons and authorized vehicles that has been duly accepted by the BIVC as a public right of way
- State: The State of Maine or any agency or political subdivision thereof exercising jurisdiction.
- Special Meeting: Any Special Meeting or Extraordinary Special Meeting, as such terms are defined in the B.I.V.C. by-laws, as amended?

Submitted by the Planning Board

PLANNING BOARD REPORT: As part of its on-going project to clarify and improve the Ordinance, the Planning Board determined that the above terms are used but not defined in the Ordinance. The absence of definitions for these terms creates the potential for ambiguity and misunderstandings concerning the meaning of various provisions of the Ordinance in which these terms are used. The Planning Board therefore recommends that the Ordinance be amended to include the foregoing definitions.

The Planning Board recommends approval. Because the Planning Board recommends approval, a simple majority vote will be required to pass.

The Board of Overseers recommends approval.

ARTICLE 11. Standardize Use of Terms “Normal Low Water Line” and “Normal High Water Line”

Shall the BIVC vote:

To amend the BIVC Zoning Ordinance (the “Ordinance”) by:

Amending Section 4.2.5 of the Ordinance to replace the reference to the text “normal low and high water lines” with the text “Normal Low Water Line and the Normal High Water Line”, which text uses the correct defined terms?

Submitted by the Planning Board

PLANNING BOARD REPORT: As part of its ongoing project to clarify and improve the Ordinance, the Planning Board determined that Section 4.2.5 of the Ordinance incorrectly refers to the terms Normal Low Water Line and Normal High Water Line as the “normal low and high water lines”. The Planning Board therefore recommends that such language be replaced with the correct reference to the “Normal Low Water Line and the Normal High Water Line”.

The Planning Board recommends approval. Because the Planning Board recommends approval, a simple majority vote will be required to pass.

The Board of Overseers recommends approval.

ARTICLE 12. Certification of Contractors Performing Earth Moving Activities in the Shoreland District

Shall the BIVC vote:

To amend the BIVC Zoning Ordinance (the “Ordinance”) by amending Section 5.6 of the Ordinance, entitled Filling, Grading, Lagooning, Dredging or Earth-Moving Activity, to include a new subsection (8) setting forth provisions mirroring State Law requirements that only contractors certified in erosion control practices, or contractors supervised by a person that has been so certified, may be employed to perform certain earth moving activities in shoreland areas regulated by the State of Maine, as follows:

(8) Earth-Moving Activity in the State Shoreland Zone

When an excavation contractor will perform activities resulting in one cubic yard or more of earth material being added or displaced in a shoreland area regulated by the State of Maine, compliance with the following State requirements shall be required:

- (a) A person certified in erosion control practices by the Maine Department of Environmental Protection shall be responsible for management of erosion and sedimentation control practices at the site. This person shall be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.

- (b) Include on the required plan or permit application (Building Permit application, Conditional Use Permit application or other DEP permit or Use Permit application), the name and certification number of the person who will oversee activities causing or resulting in soil disturbance.
- (c) For purposes of this section, "excavation contractor" means an individual or firm engaged in a business that causes the disturbance of soil, including grading, filling and removal, or in a business in which the disturbance of soil results from an activity that the individual or firm is retained to perform?

Submitted by the Planning Board

PLANNING BOARD REPORT: The Maine Mandatory Shoreland Act has been amended (M.R.S.A. Title 38: §439-B) to provide that only contractors certified in erosion control practices, or contractors supervised by a person that has been so certified, may be employed to perform certain earth moving activities in shoreland areas regulated by the State of Maine. The Maine State Department of Environmental Protection has recommended that municipalities in the State of Maine amend their Shoreland Zoning Ordinances to notify members of their community of the State requirement. The Planning Board recommends that the Ordinance be amended as set forth above to provide such notice to owners in the Shoreland District.

The Board of Overseers recommends approval.

The Planning Board recommends approval. Because the Planning Board recommends approval, a simple majority vote will be required to pass; however, the amendment will then have to be forwarded to the MeDEP for its approval under the applicable State law for shoreland zoning ordinance amendments.

