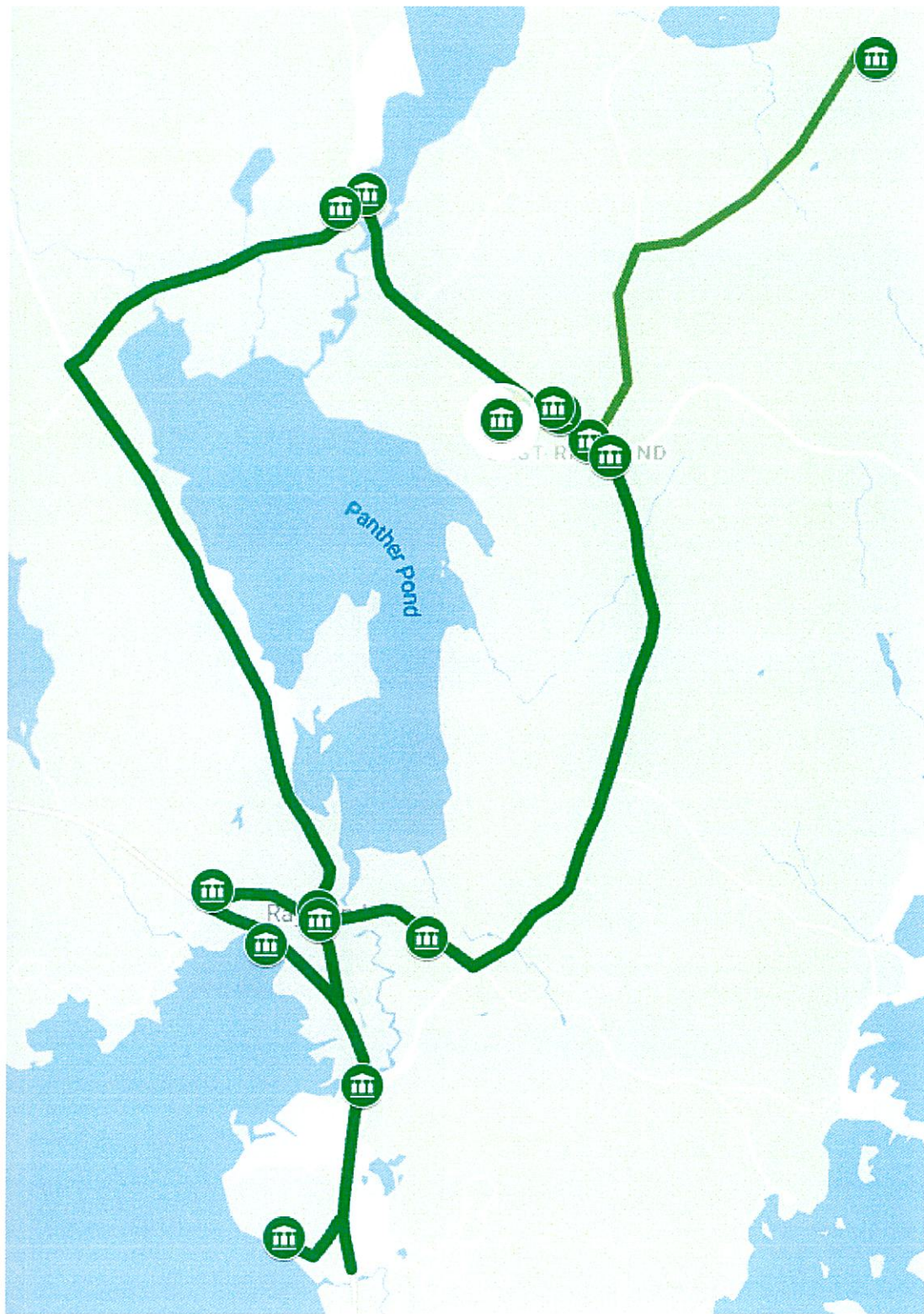


## EXHIBIT A

Raymond Municipal Fiber Ring ( 12 Fiber , 1 tube) Path and Connected Buildings



Raymond Municipal Buildings connected via Dark Fiber

<b><u>Town Building</u></b>	<b><u>Address</u></b>	<b><u>Town</u></b>
Town Office	401 Webbs Mills Rd	Raymond
Public Safety District 2	387 Webbs Mills Rd	Raymond
Sheri-Gagnon Memorial Park	63 Mill St	Raymond
Public Safety District 1	1443 Roosevelt Trail	Raymond
Crescent Lake Beach	580 Webbs Mill	Raymond
Raymond Village Library	3 Meadow Rd	Raymond
Public Works Main Street	47 Main St	Raymond
Raymond Beach	1234 Roosevelt Trail	Raymond
IPTV Studio	423 Webbs Mills Rd	Raymond
Jordan Middle School	423 Webbs Mills Rd	Raymond
Raymond Elementary School	434 Webbs Mills Rd	Raymond
Public Works Plains Road	170 Plains Road	Raymond
Tassel Top Park	Tasseltop Rd	Raymond
	1294-1298 Roosevelt	
Veterans Memorial Park	Trail	Raymond
Fire Dept Radio Tower	Repeater Way	Raymond



Exhibit B –

EASEMENT

THE INHABITANTS OF THE TOWN OF RAYMOND, a body corporate and politic under the laws of the State of Maine, whose mailing address is 401 Webbs Mills Rd, Raymond, ME 04071, hereinafter, “Grantor”), grants to SEBAGO FIBER & WIFI LLC, a Maine limited liability company with an address of 824 Roosevelt Trail, #282, Windham, Maine 04062 (hereinafter, “Grantee”), its successors or assigns, the perpetual right and easement, to use in common with the Grantor and others from time to time entitled to use the same, a portion of the land of the Grantor, identified as Tax Assessor’s Map 04, Lot 106A, which is more particularly shown in the locations and configuration depicted on the attached plan labeled as **Exhibit A** for the purposes of erecting, installing and maintaining: (i) a structure of approximately 400 square feet to be used as a central office (the “Office Easement Area”), (ii) two new utility poles and underground conduit (the “Conduit Easement Area”); and (iii) and solar panels (“the Solar Panel Easement Area”) (altogether the “Easement Areas”) for Grantee’s installation of a fiber optic network ring connecting