1. Agenda

1.I. PB Agenda 1.27.26

Documents:

PB AGENDA 1.27.26.PDF

2. Packet

2.I. 25-060 Molnlycke Workshop Packet

Documents:

25-060 MOLNLYCKE PACKET.PDF

2.I.i. 25-060: Molnlycke Color-Coded Plan

Documents:

25-060 MOLNLYCKE COLOR CODED PLAN.PDF

2.I.ii. Molnlycke Public Comment

Documents:

25_060_PUBLIC_COMMENT.PDF

2.II. 25-047 Priority Park Packet

Documents:

25_047_PB_SKETCH_PACKET_27JAN2026.PDF

2.II.i. Priority Park Public Comment

Documents:

BACSE LETTER OF CONCERN - CONSTRUCTION ON BRUNSWICK LANDING 11_19_2025.PDF

2.III. 26-003 Misc Zoniing Text Amendments Packet

Documents:

26-003 - MISC. ZONING TEXT AMENDMENTS PACKET.PDF

2.IV. 26-005 Off-Premises Signage Amendment Packet

Documents:

26-005 OFF-PREMISE SIGNS PACKET.PDF

3. Addendum

Town of Brunswick, Maine

DEPARTMENT OF PLANNING & DEVELOPMENT

Planning Board Meeting Agenda
Brunswick Town Hall
85 Union Street – Council Chambers
Tuesday, January 27, 2025 @ 6:00 PM

There is an opportunity to attend this meeting in person or view the meeting via Zoom, TV 3, or live stream.

How to watch and comment via Zoom:

https://www.brunswickme.org/313/Brunswick-Cable-TV3

How to watch via TV3 or Live Stream:

The link to view or listen to the meeting on TV3 (Channel 3 on Comcast) or via live stream from the Town's website: https://tv3hd.brunswickme.org/internetchannel/watch-now?channel=1

The public may provide comment via email (mjames@brunswickme.gov) prior to the meeting OR they may provide live comment at the meeting via Zoom or in person. Comments are allowed during the public comment period, during public hearings, and on other items and matters at the discretion of the Planning Board Chair or Vice Chair.

1. **Case No. 25-060 – Molnlycke Health Care Workshop:** The Planning Board hold a **WORKSHOP** to provide feedback on a **Major Development Review Final Plan** application submitted by SMRT Architects and Engineers on behalf of the property owner, Molnlycke Manufacturing US, LLC, for a site plan amendment to construct an approximately 78,000 square foot addition to the existing facility. The subject property is located at 192 Admiral Fitch Avenue (Map 40, Lots 294 and 294-1) and within the **Growth Mixed-Use 7 (GM7) Zoning District** as of December 31, 2025.

2. **Case No. 25-047 – Priority Park:** The Planning Board will review and act upon a **Major Development Review Sketch Plan** application submitted by Priority Real Estate Group for two 10,000 square foot and one 45,000 square foot buildings. Each building will be located on a new lot. The subject property that is being divided is located on Katahdin Drive (Map 40, Lot 16I) and within the **Growth Mixed-Use 7 (GM7) Zoning District**.

3. **Case No. 26-003 – Miscellaneous Zoning Text Amendments:** The Planning Board will hold a **PUBLIC HEARING** to review and make a recommendation to the Town Council regarding Zoning Text Amendments drafted by the Planning & Development Department. The proposed amendments relate to minimum height requirements (Table 4.2.3), off-street parking along Maine Street frontages in the GM6 district (Sec. 4.9.1.C), façade materials allowed in Village Review Overlay (Sec. 5.2.8.C), and the continuance period for nonconforming uses (Sec. 1.6.3.A)

4. **Case No. 26-005 – Off-Premises Signage – Zoning Text Amendment:** The Planning Board hold a **WORKSHOP** to provide feedback on **Zoning Text Amendments** drafted by the Planning & Development Department. The amendments are proposed in Sections 4.13 and would facilitate allowing off-premises business directory signage.

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

5. **Adjourn**

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning Board

FROM: Julie Erdman, Director of Planning & Development

DATE: January 27, 2026

SUBJECT: Molnlycke Expansion Workshop (#25-060)

I. INTRODUCTION

Molnlycke Healthcare has submitted a final plan as part of their development application to expand their facility at Brunswick Landing with additions totaling just under 78,000 sq ft. The expansion will allow them to increase their production line, increase warehouse space and further sustainability goals. Given the overall scale of the project, staff determined that it would be beneficial for the Planning Board to be introduced to the project in a workshop setting prior to the public hearing to allow for adequate discussion of project details and applicable regulatory considerations.

The Planning Board recently acted on a zoning amendment affecting this property. The site, formerly located within the Growth Industrial (GI) zoning district, was rezoned to the adjacent Growth Mixed Use 7 (GM7) district. Additionally, a further zoning amendment is currently under consideration which would modify how minimum building height requirements are applied within the GM7 and GR1 districts. This proposed amendment also affects the Molnlycke expansion and is before the Board this evening.

Given ongoing concerns at Brunswick Landing related to PFAS and other legacy contaminants, staff have recently consulted with the Maine Department of Environmental Protection (DEP), as well as the Midcoast Regional Redevelopment Authority (MRRA), and Brunswick Area Citizens for a Safe Environment (BACSE) to clarify agency roles and responsibilities in the review of development projects at the Landing. The summary below outlines how the DEP and the Town intend to address contaminants as part of this review and for future projects at Brunswick Landing.

II. SUMMARY

Although the Town of Brunswick has site law capacity and the authority to review certain projects under Maine's Site Location of Development Law (SLOD), the Molnlycke expansion requires a site law permit amendment that exceeds the threshold for municipal review. As a result, the site law permit amendment is being reviewed by the DEP rather than the Town.

For projects at Brunswick Landing, all site law and stormwater applications received by the DEP's Bureau of Land Resources are forwarded to the Bureau of Remediation for additional review, comments, and recommended actions.

It is understood that PFAS contamination exists in the groundwater throughout Brunswick Landing. The DEP is responsible for evaluating whether stormwater from the proposed project—discharged into the existing MRRA perforated-pipe stormwater system—would exacerbate the transport of PFAS-contaminated groundwater that is already occurring. DEP has indicated that, provided any new stormwater infrastructure installed by the applicant is watertight, stormwater discharges are not anticipated to materially worsen PFAS transport. DEP has further stated that if new evidence arises that warrants concern, it will be thoroughly evaluated.

Maine DEP has mentioned that it is important to note that there are not yet PFAS standards for wastewater, stormwater discharge or surface water, only for drinking water. This means that there could be limitations as to how PFAS contamination is addressed under current regulations.

DEP has communicated to staff that it is applying flood hazard standards to all projects under review at Brunswick Landing as an additional level of protection. In recent reviews, DEP has begun requiring third-party inspections of erosion and sedimentation control measures and stormwater best management practice (BMP) installations, a condition expected to be applied to the Molnlycke project.

Staff have requested the applicant provide the Town a copy of the Findings of Suitability for Transfer (FOST) and anticipates a recommendation to the Board for three related conditions of approval: 1) The first, a standard condition, would require that all applicable state and federal permits be obtained and submitted to the Planning Department prior to the issuance of any permits by the Code Enforcement Office. 2) The second condition would require submission and approval of a Construction Permission Request form prior to permit issuance. This form confirms compliance with any land use controls identified in the FOST and is reviewed and approved by the Navy, with input from DEP's Bureau of Remediation. 3) The third condition would require third-party inspections of erosion and sedimentation control measures and stormwater installations if such inspections are not already required as part of the DEP site law permit.

Staff recommend that the above conditions/documentation be required for all future projects at Brunswick Landing, including the Priority Park project, which is also before the Board this evening.

Town of Brunswick

PLANNING & CODES

Committee:	**Staff Review Committee**		
Date of Meeting:	1/14/2026	**Time:**	10:00 AM
Minutes Prepared By:	Emily Stone	**Location:**	Town Hall, Council Chambers / Zoom

1. Purpose of Meeting *(Weekly meeting, Training, Workshop, etc.…)*

Weekly meeting

2. Attendance	
Staff:	Ryan Leighton, Director of Public Works Chrissy Adamowicz, Project Manager, Economic Development Trey Crews, Town Engineer Matt James, Land Use Planner Jim Flood, Engineer, Water District Julie Erdman, Director of Planning and Development Taylor Lund, Code Enforcement Officer & Zoning Administrator Taylor Burns, Town Assessor Ashley Charleson, Environmental Planner Jimmy Dealaman, Principal Planner Josh Shean, Deputy Fire Chief
Non-SRC Staff:	
Applicants:	Molnlycke Manufacturing US, LLC (Molnlycke Health Care) Molnlycke Manufacturing US, LLC Melissa Flynn / SMRT, Inc.
Public:	Christine Foster

3. Meeting Agenda

1. **Case No. 25-060 – Molnlycke Health Care:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Major Development Review Final Plan** application submitted by SMRT Architects and Engineers on behalf of the property owner, Molnlycke Manufacturing US, LLC, for an approximately 78,000 square foot addition to the existing facility, with expanded parking, pedestrian and vehicle circulation, stormwater management systems, and utilities. The subject property is located at 192 Admiral Fitch Avenue (Map 40, Lots 294 and 294-1) and within the **Growth Mixed-Use 7 (GM7) Zoning District** as of December 31, 2025.

4. Discussion, Decisions, Issues

Wendy - Thanks for taking a look at our project this morning. I think you have every bit of documentation you probably need to review this, but I'll give you a little bit of background. So Molnlycke has an existing facility in Brunswick Landing. It's about 65,000 square feet, I believe.

They make high quality surgical bandages and they're looking to expand their production line. They want to put in a 78,000 square foot addition would be at the same elevation as their existing building and the interior would just move smoothly and from one section to the other. They're going to expand some warehousing capability. Some office space and then have two production lines. One will get up and running right away, and the other one will be a feature. They have an existing loading dock off of Seahawk. We're going to give them a second one. That will be accessed from Admiral Fitch or from Pelican Street. They're purchasing this lot that encompasses this section of Pelican Street to the left of the sheet that you're seeing. So that will be a private section of that road. They'll be able to use that as they need to for their vehicle maneuvers. We're going to give them some extra parking. We've provided some storm water management facilities and some updated utilities. So, it's a pretty utilitarian design because it's a manufacturing facility, so there's not a lot of bells and whistles. But if there's any questions I can answer about it, anything that stands out for you, I'm happy to do that.

Ryan - No questions or concerns. Thanks.

Taylor Burns – No comments.

Chrissy - Hi. Yeah, just a few comments from economic development. Sally and I, we're both wanting to say we're pleased about the investment that Molnlycke is proposing for Brunswick, so we thank you for that. This proposal will bring a lot of jobs, so that's great. We wanted to just comment, some of your outdoor areas will provide a lot of placemaking to the area, so we're happy about that. Sally in particular wanted to know if the new way-finding signage was going to be in line with MRRA's standards. I'm also in the staff liaison to the bike ped committee. I was hoping that maybe you could talk a little bit about the pedestrian access and bicycle access to the facility for people who may be walking or biking, or employees who may be walking or biking to your facility.

Wendy - Yeah, so the way-finding signage is pretty minimal. We have some signage to show where the trucks should enter, where employees should enter. They're dedicating an employee entrance off of Admiral Fitch, that left side entrance because they want to badge in the employees. So, it'll be gated access. And then the visitors will come in the front door, which is on the right side. Bottom right there. We have approval from MRRA for the building and the signage. It' matches what's out there now which MRRA actually uses as an example of the type of signage that they'd like to see on the campus. So, I believe that the signage will meet all the standards that are required.

For pedestrian and bicycle access, they currently have all the bicycle racks that the ordinance requires. They've already got those in place. They are in the middle along that front walkway at the parking lot. And we're not proposing any changes to the street to enhance bicycle use. There are existing sidewalks along Admiral Fitch and Seahawk. We're repairing those where necessary. Mostly on the Seahawk side. The Admiral Fitch side is in good shape and we're adding some crosswalks at the entrance to make that clear that the sidewalk continues there.We're not really proposing any major changes to the circulation for pedestrians and bicycles, but what is, there seems to be sufficient and does the job, we're just going to tidy it up and make sure that it's clear and visible to anyone who might be using those.

Chrissy - If a bicyclist was coming to the facility, they would go through the gated areas the same way a vehicle traffic would?

Wendy - Yes. I guess that would be a question for Molnlycke operationally. I assume that an employee on a bicycle would come through the gate and need to scan in.

Chrissy - I don't know if there's a way, maybe you could make it a little clearer the pedestrian connections to the public sidewalks on the plan. I think that was something that would be good.

Wendy - There's an existing sidewalk along Admiral Fitch, which is the page South sidewalk. That's all existing sidewalk, it's asphalt. The existing front door, which will remain the front door is at the bottom right corner of the building. So, it's a, there's a sort of a vestibule that juts out. There's a little paved plaza and some landscaping. That's the main entrance. So, that's where anybody walking to the facility would come in. There are a couple of secondary employee entrances existing there. Which I believe they all have to be badged in for those. Those would be accessible to anybody already in the lot. There's no sidewalk on Gerzofsky way, which is the north south on the right side. We're not proposing that's MRRA territory. But the existing entrance is the walkway to the door is right off of that.

Trey - I have a couple comments here. First the existing entrances to the property, the two main entrances, the one Atlantic Ave, and then the one west of there, there are existing driveways with sidewalks. None of those ramps are actually up to ADA standards. So those ramps need to be rebuilt to modern ADA standards.

Wendy - Yes, the chain engineer did mention that when we met with them that he would go out and assess the condition of them and make recommendations as to what we really need to repair. So, we're prepared for that.

Trey - Okay. Most of the sidewalk seems not in great condition, but compliant. I only noticed the ramps were definitely not compliant.

Wendy – Yeah, I noticed that myself actually.

Trey - And then when MRRA did their subdivision to subsume the Pelican Street into this lot, that was to discontinue Pelican Street, I don't believe they followed through with actually discontinuing it. On your plans, you could remove references to Pelican Street, and then I would like to see you close that curb cut at Pelican Street and Admiral Fitch. Close it with curb, gutter, sidewalk, and try to loam some of the pavement.

Matt - I believe you can leave the portion of the road that enters into the bunker though so that can still be accessed.

Trey - It could be accessed through the connection on Seahawk too.

Wendy - Given where the bunker is and coming in from Seahawk, the pavement that's there now would essentially stay because it's almost to the other side of the, that section of Pelican. And really it would be very limited amount that would be removed for that sort of access.

Trey - My main concern was just trying to get rid of that additional curb cut at Pelican Street and Admiral Fitch just because of the limited use that it would see and it was part of the subdivision agreement.

Wendy - Okay. We'll go look into that. I guess partly we would want to analyze a little more Molnlycke's proposed circulation for the trucks because that's going to be their primary truck delivery and pick up entrance. And whether they're going to be circulating through that.

Trey - You have another drive less than 200 feet east of that one. So why do you need two then?

Wendy - Just because it's tractor trailers. I believe the bunker is also being used by somebody who is, I believe, renting it and actually stores materials in there that they have a box truck that needs to access that too. But we'll certainly consider as much as we can removing that, some of that pavement. You mention Pelican Street is being deactivated, but Pelican continues both in both directions away from our site.