ARTICLE 13. Fireworks

Shall the BIVC vote:

To amend Article XIII of its By-Laws so that it reads as follows in its entirety where added words are shown in bold:

FIREARMS, FIREWORKS, CONSUMER FIREWORKS, AND LOUD NOISES

The discharge of firearms or the making of loud and unusual noises on the island, tending to disturb the public peace is forbidden, without the permission of the Island Superintendent or the Overseers.

No person shall use, or possess with intent to use, or sell, or possess with intent to sell, fireworks, including consumer fireworks, on Bustins Island without written approval of a majority of the Board of Overseers.

Submitted by the Board of Overseers

BOARD OF OVERSEERS REPORT: Last year's changes in Maine state law to allow the sale of certain fireworks has meant that each local government must decide if it wishes to allow the sale and use of fireworks within its jurisdiction. Because of the danger of fire on Bustins and the extreme consequences for all should a fire not be quickly controlled, the Overseers believe that it is in the best interest of all islanders that the sale and use of fireworks not be allowed on Bustins without explicit permission which would only be given if appropriate safety precautions were in place and the use was specifically for the general enjoyment of all islanders.

A similar article appeared in last year's warrant and was passed by Annual Meeting but did not include the word "consumer." Upon submission of the ordinance to the Maine Fire Marshall's office as required for approval, the Overseers learned that the ordinance specifically had to state "consumer fireworks" to effect a prohibition.

The Board of Overseers recommends approval.

A majority vote is required to pass. As an amendment to the BIVC By-Laws, this article may not itself be amended at the Annual Meeting.

The Planning Board recommends approval.

ARTICLE 14. Authorize Joining MMA Insurance Pool

To see if the Bustins Island Village Corporation will vote to authorize the Board of Overseers, on behalf of the Bustins Island Village Corporation, to take whatever actions are necessary for the Bustins Island Village Corporation to become a member of the Maine Municipal Association Property and Casualty Pool Program, including but not limited to execution of any contract required for such membership and the payment of any required fees or charges. The authority granted herein shall be continued until revoked.

Submitted by the Board of Overseers

BOARD OF OVERSEERS' REPORT: Purchasing insurance through the MMA pool may be more economical for the B.I.V.C. than purchasing on its own through an insurance agent. Passage of this article will give the B.I.V.C. tools to investigate this option but not require it purchase insurance through the MMA..

The Board of Overseers recommends approval.

The Treasurer recommends approval.

ARTICLE 15. Remove Landscape Committee from By-Laws

To see if the BIVC will vote:

To amend Article X of its By-Laws by repealing the first two paragraphs of Article X and substituting Board of Overseers for Landscape Committee in the third paragraph so that it reads:

“LANDSCAPE REGULATIONS

“No persons shall cut down, destroy, or remove trees upon any public lands of said corporation without the consent of the Board of Overseers. If a tree on lands owned by said corporation is deemed to pose an immediate threat to the safety of persons or property, then the consent of one member or the Superintendent will be sufficient to permit the offending tree’s removal. The Board of Overseers may order or cause removal of any objectionable signs, advertisements, or other unsightly objects from said lands. The Board of Overseers may make such other regulations as it deems necessary.”

Submitted by the Board of Overseers

BOARD OF OVERSEERS REPORT: The Landscape Committee was created in the By-laws long before there were Zoning Ordinances and Code Enforcement Officers. Much of the responsibility of the Landscape Committee has been superseded with the adoption of state and local zoning laws and various Shoreland regulations. In cases where permission has been requested to cut trees on island property, the committee has generally deferred to the Board of Overseers. The Landscape Committee continues to perform important tasks maintaining island property and advising islanders in maintaining their own property. If this amendment passes, the Board of Overseers intends to reconstitute the Landscape Committee as an advisory committee outside the By-Laws.

The Board of Overseers recommends approval.

ARTICLE 16. Election

To elect a Clerk and Treasurer of the BIVC for a term of one year each; and to elect two members of the Board of Overseers for a three-year term by ballot as provided in the BIVC By-Laws.

(SWEARING IN OF NEW OFFICERS BY THE CLERK OR MODERATOR.)

ARTICLE 17. Hear Committee Reports

To receive reports from any and all committees not already heard.

ADJOURNMENT

Given unto our hands at Bustins Island, Freeport, Maine this 14th day of July, 2013.