all of Grantor’s municipal buildings and public safety radio towers, (approximately 16.8 miles of fiber), together with any additional expansion of such fiber optic network as may occur. This easement shall include the right to install overhead and underground utilities as may be necessary for the operation of such central office, along with access to the Easement Areas by Grantee its agents, employees, contractors and subcontractors, along the Grantor’s driveway abutting such Easement Area. The Easement Area shall not be relocated, enlarged, reconfigured or modified in

any manner by Grantee without the Grantor's prior written consent.

Grantee by its acceptance hereof for itself and its respective successors and assigns hereby agrees as follows:

- (a) The Grantor shall have the right to use and enjoy the foregoing right and Easement Area for the purposes stated in common with the Grantee and others legally entitled thereto, but all utilities shall be separately metered and paid by the party using the same.
- (b) Any work performed by Grantee related to this easement will be performed in such a manner as to reasonably minimize disturbance of the use and enjoyment of Grantor's property. In the event that Grantee disturbs or damages the Easement Area or any of location on Grantor's property in its exercise of any of the rights set forth herein, Grantee will restore the impacted property to its prior condition;
- (c) Grantee will install additional outdoor lighting to Grantor's driveway in the area adjacent to the Easement Area, at [Grantee's] expense.
- (d) Each party shall indemnify and hold the other party, and its directors, officers, employees and agents, harmless from and against any and all claims, demands, damages, actions, causes of action, or suits at law or in equity, of whatsoever kind or nature, arising out of the exercise of said rights and easements by the other party .

IN WITNESS WHEREOF, the INHABITANTS OF THE TOWN OF RAYMOND have caused this easement be executed by its Select Board, hereunto duly authorized, as of the

\_\_\_\_\_ day of \_\_\_\_\_, 2025.