Trey – It's only that segment of Pelican was subsumed from its own lot into the greater lot. So, it's no longer in its own right of way easement. Whoever owns this lot owns that segment of what was formerly Pelican Street. It still continues to the South and its own right of way. Lot. So, it's only the section between Admiral Fitch and Seahawk that was discontinued.

Wendy - Okay. So, it would be just essentially a driveway for our lot and not Pelican Street.

Trey – Yeah, its no longer a street per se, it's just your giant driveway.

Wendy – Okay, got it.

Matt - I don't think I had any comments myself that aren't going to be addressed by others. We don't have any comments from the Brunswick Sewer district or from the police department. However, we did get a few comments from our arborist. He had some questions about the street trees and what exactly were going to be staying on site as things move forward. And depending on whether or not those existing street trees on Admiral Fitch remain you may have to supplement some extra new trees into your site plan. If they are staying, he'd like to see four-foot-tall vegetation to diffuse headlights in the parking lot area so that there isn't glare on Admiral Fitch. That would be on the southern property line.

Wendy - Yep. So that, that whole stretch along, along Admiral Fitch is already planted. There are mature trees there, there are shrubs. There are a couple of stormwater basins that are planted. It's pretty full of plants there. We can certainly assess it to make sure we don't need any more, but those were planted when the original building was put in.

Matt - Okay. He also was looking to see if some ornamental street trees could be planted on the west side of the building. I don't know with that now being more of a private driveway than a, than it remaining as Pelican Street. If they would need to follow a street tree standard on that portion of the road?

Julie - Not if it's a driveway.

Matt - So, if Pelican is in fact discontinued and is now a driveway I don't think you'll need to put street trees there. If it does remain as a street, then it will need street trees.

Jimmy – There is the buffer standard. So, I think we would always encourage more landscaping on that side of the development too, just for future uses adjacent.

Matt - Okay. The heavy asphalt driveway coming in from Admiral Fitch. He said it should have a landscape bed at the entrance and at the end of each row of parking stalls. There should also be some landscaping. So, I know there's some areas where that had been done, but it seems like there might be some missing based on his notes.

Wendy - Okay. We'll look into that.

Matt - He'd also like to see on the proposed building - I see that you have street trees and some other vegetation, but he'd also like to see some plantings along the base of the foundation on the north side of the new building. It's just to diffuse the foundation into the landscape there.

Wendy - We won't actually see the concrete the foundation the finished material will go below grade.

Matt - Okay.

Julie - I think we would still require it to break up the building.

Matt - Yeah. We'll require that regardless of the treatment of the building. Alright, I think that's all the comments that Dennis and I had.

Julie - I didn't see a copy of the findings of suitability for transfer (FOST) with the application, and that is something that we would want to see that could be submitted. And we'd also like a copy of any DEP applications and any comments that you might have received from DEP thus far.

Wendy - We have not received any comments yet. It's still under review. We did submit to the town a copy of the DEP submission at the time we made it. You should have that.

Julie - And I wanted to note that we will likely require as a condition of approval that we are provided with a completed copy of the Navy's construction permission request form. And then also as a condition of approval, possibly we may also require a third-party inspector out there to inspect storm water and erosion control measures.

Wendy - Yes. And that's part of our documentation also. We would require that.

Taylor Lund - I did not see a dimensional and density table on the plan that will need to be added. It just detailing setbacks and impervious surface coverage, et cetera.

Wendy - Okay. On the plan somewhere, I don't recall where at this moment, but I'll point that out.

Jim Flood - We had a few comments. Overall, we're very pleased with what you've laid out for the water services. But just to start off, can you confirm that the building will be served by just one domestic and one fire service for including the existing building and the addition?

Wendy - Yes. I don't have the plan in front of me now. It's been a long time since I've looked at it, but yeah, so we're retrofitting the existing fire service so that we can cover the addition. We're putting in a new domestic service down Seahawk to provide service to the addition.

Jim Flood – The two lines going down Seahawk would be a main extension?

Wendy - Yep. That's required by the water district. They put in a new line in Pegasus, which is the street just over to the right. And the existing down Seahawk just doesn't have the pressure.
So, we're required to put in a new main on Seahawk.

Jim Flood - The next item I had was the hydrants along Seahawk. Right now, you show connecting the existing hydrants to the new main, we would like to have new hydrants put in place off the new main. Those existing ones are pretty old and maintaining them is difficult. And similar to what we had the Stark building do we'll want new hydrants to replace those three along Seahawk.

Wendy - Okay. Do you want those to be owned by MRRA? Because I know that the water district is planning to take over some of the water facilities on the campus from MRRA. Do you want MRRA to own those at this point?

Jim Flood - Everything will be owned by MRRA for now. Okay. There's a number of other things MRRA needs to do before we can start taking over mains in that area. At the end of the 12 inch main on Seahawk at the westernmost end we'd like to end that with a 12 inch gate valve just before the two inch blow off.

Wendy – Okay.

Jim Flood - And then the last comment I had, this might be something that we all sit down as a group being the water district, SMRT, Molnlycke and MRRA just to talk about the eight-inch service coming into the building. So, you show it coming off the 12 and then connecting to the existing cast

iron service that kind of loops around the building. We will not want that looping into Mira mains. We're trying to set this up as much as possible for them to hand it over to us. So, looping that into the eight-inch that they have on Gerzofsky wouldn't make sense. So, you're capping it off on the west end of the property. It'll need to be capped at the east end of the property as well, if that makes sense.

Wendy - Okay. Yeah, that's the existing service that you see there, looked around the building. So, the water system as we're showing it now is what the water district gave us to show. So, if we need to revise that we'll want to work with you as you said.

Jim Flood - Yeah. I think you show it as we understand it as well. Where it's coming up, Gerzofsky and then onto Molnlycke's property. Technically it's a main right now. Because it goes all the way around the building and continues. And that main continues on the eastern side into MRRA's system. But this should be kept separate from that. And the reason I say it might make sense to bring MRRA into discussion is I think it makes most sense in terms of long-term planning, that instead of coming down where you show that eight-inch coming off the 12 onto the site, it might make more sense to come down Gerzofsky and then come into your site from the east side as opposed to the north.

Wendy - I think we proposed that originally. And the water district did not want us to do that at the time, but we could certainly revisit it if you prefer.

Jim Flood - Let's loop back after this and set up a time to meet and we can talk it out because I think that'd be good. Just so we're all on the same page. And that is all I had.

Ashley - I would like to see some maps of the natural areas. I know that there's not necessarily a lot but just for consistency's sake especially in proximity, maybe a higher level bird's eye view connecting to Mare Brook or just making sure we have some kind of idea as to where that is in proximity. I do hope that you might consider additional not only sedimentation and erosion control measures, given the legacy pollutants and PFAS contamination out on the base. I would also, ideally like to see more consideration for either a 50 or a hundred-year storm water management. Again, given the nature of the infrastructure there I have in the past, completely unrelated to this project, received complaints and concerns from citizens regarding the oversight on construction projects on the base, and how contaminated sediments aren't necessarily always given the protections that construction plans suggest they will. So, I just wanted to throw that out there. I share that concern. That's not to say that Molnlycke won't do what they say they will. I would just like to see additional commitment given the current state of events that have occurred in recent months.

Wendy - Yes, we concur. We are currently working with the Navy and DEP to come up with a construction plan for the soils and the water. So, we hope to have a pretty comprehensive plan put together and we will certainly copy the town on that.

Ashley - Okay, great. Yeah, and especially when it comes to the storage and how you deal with the soils that are disturbed I would very much like to see some attention to detail there.

Wendy - Yes, we're trying to avoid the stockpiling. And I think we'll be able to do that. The contractor is working on that now.

Ashley - I'll email any other minor comments I have, but those were the main points.

Josh – I'm all set. No questions of comments.

Jimmy - Just to jump in. To piggyback off of Ashley's comments I think we would expect DEP to probably require an environmental media management plan. If they don't, that's probably something we would ask for or recommend.

Wendy - Yeah, so that's what we're putting together now and I just mentioned we've been working with the solid waste person and quite a few people at DEP in various capacities to really cover everything that we might encounter and the best way to deal with it, dispose of it, how to handle it during construction. And we will certainly submit that to the town also so you can see what we're doing.

Matt - Alright. If anybody else has any comments, we can move to public comment. Anybody online?

Christine Foster – I live on Brunswick Landing, and Molnlycke has been a great neighbor so far. I am really concerned about the Superfund investigation for PFAS that is actively ongoing in the project area. And I was just really surprised not to see that directly again, addressed anymore in the permit application materials. So, thank you for bringing it up today in the discussion. Just to emphasize what Ashley was saying about the soil piles, anyone going to Flight Deck or Wild Oats along Admiral Fitch has seen these huge piles. I used to walk from my home to those businesses, but I don't do that anymore because there's so much dust blowing around, usually from those piles. So, anything you can do to prevent a recurrence of that situation would be great. because there are some, the outdoor dining businesses right next door. I'm also wondering during construction if there will be testing of soil and groundwater and could the applicant commit to sharing any PFAS test results for the construction dewatering material? I realized that, there was already ground breaking ceremony for this project, so I'm not sure to what extent there is the ability to make changes, but I would just love to see more details about planning around Superfund and how to make this project safe for everyone. Thank you.

Jimmy - I'm not seeing any other hands raised. I think that's it for public comment.

Molnlycke Health Care

Brunswick Facility Expansion

EXTERIOR AXONOMETRIC

Town of Brunswick, Maine

Major Development Review

December 18, 2025

Project # 24040

Submitted by:
SMRT Architects and Engineers
207.772.3846
smrtinc.com

SMRT

December 18, 2025

Matt James, Land Use Planner
Town of Brunswick | 85 Union Street | Brunswick, Maine 04011

Subject: Molnlycke Health Care Expansion, Major Development Review Application

Dear Mr. James,

On behalf of Molnlycke Health Care, SMRT is pleased to make this Major Development Review Final Plan submission for the proposed expansion of their light manufacturing facility in Brunswick Landing. SMRT has been retained and authorized by the Applicant to perform all work necessary to submit this application. Authorization accompanies this application.

We anticipate the following approvals related to site permitting:

Regulator	Required Approval
Town of Brunswick	Major Development Review
MaineDEP	Site Location of Development Act (SLDA)
Midcoast Regional Redevelopment Authority	Design Review Notice of Approval

The project is currently located within the Growth Industrial (GI) Zone. The Zone will change to GM7 as of December 31, 2025, and this application will reference ordinance requirements for the new Zone.

We look forward to working with you to make this project a success. If you have any questions do not hesitate to contact me.

Sincerely,

Wendy MacDaniels, EI (ME)
Civil Engineer

SMRT Architects & Engineers | 75 Washington Ave., Suite 3A | Portland, ME 04101
p 207.321.3894 | c 207.400.0638 | wmacdaniels@smrtinc.com

Matt James
December 18, 2025

Attachments:

- Application Form
- Agent Authorization Letter
- Location Map
- FIRMette
- MNAP Review Letter
- IFW Approval Letter
- IFW Map
- MHPC Findings Letter
- Existing Truck Circulation
- Proposed Truck Circulation
- Circulation Plan
- BTWD Ability to Serve Letter
- BSD Ability to Serve Letter
- Exterior Lighting Cut Sheet
- Stormwater Management Narrative
- Pollutant Impact Ranking Calculations
- Test Pit Data
- Stormwater inspection and Maintenance Plan
- Pre-development Hydrocad Report
- Pre-development Watershed Plan
- Post-development Hydrocad Report
- Post-development Watershed Plan
- Geotechnical Report
- NRCS Soils Map
- Soils Data
- Solar Study – Equinoxes
- Solar Study – Solstices
- Lease Agreement 2011
- Lease Amendment 2011
- Purchase and Sale Agreement
- SMRT Technical Ability
- Molnlycke Financial Capacity Letter
- Molnlycke Annual Report
- Abutter List

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

- [ ] **Minor Development Review**
- [ ] Major Development Review: **Sketch Plan**
- [x] Major Development Review: **Final Plan**

2. Project Name: Molnlycke Health Care Facility Expansion

3. Project Applicant

Name: Molnlycke Manufacturing US, LLC (Molnlycke Health Care)
Address: 192 Admiral Fitch Avenue
Brunswick, Maine 04011
Phone Number: 207-607-4947
Email: nicholas.darak@molnlycke.com

4. Property Owner (name on deed)

Name: Molnlycke Manufacturing US, LLC
Address: 192 Admiral Fitch Avenue
Brunswick, Maine 04011
Phone Number: 207-607-4900
Email: dino.desanctis@molnlycke.co.

5. Authorized Representative

Name: Melissa Flynn / SMRT, Inc.
Address: 75 Washington Avenue, Suite 3A
Portland, Maine 04101
Phone Number: 978-289-6037
Email: mflynn@smrtinc.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

1. Melissa Flynn, SMRT, 75 Washington Ave, Suite 3A, Portland, ME, Civil Engineer, Maine License #15831
2. Evan Walker, S.W. Cole, 286 Portland Road, Gray, ME, Geotechnical Engineer, Maine License #12847
3. Kenneth Costello, SMRT, 75 Washington Ave, Suite 3A, Portland, ME, Landscape Architect, Maine License #5058
4. Kevin Clark, Sitelines, 119 Purinton Road, Brunswick, ME, Land Surveyor, Maine License #2245

7. Physical location of property: 192 Admiral Fitch Avenue, Brunswick, Maine

8. Lot Size: 9.92 acres

9. Zoning District: GI - Growth Industrial (current); GM7 - Growth Mixed-Use (per recent zoning change)

10. Overlay Zoning District(s): N/A

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? If property owner is an organization, what is the applicant's affiliation?

The applicant leases Lot 16 from the Midcoast Regional Redevelopment Authority and will close on Lot 16B on January 31, 2026.

The applicant has operated a manufacturing facility on the two lots since 2013.

12. Assessor's Tax Map 40 Lot Number 294, 294-1 of subject property.

13. Brief description of proposed use/subdivision: The applicant operates a light manufacturing facility and is proposing to expand operations.

14. Describe specific physical improvements to be done: The applicant proposes to expand their manufacturing facility with a 78,000 square foot addition and expanded parking, pedestrian and vehicle circulation, stormwater management systems, and extended utilities.