The Board of Overseers of the BUSTINS ISLAND VILLAGE CORPORATION

Robert Boone, Chair

Patricia LaFleur

William W. Cooper, Vice-Chair

Ken Barrows

Faith C. Baker

As has been the custom, time after the meeting will be available for those assembled to discuss any other matters of general interest to Islanders before dispersing.

The Board of Overseers intends to poll the assembly on whether the Brewer Barn should be repaired or razed. Repair will be expensive and alternative storage space may be more economical to maintain. On the other hand, the barn is an historic building and islanders may wish to maintain it; however, such a course implies a willingness to bear the associated expenses including delay of other priorities. This poll is intended for the Overseers' guidance only and will have no binding effect.

ATTACHMENTS AND SCHEDULES:

Attachment A – Budget (Article 3)

Schedule A – Description of Central Avenue in Section E to be accepted under Article 4 and descriptions of Parcels A – G along Central Avenue to be accepted by the BIVC as gifts under Article 5

Schedule B – Description of additions to Street E in Section A to be accepted under Article 6 and descriptions of Parcels E – J along Street E to be accepted by the BIVC as gifts under Article 7

SCHEDULE A
Articles 4 and 5

Description of Property: Central Avenue
To be Accepted by: Bustins Island Village Corporation
Section E Bustins Island Freeport, Maine
June 17, 2013

A certain lot or parcel of land in Section E of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a capped iron rod set on the Northeasterly sideline of Island Avenue, as shown on a "Plan of a Standard Boundary Survey (of) Island Avenue ... made for Bustins Island Village Corporation" by Island Surveys dated May 17, 2011, and recorded in the Cumberland County Registry of Deeds, Plan Book 211 Page 294, at the Westerly corner of land now or formerly of the Bustins Island Village Corporation as described in said Registry, Book 13305 Page 321, and shown as Lot Sixty-Eight (68) on a "Plan of Cottage Lots ... Owned by Mrs. Amanda G. Swett" by H.N. Skolfield dated 1921 and recorded in said Registry, Plan Book 28 Page 1; thence by the following courses and distances:

- 1) N 39°54'13" W along the Northeasterly sideline of Island Avenue a distance of Thirty-Nine and 17/100 (39.17) Feet to a point;
- 2) N 23°00'02" E a distance of Two Hundred Ninety-Four and 81/100 (294.81) Feet to a point;
- 3) N 19°49'26" E a distance of Ninety-Five and 23/100 (95.23) Feet to a point;
- 4) N 47°02'39" E a distance of Three Hundred Twenty-Nine and 53/100 (329.53) Feet to a point;
- 5) N 12°19'36" E a distance of Two Hundred and 50/100 (200.50) Feet to a point;
- 6) N 28°00'06" E a distance of Fifty-Two and 85/100 (52.85) Feet to a point;
- 7) N 40°49'45" E a distance of Sixty-Eight and 30/100 (68.30) Feet to a point;
- 8) N 49°00'34" E a distance of Seventy-One and 42/100 (71.42) Feet to a point;
- 9) N 14°14'41" E a distance of Forty-Five and 53/100 (45.53) Feet to a point;
- 10) N 6°12'02" W a distance of Twenty-Two and 81/100 (22.81) Feet to a point;
- 11) N 20°57'28" W a distance of Thirty-Two and 59/100 (32.59) Feet to a point;
- 12) S 69°48'10" E a distance of Twenty-One and 91/100 (21.91) Feet to a point;

- 13) S 20°57'28" E a distance of Twenty and 30/100 (20.30) Feet to a point;
- 14) S 6°12'02" E a distance of Twenty-Seven and 92/100 (27.92) Feet to a point;
- 15) S 14°14'41" W a distance of Fifty-Three and 67/100 (53.67) Feet to a point;
- 16) S 49°00'34" W a distance of Sixty-Six and 12/100 (66.12) Feet to a point;
- 17) S 40°53'37" W a distance of Sixty and 08/100 (60.08) Feet to a point;
- 18) S 26°49'39" W a distance of Sixty and 47/100 (60.47) Feet to a point;
- 19) S 8°18'50" W a distance of One Hundred Thirty-Eight and 69/100 (138.69) Feet to a point;
- 20) S 21°16'11" W a distance of Sixty-Two and 61/100 (62.61) Feet to a point;
- 21) S 37°30'56" W a distance of Sixty and 00/100 (60.00) Feet to a point;
- 22) S 42°10'17" W a distance of Sixty and 17/100 (60.17) Feet to a point;
- 23) S 46°13'53" W a distance of Sixty and 64/100 (60.64) Feet to a point;
- 24) S 52°32'44" W a distance of One Hundred Twenty-Four and 05/100 (124.05) Feet to a point;
- 25) S 36°08'57" W a distance of Sixty and 03/100 (60.03) Feet to a point;
- 26) S 14°08'32" W a distance of Sixty-Five and 54/100 (65.54) Feet to a point;
- 27) S 23°00'02" W a distance of Sixty-Two and 08/100 (62.08) Feet to a point;
- 28) S 23°00'02" W a distance of One Hundred One and 29/100 (101.29) Feet to a point;
- 29) S 20°16'14" W a distance of One Hundred Forty-Six and 33/100 (146.33) Feet to the point of beginning.

