Attachment 1

#### **Decambre**, Peter

From: Sent: To: Subject: b lowry <bwlowry@att.net> Wednesday, January 10, 2024 10:14 AM Decambre, Peter Re: In the Matter of Charles Bridge, LLC: Complaint and Notice of Opportunity for Hearing Docket No. TSCA-01-2022-0027

**Caution:** This email originated from outside EPA, please exercise additional caution when deciding whether to open attachments or click on provided links.

I consent to electronic service and the provisions of the attached standing order.

Brian Lowry PO Box 1240 Bangor, ME 04402

On Wednesday, January 10, 2024 at 10:09:55 AM EST, Decambre, Peter <decambre.peter@epa.gov> wrote:

Brian,

Please send your consent to the below electronic signature provisions for and attached Order for filing in this matter. See attached Standing Order.

Complainant, the United States Environmental Protection Agency, Region 1 ("EPA") and Charles Bridge, LLC ("Respondent"), each give their respective consent to accept digital signatures for all documents filed by either party in this matter, other than the complaint, rulings, order and decisions. Respondent further consents to accept electronic service of documents, by electronic mail, to the following address: <u>bwlowry@att.net</u>. Complainant has provided Respondent with a copy of the EPA Region 1 Regional Judicial Officer's Authorization of EPA Region 1 Part 22 Electronic Filing System for Electronic Filing and Service of Documents Standing Order, dated June 19, 2020. Electronic signatures shall comply with, and be maintained in accordance with, that Order.

Peter M. DeCambre Senior Enforcement Counsel U.S. Environmental Protection Agency Five Post Office Square, Suite 100 (Mail Code: 4-WC) Boston, MA 02109-3912

Tel: 617-918-1890 Fax: 617-918-0890 E-Mail: <u>decambre.peter@epa.gov</u>

# Attachment 2

### ATTACHMENT D - STATEMENT OF CERTIFICATION

Charles Bridge LLC Magic City Properties LLC P.O. Box-789 PO Box 628 Millinocket, ME-04462 Old Lyme, CT 06371

I certify that the enclosed responses to EPA's Information Request issued to Charles Bridge LLC and Magic City Properties LLC are true, accurate, and complete.

I certify that the portions of these responses which I did not personally prepare were prepared by persons acting on behalf of Charles Bridge LLC and Magic City Properties LLC under my supervision and at my instruction, and that the information provided is true, accurate, and complete.

I am aware that there are significant penalties for knowingly submitting false information in response to this Information Request, including the possibility of fine and imprisonment (18 U.S.C. § 1001).

Signature

Brian Lowry Printed Name

Owner

Title

30 September 2020

Date





CHARLES BRIDGE, LLC, a Maine limited liability company, with a mailing address of P.O. Box 1240, Bangor, ME 04401, for consideration paid, hereby grants to MAINE CAPITAL, LLC, a Maine limited liability company, with a mailing address of P.O. Box 2670, Bangor, ME 04401, with QUITCLAIM COVENANT, the land and buildings situated in Bangor, Penobscot County, Maine, described in Exhibit A attached hereto.

Being the same premises conveyed from Seminary Redevelopment, LLC to Charles Bridge, LLC, by deed dated December 30, 2015, recorded at the Penobscot County Registry of Deeds in Book 14048, Page 133.

This property is conveyed subject to and with the benefit of any and all rights, easements privileges and appurtenances belonging to the granted estate.

WITNESS my hand a	nd seal this <u>31</u> day of January, 2024.	17
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	Auto	1 m
	Brian Lowry, Sole Member of Charles Bridge, LLC	D
E OF MAINE		
BSCOT, ss	January 31	. 2024

STATE PENO

Personally appeared the above-named, Brian Lowry, individually, and in said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Charles Bridge, LLC.