Property Owner Signature: Jake Levesque Date: 12-18-25

Property Owner Name Printed:
Jake Levesque - Director of Innovation and Development

Applicant Signature: DRDeSanctis Date: 12-18-25

Applicant Name & Title Printed:
Dino R. DeSanctis-Finance Director Molnlycke Manufacturing US, LLC

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Minor	Staff
General	Application form and fee	X		
	Name of development	X		
	Existing zoning district and overlay designations	X		
	Location map (Project property and surrounding area for context)	X		
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X		
	Documentation of Right, Title and Interest	X		
	Draft performance guarantee or conditional agreement	X		
	Disclosure of permits required (federal, state, local); if permit has been granted or application submitted, provide a copy	X		
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected	X		
	Narrative including Chapter 4 development standards and any applicable overlay standards and how they are being addressed	X		
	Written response to all Staff Review Committee comments received	P		
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X		
	A survey submitted by a professional land surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors. Surveys must be stamped for final plan approval.	X		
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments on the property identified as existing or proposed.	X		
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	X		
	Existing easements associated with the development	N/A		
	Existing locations of sidewalks	X		
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A		
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A		
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X		
	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	X		
	Topography with contour intervals of not more than two (2) feet	X		
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	N/A		
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and Water Conservation District. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	X		

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Minor	Staff
Infrastructure - Proposed	Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	N/A		
	Proposed easements associated with the development	N/A		
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section 4.5.4	X		
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	X		
	Proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	X		
	Proposed locations, widths and profiles of sidewalks	X		
	Locations, dimensions, and number of proposed vehicular and bicycle parking spaces, including proposed shared parking arrangement if applicable.	X		
	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X		
	Storm water management plan for the proposed project prepared by a professional engineer	X		
	The size and proposed location of water supply and sewage disposal systems	X		
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	X		
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	X		
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site			
	Reference to special conditions stipulated by the Review Authority	P		
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	N/A		
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	N/A		
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X		
	Disclosures of any required permits. If a permit has been granted or an application for one submitted, provide a copy of the permit application.	X		
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	N/A		
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	X		

REQUIREMENTS FOR FINAL PLAN & MINOR DEVELOPMENT REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Minor	Staff
Proposed Development Plan	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards [Cooks Corner or Village Review]	X		
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems			
	Traffic: A trip generation report			
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	X		
	Number of lots if a subdivision	N/A		
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	N/A		
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X		
	Any additional studies required by the Review Authority	P		

Mölnlycke®

August 20, 2025

Re: **Agent Authorization**
Mölnlycke Manufacturing Brunswick Landing Expansion
Brunswick, ME

To whom it may concern:

Mölnlycke Manufacturing US, LLC (the "Company") is in the process of expanding is current factory (the "Site") located in the state of Maine, Cumberland County, on Admiral Fitch Avenue, Brunswick, ME. On behalf of the Company, I hereby authorize SMRT Architects and Engineers (the "Architect") to assist as agent for the purpose of obtaining permits and approvals related to the expansion of the Site. This authorization is effective as of the date of this correspondence and will remain valid until revoked in writing.

If you have any questions or if I can be of any further assistance, please contact me.

Best Regards,

Chris Biddle
General Manager
Mölnlycke Manufacturing US, LLC
cbiddle@molnlycke.com

Property Development Standards

Background:

The existing Mölnlycke Health Care production and warehouse facility sits on a 5.94-acre parcel on the Brunswick Landing campus, formerly the Brunswick Naval Air Station, in Brunswick, Maine. The property is currently within Brunswick's Growth Industry Zoning District (GI) (Map 040, Lots 294-000 (Lot 16) and 294-001 (Lot 16B)). A zoning change is being undertaken that will result in the property falling within the Growth-Mixed Use 7 (GM7) zone. The zoning change is expected to take effect on December 31, 2025 The proposed development will comply with all applicable standards of Chapter 4 of the Brunswick Zoning Ordinance and align with the GM7 designation. Section 3.2 of the ordinance, Growth Area Permitted Use Table, indicates Class II Industrial uses are permitted within GM7. Dimensional standards per Section 4.2.3, Growth Area Dimensional and Density Standards, are shown below:

Space & Bulk Standard	Requirement	Proposed (Lots 16 and 16b)
Minimum Lot Size (sf)	7,000	432,115
Minimum Lot Width (ft)	n/a	553
Front Setback (ft)	0	94
Rear Setback (ft)	0	21
Side Setback (ft)	0	61
Maximum Impervious Surface (%)	100	71
Minimum Building Height (ft)	24	21.5
Maximum Building Height (ft)	50	42
Maximum Building Footprint per Structure (sf)	n/a	n/a

The Town is currently assessing the minimum building height requirement and expects to revise this standard in early 2026. The Town is considering an average height standard to compare required and proposed minimums. This change would raise the proposed minimum height to 32 feet, meeting the minimum requirement.

The existing parcel, Lot 16 (5.94 acres), is surrounded by Seahawk Avenue to the northwest, Gerzofsky Way to the northeast, Admiral Fitch Drive to the southeast, and an adjacent parcel, Lot 16B (3.98 acres), to the southwest. See **Attachment 1 f**or location map. The Midcoast Regional Redevelopment Authority (MRRA) currently owns both lots. Molnlycke currently leases Lot 16 and intends to purchase Lot 16B in January of 2026. Lot 16B includes a portion of Pelican Street, which will become private access for the expanded property. Pelican Street west and southeast of the site will remain a public way.

The existing facility, entirely on Lot 16, comprises a 63,786 square foot (SF) building with four truck loading docks and an enclosed at-grade loading area (2 bays), both with paved truck access from Seahawk Avenue. The facility was constructed between 2011 and 2013. The main entrance faces Gerzofsky Way. An employee parking lot is southeast of the building, with primary access via Gerzofsky Way and secondary access via Admiral Fitch Avenue through an unstriped pavement area west of the lot. The finished floor elevation is 75.50 feet. Survey was conducted using horizontal datum NAD83 and vertical datum NAVD88.

The remainder of Lot 16B holds the remnants of a parking lot, concrete slabs, abandoned steam lines, and underground utilities, some of which served an unused 1,585 SF building (Naval Building 647) located approximately 150 feet southwest of the existing facility. An earth-covered bunker surrounded by chain link fence sits in the southwest corner of Lot 16B, at the intersection of Pelican Street and Admiral Fitch Avenue. The bunker has historical significance for the U. S. Navy and will remain undisturbed.

Due to the history of the site, it is believed that unknown buried structures and materials may be found during site preparation. A Finding of Suitability to Transfer (FOST) was prepared by the Department of the Navy in July of 2011 to report on soil conditions for potential reuse sites. The original building site was covered by the report and referred to as EDC-2. A second FOST was prepared in March of 2014 which includes the remaining portion of the current site (EDC-15 and EDC-35). The later FOST noted that liquid storage tanks existed on the site at the time of Naval operations and Naval Building 647 was used for the handling and disposal of pesticides.

Natural and Historic Areas:

The site is predominantly flat. Grade rises from the base of the existing bunker southwest to the northeast corner of the site approximately 2 feet, with entry door grades built up to meet the finished floor elevation. The site is in an area of minimal flood hazard. See **Attachment 2,** FEMA FIRMette.

No natural resources are found on the site. On-site soils generally consist of a surficial layer of topsoil over uncontrolled fill. The uncontrolled fill is loose to medium dense sand with varying portions of silt, gravel, cobbles, organics, and rubble including concrete, rebar, pipe, wire, bricks, glass, plastic, and other debris. It is believed that varying depths of uncontrolled fill may be found, given the former usage of the site. Testing revealed uncontrolled fill about 5 feet thick at the test sites.

Below the uncontrolled fill, the test sites contained layers of buried topsoil and organics. Ten to 35 feet below these top layers are glacial outwash sands, glaciomarine silty clay, silty sand, and clayey silt. Refusal surfaces were met at depths ranging from 42 to 103 feet below finished surface. The soil series is generally Adams, with areas of soils that do not match a best-fit soil series. The Geotechnical Report, prepared by S.W. Cole and dated September 9, 2025, is included with the Stormwater Report.

The site is subject to Navy regulations regarding soil disposal. Soil will be retained on-site to the extent possible. Procedures for off-site soil disposal will be followed, including soil testing and disposal in specialized landfills. Coordination with the Navy is currently underway to ensure waste soil is handled correctly.

Long-term groundwater information is not available. Saturated soils were found in the tested areas at depths ranging from 9 to 10 feet below grade. Groundwater likely becomes perched in the uncontrolled fill. No groundwater extraction is proposed for the project.

Determinations have been made by the Maine Department of Agriculture, Conservation & Forestry, the Department of Inland Fisheries & Wildlife, and the Maine Historic Preservation Commission that no regulated natural or historic areas exist on site. Determination letters from each agency are included as **Attachments 3 through 6.**

Property Development:

The development will be constructed in accordance with the Maine Department of Environmental Protection' s Best Management Practices. Erosion and sediment control measures are shown on sheets CE001, CE101, and CE501 in the drawing set.

General Layout

Mölnlycke's aim for the project is to expand and diversify their production. To that end, the firm is adding a new production foam line, expanding warehouse space, and furthering sustainability goals. The proposed addition (77,952 SF) will connect to the existing building at the westernmost loading dock. The addition will run parallel along Seahawk Avenue toward Pelican Street and will include four new loading bays on the southeast wall and a new administrative space at the south wall of the existing building. Floor plans are included in the drawing set.

Vehicle Circulation and Parking

The existing parking lot, located east of the existing building and parallel to Admiral Fitch Avenue, has 106 striped parking spaces and approximately 34,000 SF of unstriped asphalt in poor condition. There are 5 ADA spaces and 4 EV spaces in proximity to the main building entrance. West of the building along Seahawk Avenue are loading docks and a paved truck yard of approximately 20,000 SF. Truck deliveries currently average 5 trucks per day, Monday through Friday, typically between 7 am and 5 pm. Existing circulation patterns are shown in **Attachment 7.**

First shift employee traffic typically peaks between 5 am and 6 am. The shift change occurs at 3 pm and second shift leaves the facility at 1 am. Office personnel are typically on site between 7 am and 5 pm. Currently, approximately 95 staff are on site at first shift and approximately 165 are on site across all shifts. Projected employee traffic is 109 staff for first shift and an additional 56 at shift change. The Owner is preparing for future growth and projects 205 employees at peak operations.

The passenger vehicle parking lot entrances will be provided with new vehicle control gates. The primary entrance on Gerzofsky Way will have motion-activated gate arms for visitor-only access. The existing secondary entrance on Gerzofsky Way will be designated employee-only exiting with a motion-activated gate. Three existing parking spaces near Gerzofsky Way will be striped to accommodate the control gates. The main employee entrance will be at the Admiral Fitch curb-cut, with badge entry access and motion-activated exiting. The new control gates will be connected to the building's access control system to manage passenger car access to parking lots.

The easterly parking lot will be expanded to accommodate 98 additional spaces for a total of 204 spaces. An additional 8 spaces will be provided to the southeast of the building addition. This number covers the Town of Brunswick parking requirements and the Owner's need for more employee and visitor parking. The existing unassigned pavement at the southeast corner of the lot will be reconstructed to make room for the new parking and expand westerly toward the addition. The existing curb-cut at Admiral Fitch Avenue will be reconstructed to provide access to the lot and provide circulation for trucks accessing the new loading docks.

A paved truck yard will span the new loading-dock area and include a curb-cut on Pelican Street. Projected truck traffic increases are minimal. An average of 1 additional truck per day for the first 3 years and 2 additional trucks per day in 5 years is expected. Peak truck delivery is expected to add 5 trucks per day for a total of 10 trucks per day 7 years after the start of operations. Proposed truck circulation (arrival and departure) is shown in **Attachments 8a** and **8b.** General circulation patterns are demonstrated in **Attachment 8c**, Circulation Plan.

Trip Generation

As noted in this narrative, the proposed expansion includes additional warehouse and production space. The facility is currently staffed in two shifts with a total employee count of 165. The proposed expansion increases the staff by 40 employees for a total employee count of 205.

The following existing and trip generation estimates are based on the Institute of Traffic Engineers (ITE) Trip Generation Manual, 12th Edition (August 2025).

Trip Generation Estimate

	Existing	Proposed	Change
# Employees	165	205	**40**
AM Peak Hour Trips	59	74	**15**
PM Peak Hour Trips	61	76	**15**
Daily Trips	441	547	**106**

The total daily trips to the site increased by 106 trips. There is an increase of 15 trips in the morning peak hour and 15 trips in the evening peak hour. The additional 15 trips in the AM and PM Peak Hours should not have a significant impact on the adjacent roadway network and does not trigger a Traffic Movement Permit.

Pedestrian Access and Amenities

Foot traffic can access the site from sidewalks on Seahawk Avenue and Admiral Fitch Avenue. Pelican Street and Gerzofsky Way have no sidewalks. The sidewalks will be assessed by the Town Engineer to determine if they meet current standards. Sidewalk repair is required where new utilities cross into Seahawk Avenue and to provide ADA access at the Admiral Fitch curb-cut. If stipulated by the Town Engineer, both sidewalks abutting the properties will be reconstructed.

Landscaped plaza areas are located at the southeast corner of the existing building, near the main entrance on Gerzofsky Way. Two ribbon-style bicycle racks that can accommodate 22 bicycles are next to a secondary building entrance on the southwest end of the parking lot. The existing bicycle racks meet the ordinance requirement and will remain in place.

A 9,800 square foot outdoor wellness and gathering space for employee use will be provided on the southeast side of the building, near the expanded parking area. Improvements will include hardscape

paving, seating, shade structures, trash receptacles and other portable recreation amenities. The area will include landscaping to enhance user experience and to screen the area from the parking lot.

The facility's trash compactor will be relocated to the south end of the addition, with paved truck access from Pelican Street.

Utilities

Existing utility locations will be field-verified prior to the start of construction. Underground utilities that serve off-site uses run across the site and will require rerouting to maintain service. Rerouting will require trenching in Seahawk Avenue and Pelican Street.

Domestic Water: An 8" domestic water service crosses Gerzofsky Way, runs across the existing loading area along the west face of the building, and runs west across adjacent Lot 16B. This service appears to serve other sites. A 4" tee from this service enters the existing building at the northeast corner. New domestic water connections will be needed for toilet rooms in the addition. New service will connect to a new 12" main in Seahawk Avenue. The new main will connect to an existing 8" main in Pegasus Street to the north of the site. An authorization letter from the Brunswick and Topsham Water District is included as **Attachment 9.**

Fire Service: A 10" high-pressure line enters the northeast corner of the existing building from a high-pressure fire service in Seahawk Avenue. Hydrants are located at the southwest corner of adjacent Lot 16B, near the existing loading dock off Seahawk Avenue, and across Seahawk Avenue near a public parking area. The existing 10" fire service will be retrofitted to accommodate the addition. A new pump house will connect to the existing fire service. The service will be disconnected from the high-pressure main and connected to the new 12" main in Seahawk Avenue.

Sanitary Sewer: A 6" sanitary service exits the existing building to Gerzofsky Way. Naval Building 647 is served by a 36" sanitary line running to Pelican Street and further to the west. This service is not currently active. Sanitary service is also located in Seahawk Avenue and once served previously removed buildings. A Brunswick Naval Air Station utility map indicates sanitary is available in Pelican Street and connected to the Seahawk Avenue system. Existing sanitary sewer infrastructure is located on the west side of Admiral Fitch Avenue but has been taken out of service. Piping is filled with concrete.

A new 6" sanitary sewer service will exit at the utility room in the northwest corner of the addition and connect to existing service in Seahawk Avenue. The system will need to be extended to the existing manhole further west on Seahawk. A second 6" sanitary service will exit the addition at the south wall and connect to a new manhole in Pelican Street. New piping will connect to the system in Seahawk Avenue. New toilet rooms are being added at the southeast corner adjacent to the addition. A new 6" service will exit the addition on the east wall and connect to existing 6" service in Gerzofsky Way. See **Attachment 10** for an authorization letter from the Brunswick Sewer District.