The above described parcel of land contains 31,723 square feet. Bearings are referenced to True North as determined by astronomic observation. Reference is made to a "Plan for Road Acceptance Central Avenue Section E Bustins Island Freeport, Maine, made for Bustins Island Village Corporation" by Island Surveys dated June 17, 2013.

Description of Property: PARCEL A - Section E

To be Conveyed by: Burt Brewer
to: Bustins Island Village Corporation
Central Avenue Section E Bustins Island Freeport, Maine
June 17, 2013

A certain lot or parcel of land on the Southeasterly side of Central Avenue in Section E of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at the Northerly corner of land now or formerly of the Bustins Island Village Corporation as described in the Cumberland County Registry of Deeds, Book 13305 Page 321, and shown as Lot Sixty-Nine (69) on a "Plan of Bustins Island Cottage Lots ... Owned by Mrs. Amanda G. Swett" by H.N. Skolfield dated 1921 and recorded in said Registry, Plan Book 28 Page 1; thence by the following courses and distances:

- 1) N 24°33'09" E a distance of Sixty-One and 66/100 (61.66) Feet to the Westerly corner of land now or formerly of Jeffrey H. Whiting as described in said Registry, Book 8008 Page 343, and shown as Lot Seventy-Two (72) on said plan;
- 2) S 52°07'57" E by said land now or formerly of Whiting a distance of Twelve and 17/100 (12.17) Feet to a capped iron rod set;
- 3) S 23°00'02" W a distance of Sixty-Two and 08/100 (62.08) Feet to a capped iron rod set on the Northeasterly line of said land now or formerly of the Bustins Island Village Corporation;
- 4) N 52°07'57" W by said land now or formerly of the Bustins Island Village Corporation a distance of Thirteen and 90/100 (13.90) Feet to the point of beginning.

The above described parcel of land contains 782 square feet and is a portion of the land now or formerly of Burt Brewer as described in the Cumberland County Registry of Deeds, Book 2011 Page 329. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Central Avenue Section E Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 17, 2013.

Description of Property: PARCEL B - Section E
To be Conveyed by: Jeffrey H. Whiting
to: Bustins Island Village Corporation
Central Avenue Section E Bustins Island Freeport, Maine
June 17, 2013

A certain lot or parcel of land on the Southeasterly side of Central Avenue in Section E of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at the Northerly corner of land now or formerly of Burt Brewer as described in the Cumberland County Registry of Deeds, Book 2011 Page 329, and shown as Lot Seventy (70) on a "Plan of Bustins Island Cottage Lots ... Owned by Mrs. Amanda G. Swett" by H.N. Skolfield dated 1921 and recorded in said Registry, Plan Book 28 Page 1; thence by the following courses and distances:

- 1) N 24°33'09" E a distance of Sixty-One and 66/100 (61.66) Feet to a capped iron rod set at the Westerly corner of land now or formerly of Carey Wilson as described in said Registry, Book 8008 Page 349, and shown as Lot Seventy-Four (74) on said plan;
- 2) S 14°08'32" W a distance of Sixty-Five and 54/100 (65.54) Feet to a capped iron rod set on the Northeasterly line of said land now or formerly of Brewer;
- 3) N 52°07'57" W along the Northeasterly line of said land now or formerly of Brewer a distance of Twelve and 17/100 (12.17) Feet to the point of beginning.