TOWN OF RAYMOND

\_\_\_\_\_  
\_\_\_\_\_  
Witness  
Chair

By:  
\_\_\_\_\_, Board Member and

\_\_\_\_\_  
\_\_\_\_\_  
Witness

By:  
\_\_\_\_\_, Board Member and  
Vice Chair

\_\_\_\_\_  
\_\_\_\_\_  
Witness

By:  
\_\_\_\_\_, Board Member

\_\_\_\_\_  
\_\_\_\_\_  
Witness

By:  
\_\_\_\_\_, Board Member

\_\_\_\_\_  
\_\_\_\_\_  
Witness

By:  
\_\_\_\_\_, Board Member

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss. \_\_\_\_\_, 2025

Personally appeared the above-named Members of the Select Board of the INHABITANTS OF THE TOWN OF RAYMOND, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the INHABITANTS OF THE TOWN OF RAYMOND.

Before me,  
  
\_\_\_\_\_

Notary Public/Maine Attorney at Law

\_\_\_\_\_  
Print name

My commission expires: \_\_\_\_\_.

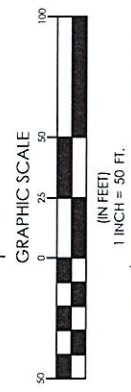
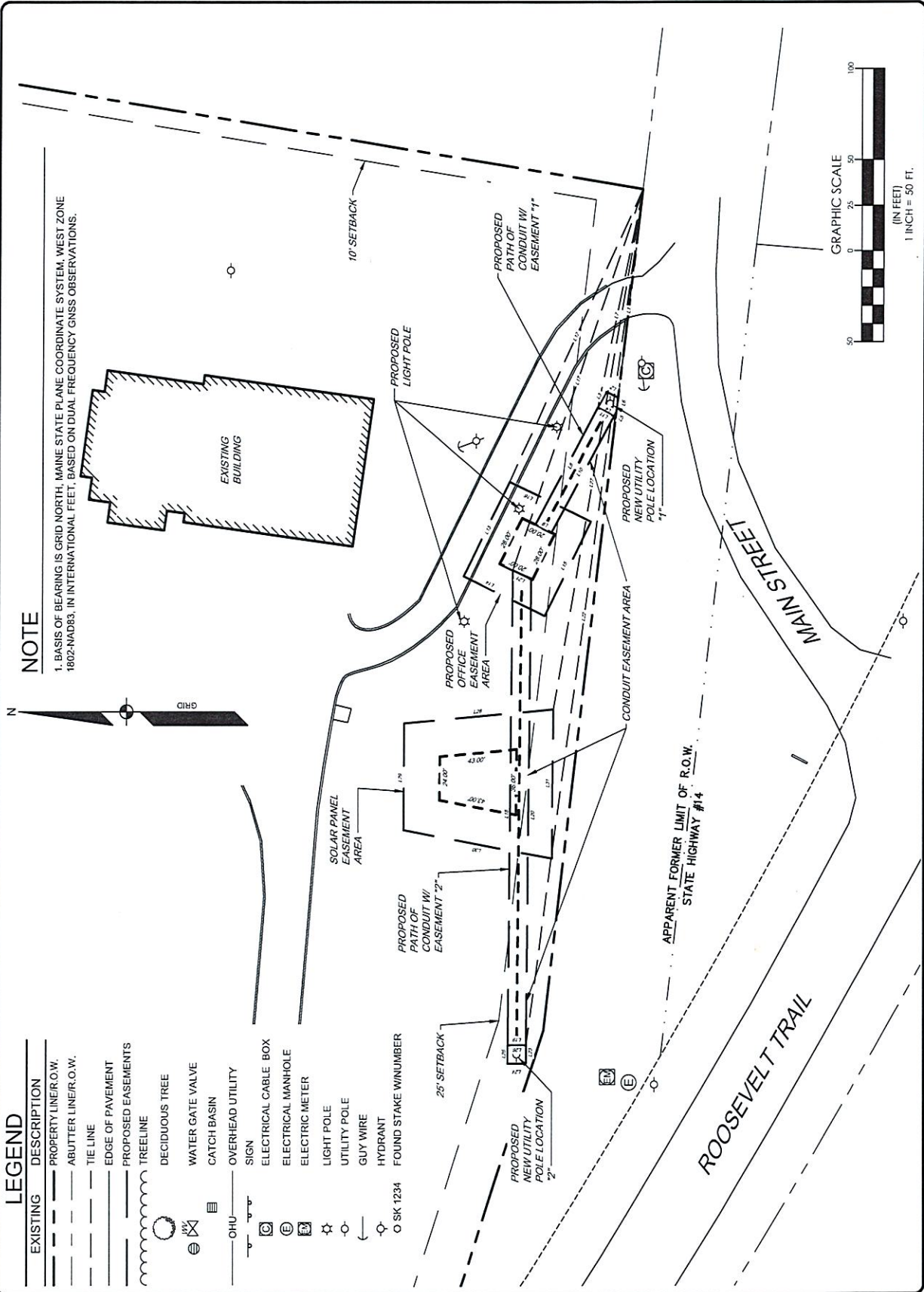
(Exhibit A: Easement Plan)