Electrical Service: Underground service enters the site from a utility pole on the east corner of Gerzofsky Way and Seahawk Avenue. A generator and transformer are located east of the existing building. A new electrical service will be connected to the existing service in Seahawk Avenue. A new transformer and a new generator will be located to the west of the proposed addition. A mobile generator docking station will be mounted on the west side of the building.

Lighting: The existing parking lot is lit by poles in the lot islands. Power is connected to an electrical box on the south wall of the existing building. New light poles will be required in the extended parking lot. The addition will include wall-pack lighting at doorways and as needed around the perimeter. Exterior lighting fixtures will match existing fixtures. A light fixture cut sheet is included as **Attachment 11**.

Communications: Communications conduit enters the existing building at the southwest corner and runs from the south side of Admiral Fitch Avenue. No new communications connections are proposed.

Steam and Unknown Underground Lines: Abandoned steam lines are located west of the existing building. The survey and previous site plans note the existence of unknown underground piping within the proposed development area. All steam service will be removed or abandoned in place.

Gas: A gas line from the south and crossing Admiral Fitch Avenue enters the site and connects to Naval Building 647. This service will be abandoned and removed or left in place as necessary. A gas line runs along Gerzofsky Way and enters the existing facility in the northeast corner of the building. No new gas service is proposed.

Stormwater

The site has an extensive stormwater piping system, crossing the site from Gerzofsky Way to Pelican Street and beyond. Piping that runs along the north and west sides of the existing building drains to Atlantic Avenue, segments of Pelican Street and Seahawk Avenue, the loading dock area, and the existing roof. The piping is 18" reinforced concrete pipe (RCP). This piping system connects in Orion Street. Several drain manholes and catch basins connect the pipes within the system. Underdrained bioretention cells are located to the north of the truck yard and between the parking lot and Admiral Fitch Avenue. Seahawk Avenue runoff is collected near the Seahawk Avenue curb-cut and enters the site via piping to a series of structures. The system crosses the site north to south, veering east around Naval Building 647, and southerly to Pelican Street. The existing building roof outlets directly into the municipal system. The stormwater outfall for the Brunswick Landing area including the site is approximately 2,500 feet south, off Orion Street.

Stormwater management standards will be implemented to address additional impervious areas (building addition, pavements, etc.). New pavement and roof runoff will be directed to underground storage systems below the new pavement and to new bioretention cells. These treatment features will address the stormwater quality and quantity requirements.

The existing stormwater system that crosses the property will be rerouted into Seahawk Avenue and Pelican Street and reconnect to the existing system which outlets west from Pelican Street. See the attached Stormwater Report and associated documents for stormwater design.

Stormwater storage and treatment measures are designed to meet the Chapter 500 rules of Maine DEP's Stormwater Management Law. **Attachments 12a through 14c** detail the stormwater design.

Landscaping

Mature plantings associated with the existing building and bioretention cells are located primarily on the perimeter of the site on Gerzofsky Way, Admiral Fitch Avenue, and along northwest portion of Seahawk Avenue All will remain in place. Tree removal will be limited to the groupings of arborvitae on Lot 16B.

The planting design for the new building addition is intended to complement the architecture and associated hardscape elements while creating a cohesive and welcoming environment. The design emphasizes sensitivity to the surrounding context by minimizing visual impacts on abutting properties and preserving existing vegetation wherever possible.

The planting strategy incorporates a mix of native species that provide seasonal interest, ecological benefits, and long-term sustainability. Street trees and parking lot plantings feature medium to large canopy trees to offer shade, reduce heat island effects, and enhance the pedestrian experience. Around the employee patio and adjacent open spaces, the design introduces a variety of ornamental shrubs, perennials, and groundcovers to create a comfortable and visually appealing setting for outdoor use throughout the year.

Screening plantings are strategically placed to soften views of mechanical and electrical equipment, ensuring functional areas remain unobtrusive. All plant selections are chosen for their adaptability to local conditions, durability, and contribution to biodiversity. The overall planting design reflects a balance between aesthetics, environmental stewardship, and the operational needs of the facility.

Architectural Compatibility:

The building design follows MRRA guidelines and is compatible with the existing Molnlycke facility. MRRA review is currently underway. New signage will include wayfinding signs located in the parking lot and at the new loading dock entrance. A 147 SF building-mounted sign is proposed for the southeast corner of the addition. Permits for signage will be requested as needed.

Sustainability:

Several sustainability measures will be implemented in the project.

1. The roof and wall assemblies exceed the code's minimum R-values by greater than 133%.
2. Extensive solar energy generation will lessen the impact on the regional electric grid.
3. Low energy mechanical systems with high efficiency heat recovery from process loads will be installed. The systems will precondition and optimize HVAC performance.

Attachments 15a and **15b** demonstrate solar effects for fall and spring equinoxes and solstices.

Construction Plan:

Anticipated construction start for the building addition and associated site improvements is June of 2026. The work will be done in one phase with anticipated occupancy in early August of 2028. Final paving is expected in Spring of 2027. The existing facility will remain operational during construction. Utility relocation within Seahawk Avenue will be coordinated with MRRA to limit traffic disruption.

Proposed Construction Schedule:

- Site Work / Utilities — June 2026 – January 2027
  - Enabling/Mobilization/Erosion Control — June 2026
  - Rerouting water line work — July 2026
  - New electrical work — September 2026
  - New fire / domestic water line work — July 2026 – August 2026
  - New sanitary work — August 2026
  - New storm drainage work — August 2026 – October 2026
  - Site Finishes / Paving — February 2027– May 2027
- Foundations / Underground MEP / Slab on Grade — June 2026 – November 2026
- Superstructure / Slab on Deck — August 2026 – December 2026
- Building Envelope — August 2026 – February 2027
- Interior Work / Commissioning — December 2026 – October 2027

Financial and Technical Capacity / Right, Title, and Interest:

The applicant has adequate financial and technical capacity to meet Chapter 4, Property Development Standards. See **Attachments 16a through 19** for financial, technical, and right, title, and interest documentation. **Attachment 20** lists abutters within a 300-foot radius of the property.

Drawings:

The following drawings are included with this application:

GI001	COVER SHEET
C-001	SITE NOTES & LEGENDS
	LEASE RETRACEMENT & TOPOGRAPHIC SURVEY
C-100	CONTEXT PLAN
CD101	EXISTING CONDITIONS & DEMOLITION PLAN
CP101	SITE LAYOUT PLAN
CP501	SITE LAYOUT DETAILS
CP502	SITE LAYOUT DETAILS
CE001	EROSION & SEDIMENT CONTROL NOTES
CE101	EROSION & SEDIMENT CONTROL PLAN
CE501	EROSION & SEDIMENT CONTROL DETAILS
CG101	GRADING & DRAINAGE PLAN
CG102	SPOT GRADE PLAN
CG501	GRADING & DRAINAGE DETAILS
CG502	GRADING & DRAINAGE DETAILS
CG503	GRADING & DRAINAGE DETAILS
CG504	GRADING & DRAINAGE DETAILS
CG505	GRADING & DRAINAGE DETAILS
CG601	DRAINAGE SCHEDULES

CU101	UTILITY PLAN
CG102	WATER MAIN PLAN
CU501	UTILITY DETAILS
LP101	PLANTING & LANDSCAPING PLAN
LP501	PLANTING DETAILS, NOTES, & SCHEDULE
ES101	ELECTRICAL SITE PLAN
A101	FLOOR PLAN – LEVEL 1
A102	FLOOR PLAN – LEVEL 2
A150	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A800	RENDERINGS

Regulatory Requirements:

Midcoast Regional Redevelopment Authority (MRRA) - Property within Brunswick Landing is administered by MRRA. Development must meet MRRA design guidelines in addition to the Town of Brunswick requirements. Submission was made to MRRA on December 4, 2025. Upon acceptance of the submission, MRRA will issue a Notice of Approval. The Notice will be submitted to the Town upon receipt.

Town of Brunswick - The proposed building addition and site improvements will require a Major Development Review and Planning Board approval.

Maine Department of Environmental Protection (MaineDEP) - Properties that create more than 3 acres of impervious surface must obtain a Site Location of Development Act (SLDA) permit. MRRA currently holds SLDA permit #L-20116-26-O-B covering Lot 16 (2010) and amended in 2012 (#L-20116-26-W-M). The current permit will be amended via a Major Amendment. Submission was made to MaineDEP on October 31, 2025.

ATTACHMENT 1

LOCATION MAP

Molnlycke Health Care - Brunswick Landing

Brunswick, Maine

DECEMBER 2025

SMRT

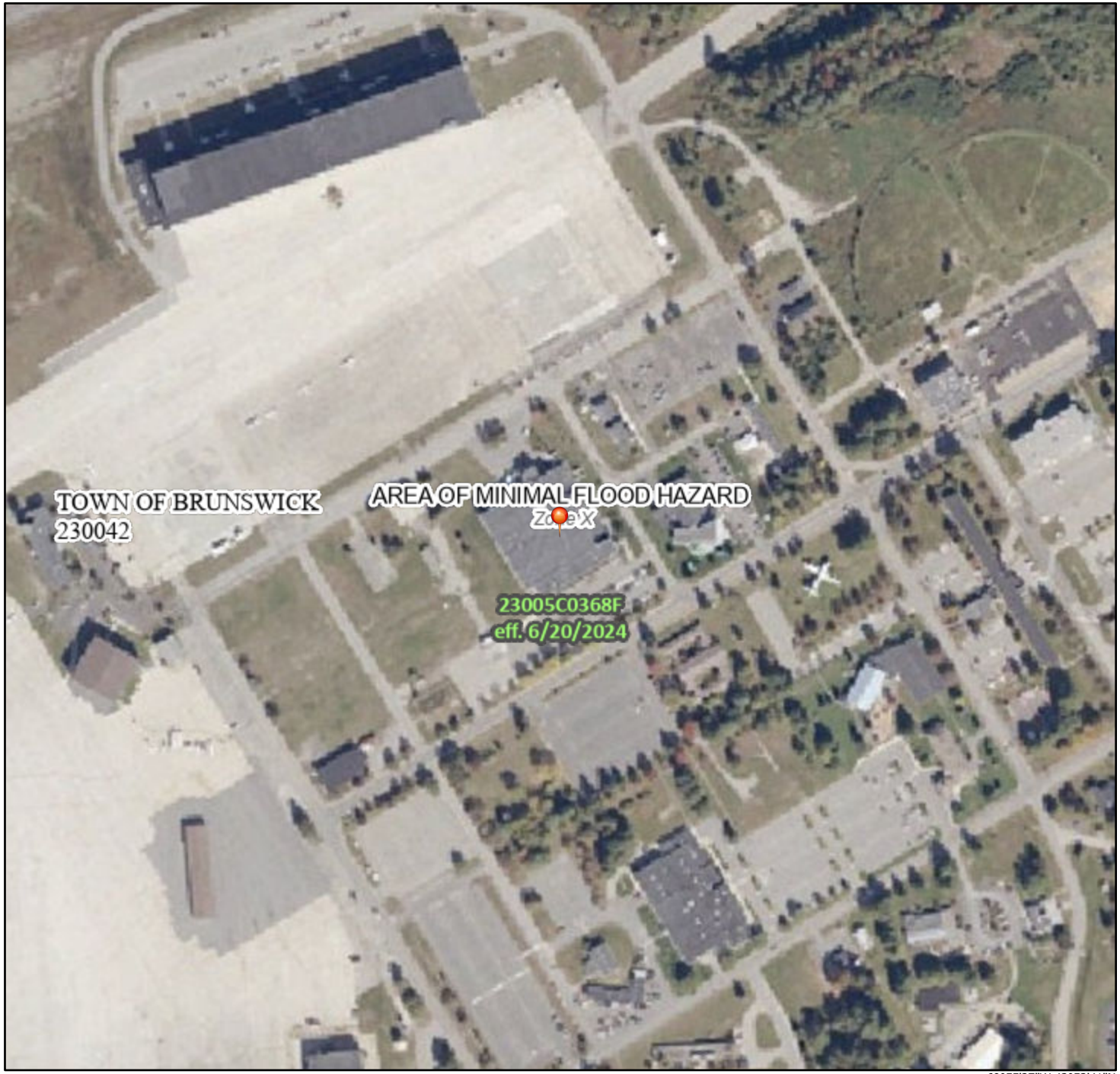
Architecture • Engineering • Planning

ATTACHMENT 2

National Flood Hazard Layer FIRMette

FEMA

69°56'4"W 43°54'7"N



69°55'27"W 43°53'41"N

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

1:6,000

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, A99*
- 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
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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 12/16/2025 at 1:59 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.

ATTACHMENTS 3, 4, 5, AND 6

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

August 5, 2025

Wendy MacDaniels
SMRT Architects and Engineers
75 Washington Avenue
Suite 3A
Portland, Maine 04101

Via email: WMACDANIELS@smrtinc.com

Re: Rare and exemplary botanical features in proximity to: #24040, Molnlycke Health Care, Facility Expansion, 192 Admiral Fitch Ave, Brunswick, Maine

Dear Wendy MacDaniels:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received August 1, 2025 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Brunswick, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING

PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Abby Stepanauskas

Abby Stepanauskas | Ecologist | Maine Natural Areas Program
207-287-8048 | abby.stepanauskas@maine.gov

JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
353 WATER STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

JUDITH CAMUSO
COMMISSIONER

September 19, 2025

Wendy MacDaniels
SMRT, Inc.
75 Wshington Avenue, Suite 3A
Portland, ME 04101

RE: Information Request - 192 Admiral Fitch Avenue, Expansion, Brunswick Project ID 9404-10911

Dear Wendy:

Per your request received on **August 12, 2025**, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information sources for known locations of Endangered, Threatened, and Special Concern (Rare) species; designated Essential and Significant Wildlife Habitats; inland fisheries and aquatic habitats; and other protected natural resource concerns within the vicinity of the ***192 Admiral Fitch Avenue, Expansion, Brunswick*** project, pursuant to MDIFW's authority. MDIFW understands the project proposes construction of a 94,151 square foot commercial building with associated parking, landscaping, and utility infrastructure.

Our Department has not mapped any Essential Habitats, Significant Wildlife Habitats, inland fish habitat, or Endangered, Threatened, or Special Concern Species that would be affected by this project.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource and regulatory agencies including the Maine Natural Areas Program and the Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance. For information on federally listed species, contact the U.S. Fish and Wildlife Service's Maine Field Office (207-469-7300, mainefieldoffice@fws.gov).