The above described parcel of land contains 365 square feet and is a portion of the land now or formerly of Jeffrey H. Whiting as described in the Cumberland County Registry of Deeds, Book 8008 Page 343. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Central Avenue Section E Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 17, 2013.

Description of Property: PARCEL C - Section E

To be Conveyed by: Kitchin Family Revocable Trust of 2007
to: Bustins Island Village Corporation
Central Avenue Section E Bustins Island Freeport, Maine
June 17, 2013

A certain lot or parcel of land on the Southeasterly side of Central Avenue in Section E of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a capped iron rod set at Northerly corner of land now or formerly of Carey Wilson as described in the Cumberland County Registry of Deeds, Book 8008 Page 349, and shown as Lot Seventy-Four (74) on a "Plan of Bustins Island Cottage Lots ... Owned by Mrs. Amanda G. Swett" by H.N. Skolfield dated 1921 and recorded in said Registry, Plan Book 28 Page 1; thence by the following courses and distances:

- 1) N 46°17'11" E a distance of Sixty and 66/100 (60.66) Feet to the Westerly corner of land now or formerly of Howard Stoudt as described in said Registry, Book 9143 Page 194, and shown as Lot Seventy-Eight (78) on said plan;
- 2) S 52°07'57" E by said land now or formerly of Stoudt a distance of Six and 84/100 (6.84) Feet to a capped iron rod set;
- 3) S 52°32'44" W a distance of Sixty-Two and 02/100 (62.02) Feet to the point of beginning.

The above described parcel of land contains 205 square feet and is a portion of the land now or formerly of the Kitchin Family Revocable Trust of 2007 as described in the Cumberland County Registry of Deeds, Book 25708 Page 307. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Central Avenue Section E Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated
June 17, 2013

Description of Property: PARCEL D - Section E

To be Conveyed by: Howard Stoudt
to: Bustins Island Village Corporation
Central Avenue Section E Bustins Island Freeport, Maine
June 17, 2013

A certain lot or parcel of land on the Southeasterly side of Central Avenue in Section E of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning the Northerly corner of land now or formerly of the Kitchin Family Revocable Trust of 2007 as described in the Cumberland County Registry of Deeds, Book 25708 Page 307, and shown as Lot Seventy-Six (76) on a "Plan of Bustins Island Cottage Lots ... Owned by Mrs. Amanda G. Swett" by H.N. Skolfield dated 1921 and recorded in said Registry, Plan Book 28 Page 1; thence by the following courses and distances:

1) N 46°17'11" E a distance of Sixty and 66/100 (60.66) Feet to the Westerly corner of land now or formerly of the Garfield A. Drew Trust as described in said Registry, Book 24261 Page 338, and shown as Lot Eighty (80) on said plan;

2) S 52°07'57" E by said land now or formerly of the Garfield A. Drew Trust as described in said Registry, Book 24261 Page 338, and shown as Lot Eighty (80) on said plan a distance of Thirteen and 67/100 (13.67) Feet to a capped iron rod set;

3) S 52°32'44" W a distance of Sixty-Two and 02/100 (62.02) Feet to a capped iron rod set on the Northeasterly line of land now or formerly of the Kitchin Family Revocable Trust of 2007 as described in the Cumberland County Registry of Deeds, Book 25708 Page 307, and shown as Seventy-Six (76) on said plan;

4) N 52°07'57" W by said land now or formerly of the Kitchin Family Revocable Trust of 2007 as described in the Cumberland County Registry of Deeds, Book 25708 Page 307, and shown as Seventy-Six (76) on said plan; a distance of Six and 84/100 (6.84) Feet to the point of beginning.

The above described parcel of land contains 615 square feet and is a portion of the land now or formerly of Howard Stoudt as described in the Cumberland County Registry of Deeds, Book 9193 Page 194. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Central Avenue Section E Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 17, 2013.