Before me,

Notary Public/Attorney at Law

**Print name:** 

(HAISTUPHER J. ANSTON



Two certain lots or parcels of land, together with any improvements thereon, situated in Bangor, Penobscot formty, Maine, And being more oparticible arity cless ribed as follows, to wit:

#### COPY <u>Parcel One (40 Pond Street -- Tax Map 33 Lot 14-E)</u>:

Being the lot identified as Lot 4B as shown on the subdivision plan entitled "Final Plan of Second Amendment to Subdivision of Bangor Theological Seminary, Hammond Street, Bangor Maine for Seminary Redevelopment, LLC" Amending and Replacing Second Record recorded in Penobscot Registry of Deeds Map File 2007-189", (herein after referred to as the "Final Plan"). Said Final Plan is dated June 2, 2009 and recorded in Penobscot County Registry of Deeds Map File 2009-29.

#### Parcel Two (306-310 Union Street -- Tax Map 33 Lot 14-D):

Being the lot identified as Area A as shown on the subdivision plan entitled "Final Plan of Second Amendment to Subdivision of Bangor Theological Seminary, Hammond Street, Bangor Maine for Seminary Redevelopment, LLC" Amending and Replacing Second Record recorded in Penobscot Registry of Deeds Map File 2007-189", (herein after referred to as the "Final Plan"). Said Final Plan is dated June 2, 2009 and recorded in Penobscot County Registry of Deeds Map File 2009-29.

EXCEPTING, HOWEVER, that PORTION conveyed to Bangor Masonic Foundation, by deed dated November 30, 2009, recorded in Book 12015 Page 82 of said Registry of Deeds.

ALSO HEREBY CONVEYING, to Grantor, its successors and/or assigns, for the benefit of Parcel One and Parcel Two above, an easement, in common with others, for foot and vehicle traffic over and across the paved roadway and walkway portions designed as "Access" of the above described premises for access to and egress from the "Paved Parking Lot" areas as depicted on Lot 1A and other lots and buildings shown on said Final Plan.

ALSO HEREBY CONVEYING, to Grantor, its successors and/or assigns, for the benefit of Parcel One and Parcel Two above, an easement, in common with Lot 1A and others, for use of parking areas within Lot 1A to the extent necessary to meet the minimum parking requirements under the Land Use Ordinance of the City of Bangor if such sufficient parking areas cannot be developed within individual lots. The owner of Lot 1A may, at its sole discretion, locate and define specific areas within Lot 1A over which the easement rights may be exercised.



Said Parcel One and Parcel Two above are also conveyed stibject to and benefited by easement rights necessary to use, maintain, repair or replace any existing utility lines for sewe? Water, electricity and communication florated overhead or underground as set forth in the above referred to plan recorded in Map File 2009-29.

Said Parcel One and Two being a PART OR PORTION of that parcel described as Parcel One in the deed from Bangor Theological Seminary to Seminary Redevelopment LLC, dated August 16, 2007, recorded in the Penobscot Registry of Deeds in Book 11090 Page 306.

Attachment 4





Bureau of Corporations, Elections and Commissions

**Corporate Name Search** 

## **Information Summary**

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Mon Jun 09 2025 14:23:57. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
CHARLES BRIDGE, LLC	20162723DC	LIMITED LIABILITY COMPANY	ADMINISTRATIVELY DISSOLVED
Filing Date	Expiration Date	Jurisdiction	
12/28/2015	N/A	MAINE	All and the
Other Names		(A=Assumed ; F=Former)	
NONE			
Principal Hor	me Office Address		

Mailing

Mailing

#### **Clerk/Registered Agent**

Physical

Physical

NOLAN H. TANOUS, ESQ. 143 PENOBSCOT AVENUE MILLINOCKET, ME 04462 NOLAN H. TANOUS, ESQ. P.O. BOX 789 MILLINOCKET, ME 04462 New Search

#### Click on a link to obtain additional information.

List of Filings <u>View list of filings</u> Obtain additional information: Certificate of Legal Existence (more info) Short Form without amendments (\$30,00)

Short Form withoutLong Form withamendmentsamendments(\$30.00)(\$30.00)

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