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

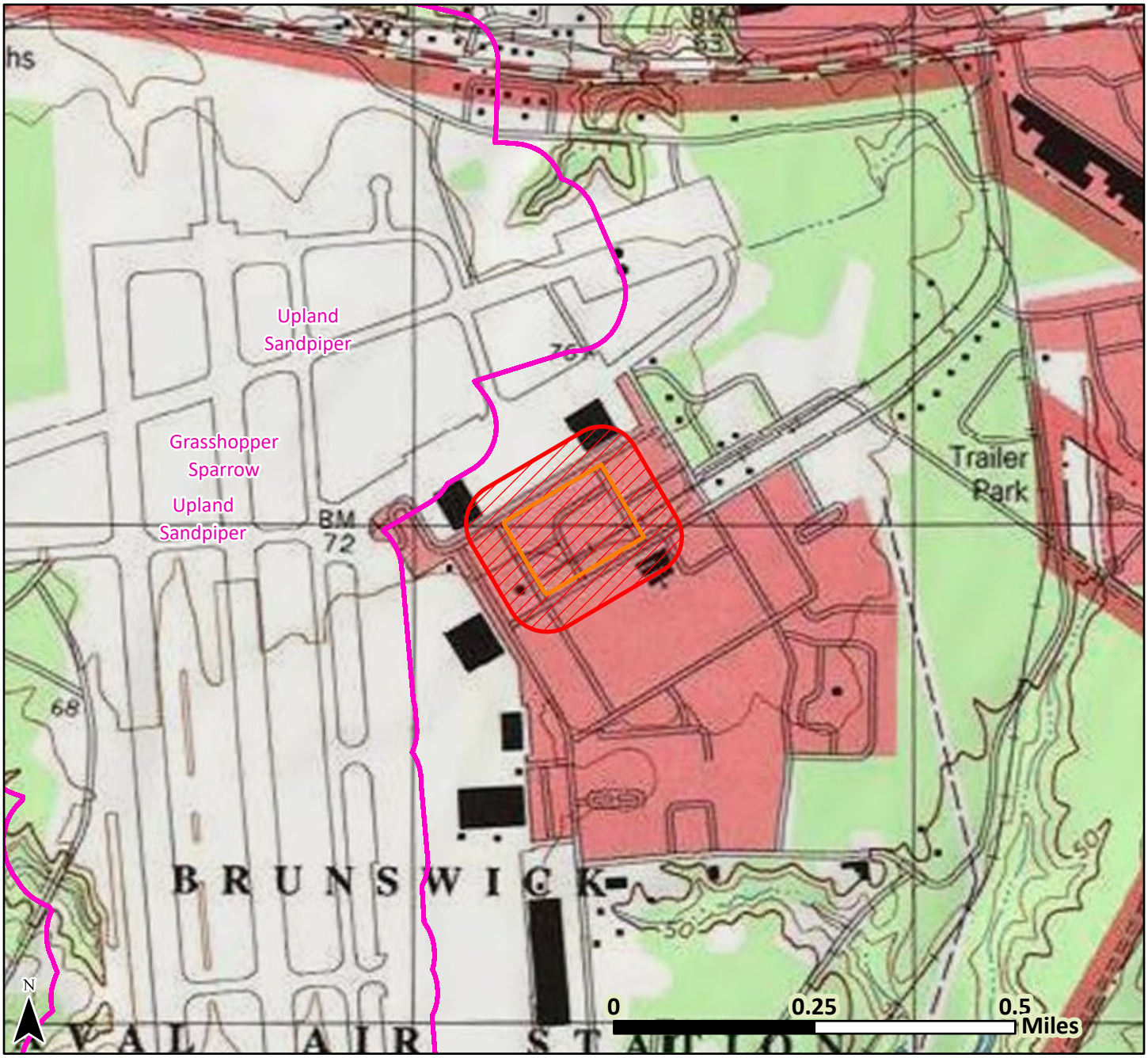
Best regards,

Andrew J. Wood
Environmental Review Coordinator

Maine Department of Inland Fisheries and Wildlife
Project Area Review of Fish and Wildlife Observations and Priority Habitats

192 Admiral Fitch Avenue, Expansion, Brunswick

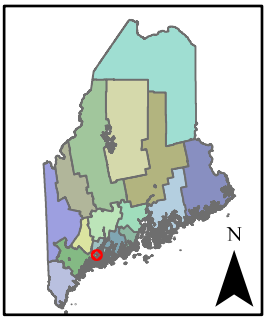
Project ID 9404, Version ID 10911



Legend only lists resources visible in the map; see response letter for all resources that were evaluated.

- County Boundary
- Township Boundary
- Project Footprint
- Search Area
- E, T, & SC Species

Date: 8/18/2025
UTM Zone 19N, NAD83



This map contains sensitive information - do not distribute it beyond the project applicant, consultant, or the permitting agency.

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

August 18, 2025

Ms. Wendy MacDaniels
SMRT Architects and Engineers
75 Washington Ave
Suite 3A
Portland, ME 04101

Project: MHPC #1361-25 Molnlycke Health Care; 192 Admiral Fitch Ave
Expand Production Facility

Town: Brunswick, ME

Dear Ms. MacDaniels:

In response to your recent request, I have reviewed the information received August 1, 2025 to initiate consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

Based on the information submitted, I have concluded that the proposed undertaking will have **no adverse effect** upon historic properties (architectural or archaeological), as defined by Section 106.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

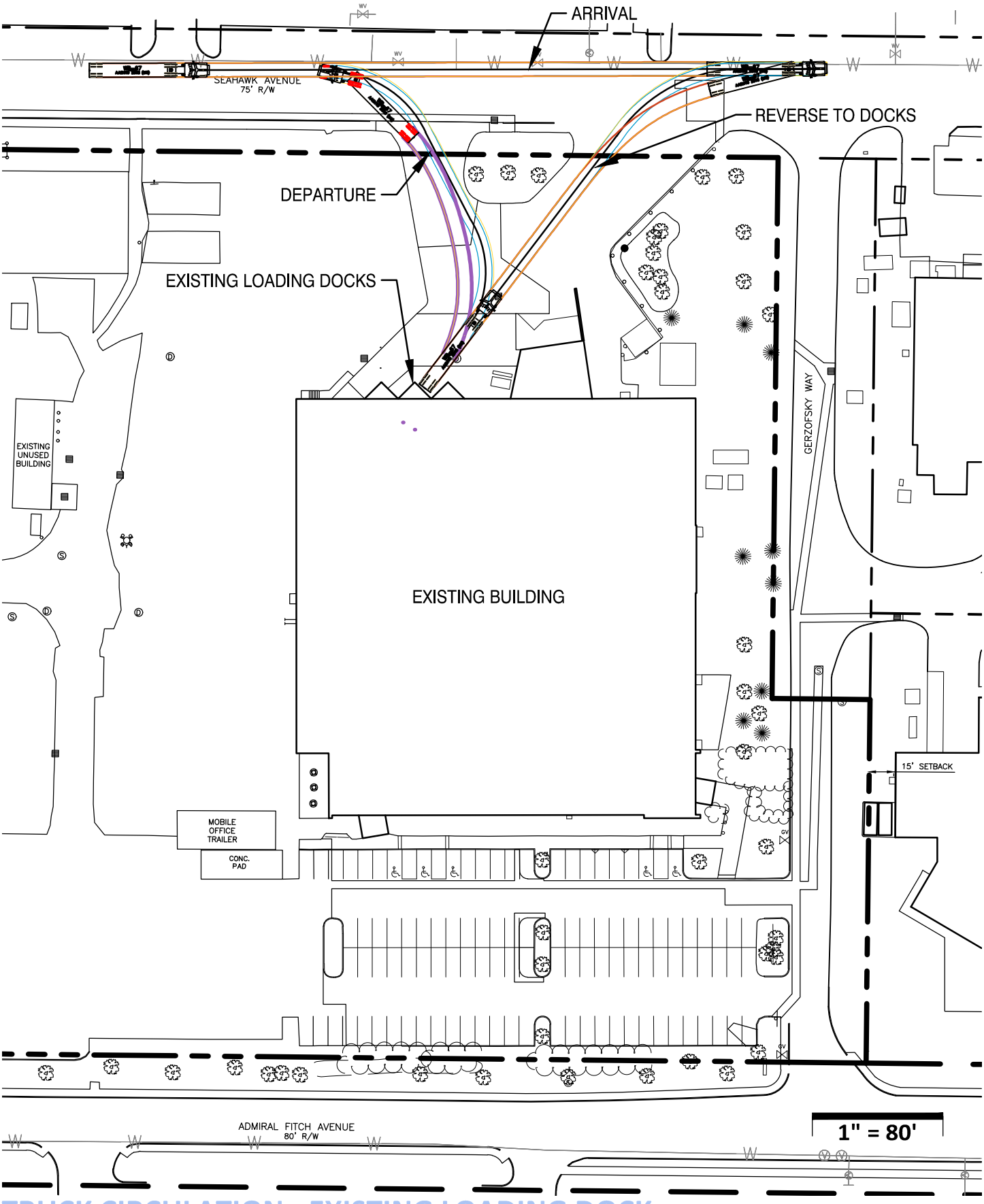
Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