Description of Property: PARCEL E - Section E

To be Conveyed by: Garfield A. Drew Trust
to: Bustins Island Village Corporation
Central Avenue Section E Bustins Island Freeport, Maine
June 17, 2013

A certain lot or parcel of land on the Southeasterly side of Central Avenue in Section E of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning the Northerly corner of land now or formerly of the Howard Stoudt as described in the Cumberland County Registry of Deeds, Book 9193 Page 194, and shown as Lot Seventy-Eight (78) on a "Plan of Bustins Island Cottage Lots ... Owned by Mrs. Amanda G. Swett" by H.N. Skolfield dated 1921 and recorded in said Registry, Plan Book 28 Page 1; thence by the following courses and distances:

1) N 46°17'11" E a distance of Sixty and 66/100 (60.66) Feet to the Westerly corner of land now or formerly of the Garfield A. Drew Trust as described in said Registry, Book 24261 Page 338, and shown as Lot Eighty-Two (82) on said plan;

2) S 52°07'57" E by said land now or formerly of the Garfield A. Drew Trust, shown as Lot Eighty-Two (82) on said plan, a distance of Thirteen and 61/100 (13.61) Feet to a capped iron rod set;

3) S 46°13'53" W a distance of Sixty and 64/100 (60.64) Feet to a capped iron rod set on the Northeasterly line of said land now or formerly of the Howard Stoudt as described in said Registry, Book 9193 Page 194;

4) N 52°07'57" W by said land now or formerly of Howard Stoudt a distance of Thirteen and 67/100 (13.67) Feet to the point of beginning.

The above described parcel of land contains 819 square feet and is a portion of the land now or formerly of the Garfield A. Drew Trust as described in the Cumberland County Registry of Deeds, Book 24261 Page 338, and shown as Lot Eighty (80) on said plan. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Central Avenue Section E Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 17, 2013.

Description of Property: PARCEL F - Section E

To be Conveyed by: Garfield A. Drew Trust
to: Bustins Island Village Corporation
Central Avenue Section E Bustins Island Freeport, Maine
June 17, 2013

A certain lot or parcel of land on the Southeasterly side of Central Avenue in Section E of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning the Northerly corner of land now or formerly of the Garfield A. Drew Trust as described in the Cumberland County Registry of Deeds, Book 24261 Page 338, and shown as Lot Eighty (80) on a "Plan of Bustins Island Cottage Lots ... Owned by Mrs. Amanda G. Swett" by H.N. Skolfield dated 1921 and recorded in said Registry, Plan Book 28 Page 1; thence by the following courses and distances:

1) N 46°17'11" E a distance of Sixty and 66/100 (60.66) Feet to the Westerly corner of land now or formerly of Culver K. Barr as described in said Registry, Book 2935 Page 24, and shown as Lot Eighty-Four (84) on said plan;

2) S 52°07'57" E by said land now or formerly of Culver K. Barr a distance of Nine and 25/100 (9.25) Feet to a capped iron rod set;

3) S 42°10'17" W a distance of Sixty and 17/100 (60.17) Feet to a capped iron rod set on the Northeasterly line of said land now or formerly of the Garfield A. Drew Trust as described in said Registry, Book 24261 Page 338, and shown as Lot Eighty (80) on said plan;

4) N 52°07'57" W by said land now or formerly of the Garfield A. Drew Trust as described in said Registry, Book 24261 Page 338, and shown as Lot Eighty (80) on said plan, a distance of Thirteen and 61/100 (13.61) Feet to the point of beginning..

The above described parcel of land contains 686 square feet and is a portion of the land now or formerly of the Garfield A. Drew Trust as described in the Cumberland County Registry of Deeds, Book 24261 Page 338. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Central Avenue Section E Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 17, 2013.

Description of Property: PARCEL G - Section E

To be Conveyed by: Culver K. Barr
to: Bustins Island Village Corporation
Central Avenue Section E Bustins Island Freeport, Maine
June 17, 2013

A certain lot or parcel of land on the Southeasterly side of Central Avenue in Section E of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning the Northerly corner of land now or formerly of the Garfield A. Drew Trust as described in the Cumberland County Registry of Deeds, Book 24261 Page 338, and shown as Lot Eighty-Two (82) on a "Plan of Bustins Island Cottage Lots ... Owned by Mrs. Amanda G. Swett" by H.N. Skolfield dated 1921 and recorded in said Registry, Plan Book 28 Page 1; thence by the following courses and distances:

1) N 46°17'11" E a distance of Sixty and 66/100 (60.66) Feet to the Westerly corner of land now or formerly of Annalee T. Pease as described in said Registry, Book 4487 Page 197, and shown as Lot Eighty-Six (86) on said plan;

2) S 37°30'56" W a distance of Sixty and 00/100 (60.00) Feet to a capped iron rod set on the Northeasterly line of said land now or formerly of the Garfield A. Drew Trust as described in the Cumberland County Registry of Deeds, Book 24261 Page 338, and shown as Lot Eighty-Two (82) on said plan;

3) N 52°07'57" W by said land now or formerly of the Garfield A. Drew Trust as described in said Registry, Book 24261 Page 338, and shown as Lot Eighty-Two (82) on said plan, a distance of Nine and 25/100 (9.25) Feet to the point of beginning.