LEGEND	
EXISTING	DESCRIPTION
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	TIE LINE
---	EDGE OF PAVEMENT
---	PROPOSED EASEMENTS
---	TREELINE
○	DECIDUOUS TREE
⊗	WATER GATE VALVE
⊕	CATCH BASIN
— OHU —	OVERHEAD UTILITY
—	SIGN
⊠	ELECTRICAL CABLE BOX
⊡	ELECTRICAL MANHOLE
⊢	ELECTRIC METER
☆	LIGHT POLE
○	UTILITY POLE
—	GUY WIRE
⊙	HYDRANT
○ SK 1234	FOUND STAKE WINUMBER

# NOTE

1. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, IN INTERNATIONAL FEET, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS.



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

SEBAGOTECHINCS.COM  
75 John Roberts Rd, Suite 4A  
South Portland, ME 04106  
207-200-2100

South Portland, Bridgton, Sanford and Bath

SEBAGO FIBER-SKETCH PLAN  
OF:  
RAYMOND FIRE STATION  
1442 ROOSEVELT TRAIL  
RAYMOND, ME  
FOR:  
SEBAGO FIBER & WIFI, LLC  
824 ROOSEVELT TRAIL #282  
WINDHAM, ME  
RECORD OWNER:  
TOWN OF RAYMOND  
401 WEBBS MILLS RD  
RAYMOND, ME 04071

DRAWN	CHECKED	DATE	SHEET
JSB, SAT	NJH	01/30/2025	1 OF 1
PROJECT NO.	SCALE		
241042	1" = 50'		



PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 83°20'57" W	115.56'
L2	N 28°10'38" E	7.17'
L3	N 61°49'22" W	10.00'
L4	S 28°10'38" W	10.00'
L5	S 61°49'22" E	2.83'
L6	S 83°20'57" E	7.71'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L7	N 78°30'50" W	122.66'
L8	N 61°49'22" W	73.14'
L9	S 26°01'00" W	10.01'
L10	S 61°49'22" E	72.76'
L11	N 28°10'38" E	10.00'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L12	N 65°34'39" W	176.90'
L13	N 63°59'00" W	58.00'
L14	S 26°01'00" W	50.00'
L15	S 63°59'00" E	58.00'
L16	N 26°01'00" E	50.00'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L17	N 71°14'40" W	221.60'
L18	N 89°28'43" W	261.05'
L19	S 00°31'17" W	10.00'
L20	S 89°28'43" E	256.29'
L21	N 26°01'00" E	11.08'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L22	N 82°18'21" W	475.25'
L23	N 89°28'43" W	10.00'
L24	N 00°31'17" E	10.00'
L25	S 89°28'43" E	10.00'
L26	S 00°31'17" W	10.00'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L27	N 80°21'39" W	290.38'
L28	N 05°13'10" W	83.32'
L29	N 89°50'24" W	58.73'
L30	S 10°50'09" W	83.89'
L31	S 89°28'43" E	82.08'

## LINE TABLES FOR EASEMENTS AT RAYMOND FIRE STATION

LOCATION:  
1442 ROOSEVELT TRAIL  
RAYMOND, ME.

FOR: SEBAGO FIBER & WIFI, LLC.  
824 ROOSEVELT TRAIL #282  
WINDHAM, ME. 04062

SCALE: N/A  
DATE: 12/09/2024  
PROJECT: 2410142  
SHEET: 1 OF 1