PHONE: (207) 287-2132 FAX: (207) 287-2335

ATTACHMENT 7

Exhibit 1a



TRUCK CIRCULATION - EXISTING LOADING DOCK

Molnlycke Health Care - Brunswick Landing

Brunswick, Maine

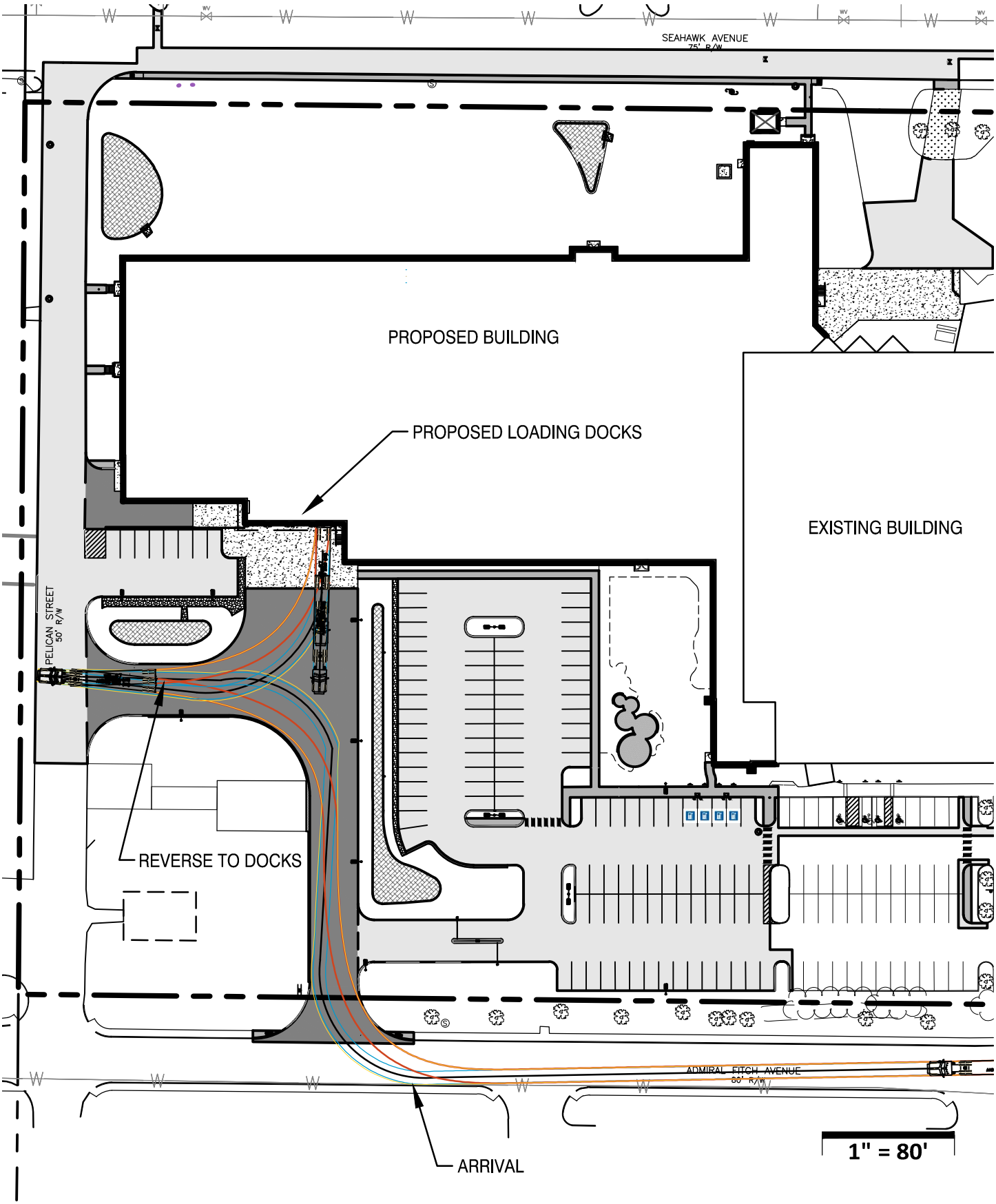
DECEMBER 2025

SMRT

Architecture • Engineering • Planning

ATTACHMENTS 8a, 8b, and 8c

Exhibit 1b



TRUCK CIRCULATION - PROPOSED ARRIVAL

Molnlycke Health Care - Brunswick Landing

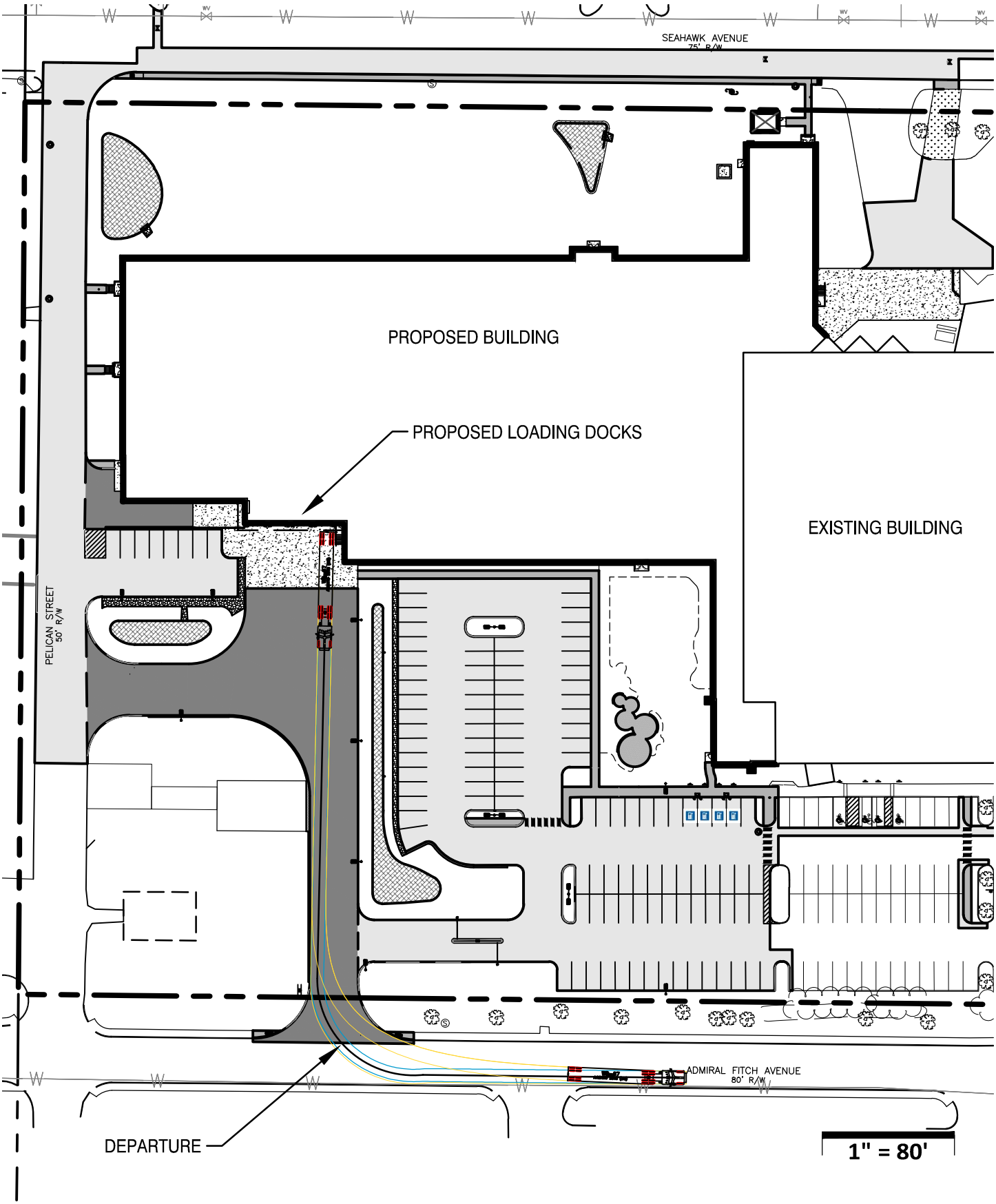
Brunswick, Maine

DECEMBER 2025

SMRT

Architecture • Engineering • Planning

Exhibit 1b



TRUCK CIRCULATION - PROPOSED DEPARTURE

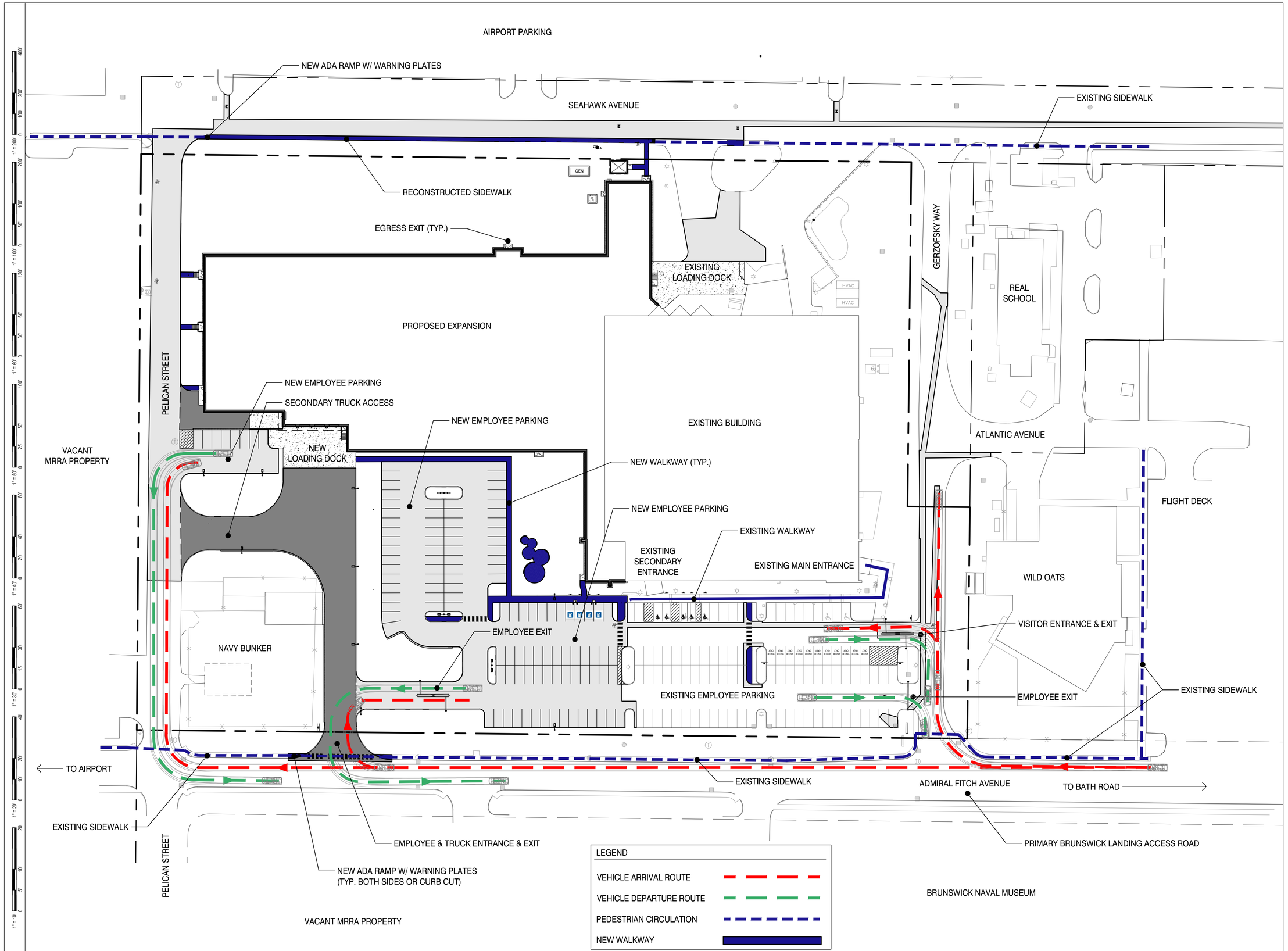
Molnlycke Health Care - Brunswick Landing

Brunswick, Maine

DECEMBER 2025

SMRT

Architecture • Engineering • Planning



Mölnlycke®

MOLNLYCKE

BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine

SMRT

SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101

1.877.700.7678
www.smrtinc.com

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In Association With

TRUE NORTH

STATE OF MAINE
MELISSA ANN FLYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

#	REVISION	DATE
0	MAJOR DEVELOPMENT REVIEW	12-18-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

CIRCULATION PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR

SCALE:	1" = 40'	DESIGNED BY:	WSM
SMRT PROJECT #:	24040	DRAWN BY:	WSM

8a

NOT FOR CONSTRUCTION

ATTACHMENT 9

BRUNSWICK & TOPSHAM
WATER DISTRICT
PO Box 489
Topsham, Maine 04086
Telephone (207) 729-9956
Fax (207) 725-6470

Craig W. Douglas, PE
General Manager

T.C. Schofield, PE
District Engineer

Daniel O. Knowles, CPA
Director of Finance and
Data Management Systems

Joshua S. Cobb, PE
Director of Operations

October 6, 2025

Wendy MacDaniels, EI
SMRT Architects and Engineers
75 Washington Ave
Portland, ME 04101

Transmitted Via email: wmacdaniels@smrtinc.com

RE: Molnlycke Expansion, 192 Admiral Fitch Ave, Brunswick

Dear Ms. MacDaniels:

This letter is to inform you that the District has the ability to serve the referenced project, and will provide service in accordance with Maine Public Utilities Commission and Brunswick & Topsham Water District Rules and Regulations. This project can be served by a new 12-inch main extension along Seahawk Ave from the existing 8-inch DI water main in Pegasus Street. A new 10-inch fire service and 6-inch domestic service can be installed from this main. The fire and domestic services currently serving the building will need to be connected to the new fire and domestic services to be installed by either connecting to the new main in Seahawk Ave or through connections inside the building as MRRA works to reduce the size of their water system.

The following documents can be found on our website (http://btwater.org/apply-water-main-extension.aspx) and are included in a main extension project:

1. Procedures for Water Main Extensions
2. Application for Water Main Extension
3. Main Extension Design Guidelines
4. Sample Water Main Easement Form
5. Water Main Material Specifications
6. Water Main Extension Details

We require the customer, or their representative, to provide us with peak flow data in gallons per minute for all domestic services, this will allow us to properly size the service line and water meter. If a fire sprinkler system is required, a sprinkler system designer should specify the size of the fire service.

Please keep us informed as this project progresses. If you have any questions, please call.

Yours truly,

T.C. Schofield

T.C. Schofield, PE
District Engineer

ATTACHMENT 10

BRUNSWICK SEWER DISTRICT brunswicksewer.org
10 PINE TREE ROAD facebook.com/brunswicksewer
BRUNSWICK, ME 04011 info@brunswicksewer.org
(207) 729-0148

December 4, 2025

Wendy MacDaniels, EI
Civil Engineer
SMRT Architects and Engineers
75 Washington Ave
Portland, ME 04101

RE: 192 Admiral Fitch Ave, Brunswick, ME

Dear Ms. MacDaniels;

This letter is in response to your request for willingness and capacity to serve regarding the Proposed Molnlycke Expansion, 192 Admiral Fitch Avenue in Brunswick, Maine.

I have reviewed the material provided and conclude that the **Brunswick Sewer District (BSD) has both the willingness and capacity to serve the proposed project.**

The project will be subject to the District's entrance charge program. An entrance permit must be secured, and the entrance charge paid. Based on the information you provided, the entrance fee is $3000 per flow unit for a total of $54291.43 if this is paid before the end of 2025 the new rate is set to go up to January 1, 2026. Please note an entrance permit must be obtained and the fee paid prior to any additional flow entering the public sewer.

The following conditions apply to construction:

1. All sewer-related construction will be performed to District standards. 2. All sewer construction will comply with provisions of the Maine Plumbing Code. 3. Design and construction of project sanitary sewers will exclude all non-sanitary ground, surface, foundation drain, floor drain, sump pump, and roof drain waters. 4. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Jennifer Nicholson
Assistant General Manager

ATTACHMENT 11

D-Series Size 0
LED Area Luminaire

Catalog Number

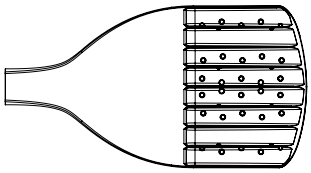
Notes

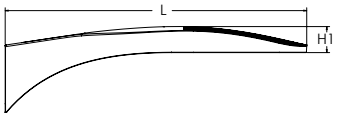
Type

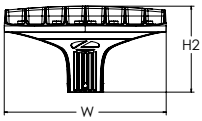
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)







Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series

DSX0 LED

LEDs

Forward optics

P1	P5
P2	P6
P3	P7
P4	

Rotated optics

P10 [1]	P12 [1]
P11 [1]	P13 [1]

Color temperature [2]

(this section 70CRI only)	
30K	3000K
40K	4000K
50K	5000K
27K	2700K
30K	3000K
35K	3500K
40K	4000K
50K	5000K

Color Rendering Index [2]

70CRI
70CRI
70CRI
80CRI
80CRI
80CRI
80CRI
80CRI

Distribution

AFR	Automotive front row
T1S	Type I short
T2M	Type II medium
T3M	Type III medium
T3LG	Type III low glare [3]
T4M	Type IV medium
T4LG	Type IV low glare [3]
TFTM	Forward throw medium
T5M	Type V medium
T5LG	Type V low glare
T5W	Type V wide
BLC3	Type III backlight control [3]
BLC4	Type IV backlight control [3]
LCCO	Left corner cutoff [3]
RCCO	Right corner cutoff [3]

Voltage

MVOLT	(120V-277V) [4]
HVOLT	(347V-480V) [5,6]
XVOLT	(277V-480V) [7,8]
120	[16, 24]
208	[16, 24]
240	[16, 24]
277	[16, 24]
347	[16, 24]
480	[16, 24]

Mounting

Shipped included

SPA	Square pole mounting (#8 drilling, 3.5" min. SQ pole)
RPA	Round pole mounting (#8 drilling, 3" min. RND pole)
SPA5	Square pole mounting (#5 drilling. 3" min. SQ pole) [9]
RPA5	Round pole mounting (#5 drilling, 3" min. RND pole) [9]
SPA8N	Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
WBA	Wall bracket [10]
MA	Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options

Shipped installed

NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. [11, 12, 18, 19]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [13, 18, 19]
PER	NEMA twist-lock receptacle only (controls ordered separate) [14]
PER5	Five-pin receptacle only (controls ordered separate) [14, 19]
PER7	Seven-pin receptacle only (controls ordered separate) [14, 19]
FAO	Field adjustable output [15, 19]
BL30	Bi-level switched dimming, 30% [16, 19]
BL50	Bi-level switched dimming, 50% [16, 19]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]

Other options

Shipped installed

HS	Houseside shield (black finish standard) [20]
L90	Left rotated optics [1]
R90	Right rotated optics [1]
CCE	Coastal Construction [21]
HA	50°C ambient operation [22]
BAA	Buy America(n) Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V) [24]
DF	Double fuse (208, 240, 480V) [24]

Shipped separately

EGSR	External Glare Shield (reversible, field install required, matches housing finish)
BSDB	Bird Spikes (field install required)

Finish *(required)*

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

Ordering Information

Accessories

Ordered and shipped separately.