The above described parcel of land contains 275 square feet and is a portion of the land now or formerly of Culver K. Barr as described in the Cumberland County Registry of Deeds, Book 2935 Page 24. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Central Avenue Section E Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 17, 2013.

Schedule B
Articles 6 and 7

Description of Property: PARCEL E - Section A

To be Conveyed by: Lois Y. Dennett
to: Bustins Island Village Corporation
Street E Section A Bustins Island Freeport, Maine
June 19, 2013

A certain lot or parcel of land on the Southeasterly side of Street E in Section A of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the Southeasterly sideline of Street E in Section A at the Northerly corner of land now or formerly of John C. Thomas III and Randall W. Thomas as described in the Cumberland County Registry of Deeds, Book 28320 Page 116, and shown as Lot Twenty (20) on a "Complete Plan of Merrill Bro's Lots on East End. Bustin's Island" dated 1912 and recorded in said Registry, Plan Book 12 Page 64; thence by the following courses and distances:

1) N 26°14'54" E along the Southeasterly sideline of Street E a distance of One Hundred and 03/100 (100.03) Feet to the Westerly corner of land now or formerly of David M. Stager and Kathleen M. Stager as described in said Registry, Book 23173 Page 143, and shown as Lot Twenty-Four (24) on said plan;

2) S 64°19'05" E by said land now or formerly of Stager a distance of Two and 75/100 (2.75) Feet to a point;

3) S 24°39'45" W a distance of One Hundred and 04/100 (100.04) Feet to a point on the Northeasterly line of said land now or formerly of Thomas;

4) N 64°19'05" W by said land now or formerly of Thomas a distance of Five and 53/100 (5.53) Feet to the point of beginning.

The above described parcel of land contains 414 square feet and is a portion of the land now or formerly of Lois Y. Dennett as described in the Cumberland County Registry of Deeds, Book 8526 Page 131. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Street E Section A Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 19, 2013.

Description of Property: PARCEL F - Section A

To be Conveyed by: David M. Stager and Kathleen M. Stager
to: Bustins Island Village Corporation
Street E Section A Bustins Island Freeport, Maine
June 19, 2013

A certain lot or parcel of land on the Southeasterly side of Street E in Section A of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the Southeasterly sideline of Street E in Section A at the Northerly corner of land now or formerly of Lois Y Dennett as described in the Cumberland County Registry of Deeds, Book 8526 Page 131, and shown as Lot Twenty-Two (22) on a "Complete Plan of Merrill Bro's Lots on East End. Bustin's Island" dated 1912 and recorded in said Registry, Plan Book 12 Page 64; thence by the following courses and distances:

- 1) N 26°14'54" E along the Southeasterly sideline of Street E a distance of Ninety-Nine and 26/100 (99.26) Feet to the intersection of the Southeasterly sideline of Street E with the Southwesterly sideline of Street D as shown on said plan;
- 2) S 24°39'45" W a distance of Ninety-Nine and 27/100 (99.27) Feet to a point on the Northeasterly line of said land now or formerly of Dennett;
- 3) N 64°19'05" W by said land now or formerly of Dennett a distance of Two and 75/100 (2.75) Feet to the point of beginning.

The above described parcel of land contains 136 square feet and is a portion of the land now or formerly of David M. Stager and Kathleen M. Stager as described in the Cumberland County Registry of Deeds, Book 23173 Page 143. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Street E Section A Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 19, 2013.