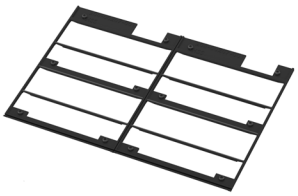
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK	Shorting cap [23]
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

1 Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3 T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6 HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
7 XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8 XVOLT not available in packages P1, P2, or P10. XVOLT not available with fusing (SF or DF). XVOLT also not available in packages P3, P4, P5, P7, P11, P13 when combined with NLTAIR2 PIRHN or PIR.
9 SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10 WBA cannot be combined with Type 5 distributions plus photocell (PER).
11 NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
12 NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
13 PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT.PIR not available with P1 using MVOLT.
14 PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15 FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
16 BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
18 Reference Motion Sensor Default Settings table on page 4 to see functionality.
19 Reference Controls Options table on page 4.
20 Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 CCE option not available with option BS and EGSR. Contact Technical Support for availability.
22 Option HA not available with performance packages P6, P7, P12 and P13.
23 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
24 Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories

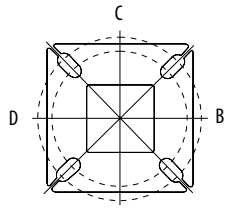
External Glare Shield (EGSR)

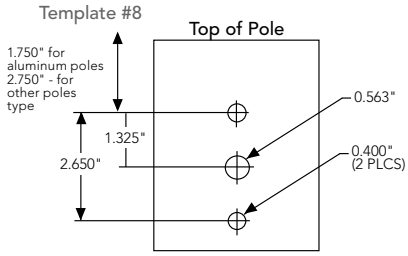


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Phototcell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

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Performance Data

Lumen Output

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Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
P6	137W	40	1050	T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
				T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
P7	171W	40	1300	T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
				T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

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Performance Data

Lumen Output

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Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

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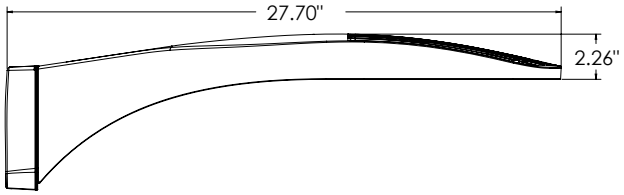
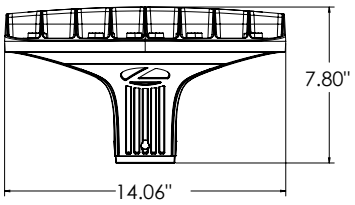
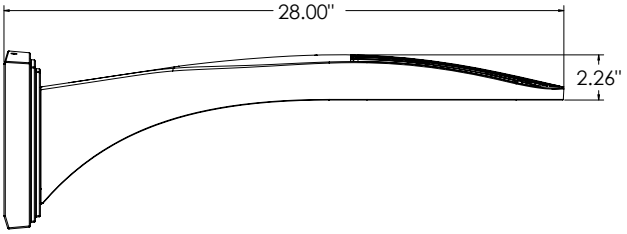
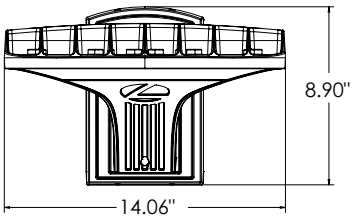
Dimensions



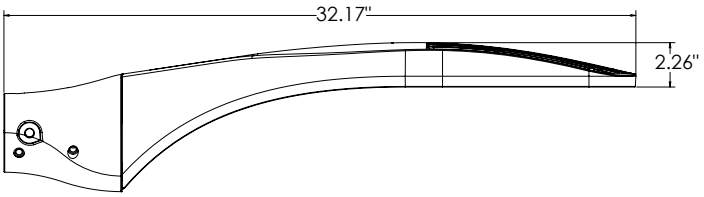


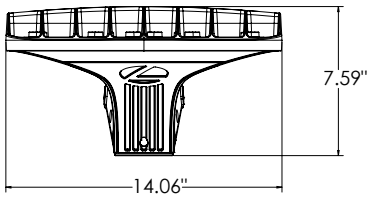
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs





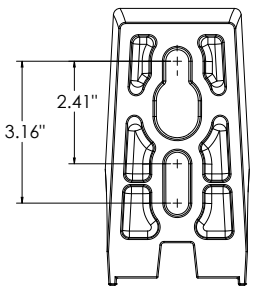
DSX0 with WBA mount
Weight: 27 lb



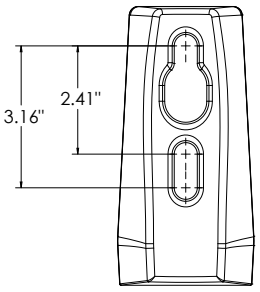


DSX0 with MA mount
Weight: 28 lbs

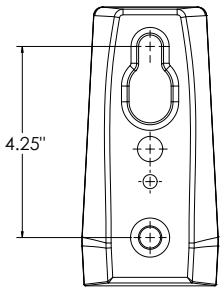
SPA (STANDARD ARM)



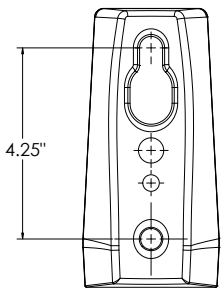
RPA



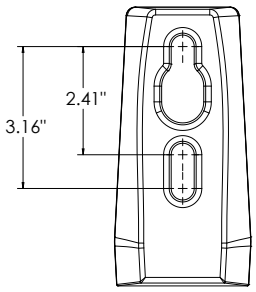
SPA5



RPA5



SPA8N



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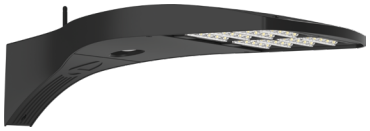
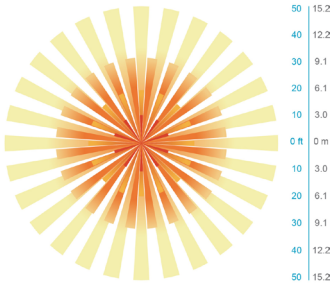
nLight Control - Sensor Coverage and Settings

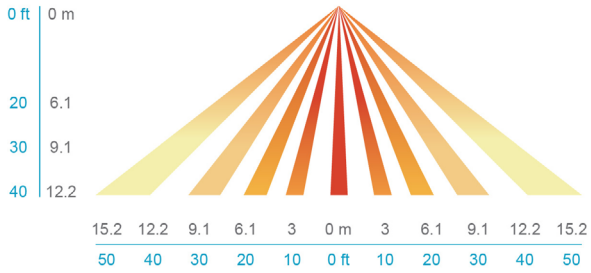
nLight Sensor Coverage Pattern

NLTAIR2 PIRHN





Top



Side

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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ATTACHMENTS 12a, 12b, 12c, 12d

13a, 13b, 13c, 13d

14a, 14b, 14c

Introduction

SMRT, Inc. was retained to assist Molnlycke Health Care (Applicant) for the design and permitting for the construction of an approximately 77,952 square foot (SF) addition to their existing facility located at 192 Admiral Fitch Avenue in Brunswick, Maine. The property consists of Lots 16 and 16B and sections of Pelican Street and Gerzofsky Way. An existing 61,675 SF building and associated access drives, parking areas, utilities, and stormwater facilities make up the current development.
This Stormwater Management Report assesses both pre-development and post-development peak runoff rates and stormwater treatment practices for the project in accordance with Maine Department of Environmental Protection, the Town of Brunswick, and the Midcoast Regional Redevelopment Authority regulations.

Methodology

The stormwater runoff analysis has been undertaken using the HydroCAD Stormwater Modeling System software (version 10.20-7a) developed by Applied Microcomputer Systems of Chocorua, New Hampshire. The program is based upon the TR-20 computer program and the TR-55 tabular method, both of which are based on approaches developed by the USDA Soil Conservation Service. The analysis was undertaken for the 2-, 10-, and 25 precipitation frequencies for Cumberland County. Twenty-four-hour storms with a Type III distribution are the basis for the analysis.

All stormwater drainage piping and treatment Best Management Practices (BMPs) have been sized for a 25-year, 24-hour storm. Copies of the pre- and post-development HydroCAD reports are included in Appendices C and D.

24-Hour Rainfall Depths for Brunswick, Maine at Design Storm Frequencies

The NOAA Atlas 14, Volume 10, Version 3 – Precipitation Frequency Data was used to determine the rainfall depths for the design storms.

	2-Year	10-Year	25-Year
Rainfall Depth	3.16	4.81	5.84

Permitting History and Requirements

Previous development, begun in 2010 and completed in 2013, was subject to amendment of an existing Site Location of Development Act (SLDA) which encompasses the areas of the former Brunswick Naval Air Station then owned by the Midcoast Regional Redevelopment Authority (MRRA). Permit #L-20116-26-O-B was issued in December of 2010 for the original manufacturing facility as a Minor Amendment to MRRA's permit.

Adherence to SLDA is determined by the Town of Brunswick, which has been granted Site Capacity by the MaineDEP. Brunswick does not have Stormwater Capacity, therefore MaineDEP will review stormwater design and issue a Maine Construction General Permit. Brunswick will provide a Development Review permit in addition to the SLDA.

Pre-Development Conditions

The existing Molnlycke production and warehouse facility sites on a 5.94-acre parcel on the campus of Brunswick Landing (Lot 16). Brunswick Landing is the former Brunswick Naval Air Station. Molnlycke has acquired 3.98-acre Lot 16B. west and adjacent to their current lot. The combined lot includes portions of Pelican Street and Gerzofsky Way, campus streets west and east of the lot, respectively. Navy-era

buildings and structures have been removed from Lot 16B, with the exception of Building 694, used by the Navy for pesticide storage but now unused. Campus utility infrastructure crosses the lot and foundation and pavement remnants can be found in the northwest quadrant of the lot. A grass-covered bunker is located in the southwest corner of the lot and will remain undisturbed.

As determined by soil testing log included in the application, the site consists of "Adams soils" with fill over the top. The underlying hydrologic soil group is HSG A as noted on the soil log.

The site is generally flat and drains to a series of catch basins, ultimately flowing south and west to an outfall approximately 2,500 feet south of the property. A 1,350 SF underdrained bioretention cell is located north of the existing production facility.

The project is located in the Mare Brook watershed, which is classified by the MaineDEP as an Urban Impaired Stream.

Stormwater peak runoff flow rates from the site for 2-, 10-, and 25-year storm events were analyzed and are summarized in Table 1 in the Stormwater Quantity section of this report. Pre-development HydroCAD calculations and Sheet C-120- Pre-Development Watershed Plan are included with this application.

The site was analyzed at three design points:

- DP-1 at the existing storm drain system which outlets to the west of the project site at Pelican Street.
- DP-2 at existing storm drain system which outlets at the southwest corner of the project site at the intersection of Pelican Street and Admiral Finch Avenue.
- DP-3 at the existing storm drain system which outlets at the southeast corner of the project site along Admiral Finch Avenue.

Post-Development Conditions

The proposed project includes the construction of a 77,952 SF addition west of the existing building, reconstructed and expanded parking areas, new and relocated utilities, and stormwater collection and treatment systems.

Stormwater runoff will be collected and treated by four (4) bioretention areas and three (3) subsurface R-Tank storage systems.

Stormwater peak runoff flow rates from the site for 2-, 10-, and 25-year storm events were analyzed at the same design points and are summarized in Table 1 in the Stormwater Quantity section of this report. Post-development HydroCAD calculations and Sheet C-121- Post-Development Watershed Plan are included with this application.

Redevelopment Requirement

The proposed project improvements fall under the Redevelopment Applicable Standard (4)(C)(2)(d). See application for eligible area, area treated, and treatment provided. The Applicant has completed the required Pollutant Impact Ranking Calculation and the table has been included with the application.

Based on the calculations, the project is required to provide 60% treatment of the Developed Area.

Stormwater Quantity

The project is required to meet Maine DEP Chapter 500 flooding standard for the 2-, 10-, and 25-year storm events. Stormwater detention is provided by three (3) Ferguson R-Tank underground storage systems (RT-1, RT-2, and Rt-3) and four (4) bioretention filter cells (BR-1, BR-2, BR-3, and BR-4).

The BMPs have been sized to attenuate the peak flow rates leaving the site for the 2-, 10-, and 25-events as much as possible. Table 1 below summarizes the peak flow rates at the analysis points.

Table 1

Analysis Point	Design Storm Event Return Period - Peak Flow (cfs)								
	2-Year			10-Year			25-Year		
	Pre	Post	Δ	Pre	Post	Δ	Pre	Post	Δ
DP-1	4.52	4.72	**0.20**	7.24	7.48	**0.24**	9.67	9.27	**-0.40**
DP-2	3.17	3.07	**-0.10**	5.68	5.33	**-0.35**	7.41	6.64	**-0.77**
DP-3	1.73	1.95	**0.22**	3.48	4.13	**0.65**	4.63	5.62	**0.99**

As shown in Table 1, the peak runoff rates for DP-2 are reduced from the pre-development runoff rates at all the design storms. Reducing the flows at DP-1 and DP-3 to below pre-development peak runoff rates is not practical at all the design storms. The post-development 25-year design storm for DP-1 is reduced from the pre-development condition.

The design team attempted to reduce the peak flows for the remaining design storms at DP-1 and DP-3, but it was not feasible, due to several existing site constraints:

- DP-1: The design team has maximized the treatment features collecting the runoff directed to DP-1. As shown in the HydroCAD report (and in the table below), the flows leaving BR-1, BR-2, BR-4, and RT-1 are minimal at the 2-year and 10-year storms and the flow from the existing roof (SC-P5) is the peak flow that is overpowering these rates.

Table 2

Design Storm	Peak Flow (cfs) at each node				
	BR-1	BR-2	BR-4	RT-1	SC-P5
2-year	0.11	0.16	0.04	0.05	4.50
10-year	0.11	0.27	0.04	0.05	6.90

- DP-3: In the pre-development condition, a large storm drain trunk line (18”) transversed this lot. This storm drain conveyed runoff from the east side of the Molnlycke site to the downstream outlet west of the site. Due to the shallow pitch of this drain line, it is not feasible to reroute the pipe north within Seahawk Avenue; therefore, the storm drain needs to be rerouted to the system to the south within Admiral Fitch Avenue (DP-3). The project does not propose any improvements on this side of the property and there is no available area to provide a stormwater best management practice (BMP). The areas within subcatchments SC-P6, P8, and P9 are unchanged from the pre- to post-development condition. Due to this rerouting and to limit disturbance on this portion of the property, it is not feasible to further reduce the runoff collected from these areas.

Despite minimal increases at DP-1 and DP-3, the design team does not anticipate any adverse impact on downgradient systems due to the proposed development.

Stormwater Quality

The project has been designed to meet the Maine DEP Chapter 500 Redevelopment treatment standards. As a Redevelopment project, the required water quality volume is calculated at 1" for impervious area and 0.4" for landscaped areas. See calculation in Table 3.

Table 3

		Treatment Depth (ft)	Water Quality Volume (cf)
Total Landscaped Area	126,074	0.033	4,160
Total Impervious Area	119,628	0.083	9,929
Total Treatment Required			**14,090**

The proposed BMPs will collect and treat the required Water Quality Volume. See Table 4 below for water quality volume treated by each BMP.

Table 4

BMP	Volume Treated (cf)	Description of Treatment
BR-1	5,334	Soil filter/gravel volume
BR-2	1,826	Soil filter/gravel volume
BR-3	3,600	Soil filter/gravel volume
BR-4	1,340	Soil filter/gravel volume
RT-1	1,717	Treatment rows: 5 x 15
RT-2	611	Treatment rows: 6 x 8
RT-3	577	Treatment rows: 2 x 8
Total Treatment Provided	**15,005**	

The required WQV is 14,090 cf and the proposed project provides 15,005 cf; therefore, the WQV requirement is met.

Erosion Control

BMPs such as stabilized construction entrances, siltation fence, erosion control mix berms, rip rap pipe inlet and outlet protection, erosion control blanket, mulch, and permanent seeding will be used to prevent erosion and downstream migration of sediment during construction. The locations of temporary and permanent erosion and sediment control measures, as well as notes and details are shown in the drawing set.

Inspection and Maintenance

The Applicant will be responsible for maintaining the stormwater BMPs for the project. An Inspection and Maintenance Plan has been included with this application.

Conclusion

The stormwater management for this project includes multiple stormwater BMP treatment systems to control both quantity and quality of the stormwater runoff. The HydroCAD calculations show that the peak runoff rates at the post-development conditions are less than the peak runoff rates under pre-development conditions for the 2-, 10-, and 25- year storm events at DP-2. As explained in this narrative, while there are slight increases at the 2-year and 10-year storm at DP-1 and slight increases at the design storms at DP-3, the design team believes there will be no adverse impacts to downstream receiving waterbodies.