Description of Property: PARCEL H - Section A

To be Conveyed by: Kimberly W. Ryan and James Ryan
to: Bustins Island Village Corporation
Street E Section A Bustins Island Freeport, Maine
June 19, 2013

A certain lot or parcel of land on the Easterly side of Street E in Section A of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at the intersection of the Easterly sideline of Street E with the Northeasterly sideline of Street D as shown on a "Complete Plan of Merrill Bro's Lots on East End. Bustin's Island" dated 1912 and recorded in the Cumberland County Registry of Deeds,, Plan Book 12 Page 64; thence by the following courses and distances:

1) N 7°45'09" E along the Easterly sideline of Street E a distance of One Hundred Five and 31/100 (105.31) Feet to the Southwesterly corner of land now or formerly of M. Susan Spalding as described in said Registry, Book 6140 Page 21, and shown as Lot Fifty-One (51) on said plan;

2) S 63°59'05" E by said land now or formerly of Spalding a distance of Eight and 14/100 (8.14) Feet to a point;

3) S 3°39'14" W a distance of Forty and 74/100 (40.74) Feet to a point;

4) S 17°28'20" W a distance of Sixty-Three and 03/100 (63.03) Feet to the point of beginning.

The above described parcel of land contains 714 square feet and is a portion of the land now or formerly of Kimberly W. Ryan and James Ryan as described in the Cumberland County Registry of Deeds, Book 9440 Page 336. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Street E Section A Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 19, 2013.

Description of Property: PARCEL I - Section A
To be Conveyed by: M. Susan Spalding
to: Bustins Island Village Corporation
Street E Section A Bustins Island Freeport, Maine
June 19, 2013

A certain lot or parcel of land on the Southeasterly side of Street E in Section A of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the Easterly sideline of Street E in Section A at the Northerly corner of land now or formerly of Kimberly W. Ryan and James Ryan as described in the Cumberland County Registry of Deeds, Book 9440 Page 336, and shown as Lot Twenty-Six (26) on a "Complete Plan of Merrill Bro's Lots on East End. Bustin's Island" dated 1912 and recorded in said Registry, Plan Book 12 Page 31; thence by the following courses and distances:

- 1) N 7°45'09" E along the Easterly sideline of Street E a distance of One Hundred Five and 31/100 (105.31) Feet to the intersection of the Easterly line of Street E with the Southwesterly sideline of Street H;
- 2) S 3°39'14" W a distance of One Hundred Eight and 13/100 (108.13) Feet to a point on the Northeasterly line of said land now or formerly of Ryan;
- 3) N 63°59'05" W by said land now or formerly of Ryan a distance of Eight and 14/100 (8.14) Feet to the point of beginning.

The above described parcel of land contains 407 square feet and is a portion of the land now or formerly of M. Susan Spalding as described in the Cumberland County Registry of Deeds, Book 6140 Page 21. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Street E Section A Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 19, 2013.

Description of Property: PARCEL J - Section A

To be Conveyed by: Thomas A. Petrie
to: Bustins Island Village Corporation
Street E Section A Bustins Island Freeport, Maine
June 19, 2013

A certain lot or parcel of land on the Easterly side of Street E in Section A of Bustins Island in the Town of Freeport, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at the intersection of the Easterly sideline of Street E with the Northeasterly sideline of Street H as shown on a "Complete Plan of Merrill Bro's Lots on East End. Bustin's Island" dated 1912 and recorded in the Cumberland County Registry of Deeds, Plan Book 12 Page 64; thence by the following courses and distances:

1) N 2°44'52" E along the Easterly sideline of Street E a distance of One Hundred Eight and 85/100 (108.85) Feet to the Westerly corner of land now or formerly of Thomas A. Petrie as described in said Registry, Book 3421 Page 121 and Book 10782 Page 58, and shown as Lot Fifty-Four (54) on said plan;

2) S 1°00'22" E a distance of One Hundred Twelve and 25/100 (112.25) Feet to a point on the Northeasterly sideline of Street H;

3) N 63°59'05" W along the Northeasterly sideline of Street H a distance of Eight and 00/100 (8.00) Feet to the point of beginning.

The above described parcel of land contains 400 square feet and is a portion of the land now or formerly of Thomas A. Petrie as described in the Cumberland County Registry of Deeds, Book 10777 Page 98. Bearings are referenced to True North as determined by astronomic observation.

Reference is made to a "Plan of Proposed Conveyances Street E Section A Bustins Island Freeport, Maine made for Bustins Island Village Corporation" by Island Surveys dated June 19, 2013.