Supporting Data and Calculations

The following material has been uploaded to the Maine Enterprise Licensing System (MELS) along with this narrative:

- Inspection and Maintenance Plan for Stormwater Management Facilities
- Sheet C-120- Pre-Development Watershed Map
- Sheet C-121- Post-Development Watershed Map
- Pre-Development HydroCAD Report
- Post-Development HydroCAD Report
- Pollutant Impact Ranking Calculation
- Soils Log by Sebago Technics (8/1/25)

Pollutant Impact Ranking Calculations 9/22/2025

Molnlycke Brunswick Expansion

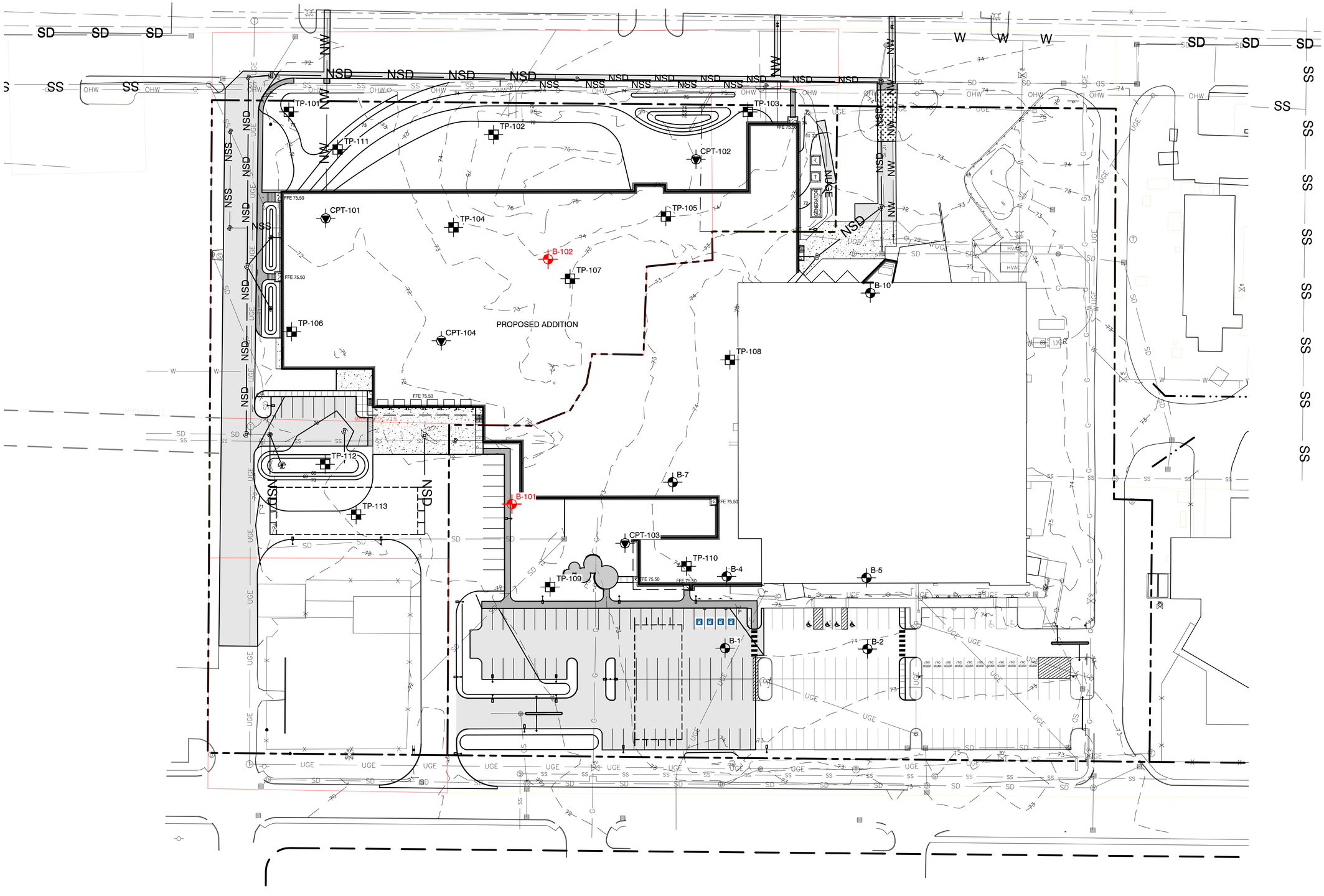
SMRT Project No: 24040

Existing Conditions

Land Use	Pollutant Ranking (PR)	Land Use Area (sf)	Land Use Area (ac)	Impact Weighted Average (PR x ac)
Roads where idling may occur	5	12,140	0.279	1.393
High use parking lots	5	0	0.000	0.000
Other roads	4	0	0.000	0.000
Medium use parking lots	4	0	0.000	0.000
Other parking lots and driveways	3	67,241	1.544	4.631
Flat asphalt rooftops	3	0	0.000	0.000
Roofs on industrial facility	3	1,793	0.041	0.123
Other rooftops	2	1,425	0.033	0.065
Bikeways	2	0	0.000	0.000
Grassed areas mowed more than twice per year	2	154,524	3.547	7.095
Walkways/foot traffic only pavement	2	9,681	0.222	0.444
Non-grass landscaped areas	1	723	0.017	0.017
Stormwater treatment/storage systems	1	0	0.000	0.000
Forest	0	0	0.000	0.000
Meadow mowed no more than twice per year	0	0	0.000	0.000
	Total Acreage =	**246,102**	**5.682**	**13.769**
	Existing Impact rating =			**0.000056**
	Impervious (ac) =		2.118	
	% Impervious (ac) =		37.28%	

Proposed Conditions

Land Use	Pollutant Ranking (PR)	Land Use Area (sf)	Land Use Area (ac)	Impact Weighted Average (PR x ac)
Roads where idling may occur	5	12,133	0.279	0.056
High use parking lots	5	0	0.000	0.000
Other roads	4	0	0.000	0.000
Medium use parking lots	4	70,074	1.609	0.402
Other parking lots and driveways	3	0	0.000	0.000
Flat asphalt rooftops	3	0	0.000	0.000
Roofs on industrial facility	3	78,473	1.801	0.600
Other rooftops	2	0	0.000	0.000
Bikeways	2	0	0.000	0.000
Grassed areas mowed more than twice per year	2	61,323	1.408	0.704
Walkways/foot traffic only pavement	2	2,845	0.065	0.033
Non-grass landscaped areas	1	8,497	0.195	0.195
Stormwater treatment/storage systems	1	12,757	0.293	0.293
Forest	0	0	0.000	0.000
Meadow mowed no more than twice per year	0	0	0.000	0.000
	Total Acreage =	**246,102**	**5.650**	**2.283**
	Proposed Impact rating =			**0.404063**
	Proposed - Existing Impact Rating =			**0.404007**
	Treatment Level =			**60%**
	Impervious (ac) =		3.754	
	% Impervious (ac) =		66.45%	



LEGEND:

- APPROXIMATE CONE PENETRATION TEST LOCATION
- APPROXIMATE TEST PIT LOCATION
- APPROXIMATE HISTORICAL BORING LOCATION
- PROPOSED BORING LOCATION

NOTES:

1. EXPLORATION LOCATION PLAN WAS PREPARED FROM A 1"=30' SCALE PLAN OF THE SITE TITLED "MOLNLYCKE ADDITION SCHEMATIC SITE PLAN," PREPARED BY SMRT, DATED 08/4/2025.
2. THE TEST PITS WERE LOCATED IN THE FIELD BY MEASUREMENTS FROM EXISTING SITE FEATURES.
3. THE CONE PENETRATION TESTS WERE PERFORMED UNDER THE DIRECTION OF S. W. COLE ENGINEERING, INC. ON DECEMBER 20, 2024.
4. BORINGS B-1, B-2, B-4, B-5, B-7 AND B-10 WERE PERFORMED UNDER THE DIRECTION OF SUMMIT GEOENGINEERING SERVICES IN DECEMBER 2010.
5. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S. W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT.
6. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.

0 40 80 Feet

NO.	DATE	DESCRIPTION	BY
1	02/05/2025	INTERIM SUBMISSION - ADD TEST PITS AND PROPOSED BORINGS	CEM
0	02/05/2025	REPORT SUBMISSION	CEM

S.W.COLE ENGINEERING, INC.

SMRT

EXPLORATION LOCATION PLAN

PROPOSED MOLNLYCKE EXPANSION
192 ADMIRAL FITCH AVENUE
BRUNSWICK, MAINE

Job No.: 24-2370 Scale: 1" = 40'
Date : 02/05/2025 Sheet: 1

R:\2024\24-2370\CAD\Drawings\24-2370 ELP Rev1.dwg, 8/8/2025 1:19:22 PM, CEM, S. W. Cole Engineering, Inc.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-101

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 6.5
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.5 Light brown, gravelly SAND, some silt, with rebar, concrete blocks and rubble, pipe, (FILL)					
		3.0 Buried Relic Topsoil and Organics					
		4.0 Gray-brown to orange-brown, silty SAND					
5							

Bottom of Exploration at 6.5 feet

TEST PIT TP-102

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 75' +/- **COMPLETION DEPTH (FT):** 5.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.5 Light brown, silty fine SAND					
5							

Bottom of Exploration at 5.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-103

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 74' +/- **COMPLETION DEPTH (FT):** 4.5
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.4 Dark brown,SAND, some silt, some gravel, with occasional cobbles (FILL)					
		2.5 Light brown, silty fine SAND					
		4.0 Very dense / Cemented, dark rust-brown, silty SAND					

Bottom of Exploration at 4.5 feet

TEST PIT TP-104

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 73' +/- **COMPLETION DEPTH (FT):** 5.3
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.9 Brown, silty SAND, with roots, bricks (FILL)					
		2.0 Buried Relic Topsoil and Organics					
		2.5 Light orange-brown, silty fine SAND, trace gravel					
5							

Bottom of Exploration at 5.25 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT 24-2370.GPJ SWCE TEMPLATE.GDT 8/8/25

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-105

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 74' +/- **COMPLETION DEPTH (FT):** 5.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.8 Dark brown, fine SAND, some silt, with glass, roots, and organics (FILL)					
		2.0 Light brown, silty fine SAND					
5		Bottom of Exploration at 5.0 feet					

TEST PIT TP-106

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 4.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.6 Brown, fine SAND, some silt, some gravel, with bricks and concrete (FILL)					
		2.5 Buried Relic Topsoil and Organics					
		3.0 Light brown, silty fine SAND					
		Bottom of Exploration at 4.0 feet					

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-107

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 73' +/- **COMPLETION DEPTH (FT):** 5.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.5 Dark brown, fine SAND, some silt, trace gravel (FILL)					
		1.3 Light brown, silty fine SAND					
5		Bottom of Exploration at 5.0 feet					

TEST PIT TP-108

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 74' +/- **COMPLETION DEPTH (FT):** 7.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.8 Gray-brown, fine SAND, some silt, some gravel (FILL)					
		4.3 Buried Relic Topsoil, PEAT, and Organics					
5		5.0 Very dense/cemented, gray-brown to rust-brown, silty SAND					
		Bottom of Exploration at 7.0 feet					

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-109

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 73' +/- **COMPLETION DEPTH (FT):** 4.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		0.3 Vegetation / Topsoil (FILL)					
		Light brown, fine SAND, some silt, trace gravel (FILL)					
		1.5 Buried Relic Topsoil and Organics					
		3.0 Light brown, silty fine SAND, some gravel					

Bottom of Exploration at 4.0 feet

TEST PIT TP-110

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 74' +/- **COMPLETION DEPTH (FT):** 7.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		0.5 Vegetation / Topsoil (FILL)					
		Gray-brown, gravelly silty SAND, with concrete rubble (FILL)					
		2.5 Light brown, silty SAND (FILL)					
5		5.0 Very dense / Cemented, dark rust-brown silty SAND					

Bottom of Exploration at 7.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-111

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 8.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.5 Brown to dark brown, silty SAND, some gravel, with sandy silt layers (FILL)					
		3.5 Buried Relic Topsoil and Organics					
		4.5 Orange-brown, fine SAND, trace silt					
5							
		7.5 Gray, silty SAND					

Bottom of Exploration at 8.0 feet

TEST PIT TP-112

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 71' +/- **COMPLETION DEPTH (FT):** 5.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Grass/topsoil (FILL)					
		0.5 Brown, silty SAND, some gravel, with relic foundation, rebar, steel pipes, plastic, wires (FILL)					
5							

Refusal at 5.0 feet
Buried Concrete Slab or Foundation

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-113

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 6.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Grass/topsoil (FILL)					
		0.5 Light brown to brown, silty SAND, trace gravel, with brick, plastic, rebar, steel pipe, paper (FILL)					
5							

Refusal at 6.0 feet
Buried Concrete Slab or Foundation

TEST PIT TP-114

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 8.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Grass/topsoil (FILL)					
		1.0 Brown, gravelly fine SAND, some silt, with roots and cobbles (FILL)					
		2.0 Gray-brown to orange-brown, silty SAND, some gravel					
5							

Bottom of Exploration at 8.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT 24-2370.GPJ SWCE TEMPLATE.GDT 8/8/25

KEY TO NOTES & SYMBOLS
Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q_u	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S_v	-	field vane shear strength, kips/sq. ft.
L_v	-	lab vane shear strength, kips/sq. ft.
q_p	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W_L	-	liquid limit - Atterberg test
W_P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ_T	-	total soil weight
γ_B	-	buoyant soil weight

Description of Proportions:

Trace:	0 to 5%
Some:	5 to 12%
"Y"	12 to 35%
And	35+%
With	Undifferentiated

Description of Stratified Soils

Parting:	0 to 1/16" thickness
Seam:	1/16" to 1/2" thickness
Layer:	½" to 12" thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

REFUSAL: **Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: **Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

FORM F 250560

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

Project Name:	Applicant Name:	Project Location (municipality):
192 ADMIRAL FITCH AVENUE	MOLNLYCKE HEALTH CARE FACILITY	BRUNSWICK

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-111 ■ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
LOAMY FILL WITH SILT LENSES		2.5Y 3/1 VERY DARK GRAY	
			NONE OBSERVED
	FRIABLE		
		10YR 3/6 DARK YELLOWISH	
LOAMY SAND FILL		BROWN AND 10YR 3/1 VERY DARK GRAY	
		10YR 3/1 VERY DARK GRAY	
LOAMY SAND			
		5Y 4/1	
	FRIABLE	DARK GRAY	
		10YR 5/6	
FINE SAND		YELLOWISH BROWN	COMMON, MEDIUM AND DISTINCT
SILTY SAND		5Y 5/1 GRAY	
LIMIT OF EXCAVATION = 96"			

hydric	non-hydric	Slope %	Limiting factor	ground water	restrictive layer	bedrock
☐	■	0-3	54"	■	☐	☐

L.S.S. Soil Series / phase name: 36" FILL OVER ADAMS SAND | Drainage Class: SED | Hydrologic Group: A

L.S.E. Soil Classification: Profile: ____ | Drainage Condition: ____

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-112 ■ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
SANDY FILL WITH REBAR, ASPHALT, AND PIPING	FRIABLE	10YR 4/3 BROWN	NONE OBSERVED
REFUSAL/ CONCRETE SLAB OR FOOTING AT 60"			

hydric	non-hydric	Slope %	Limiting factor	ground water	restrictive layer	bedrock
☐	■	0-3	60"	☐	■	☐

L.S.S. Soil Series / phase name: N/A | Drainage Class: --- | Hydrologic Group: ---

L.S.E. Soil Classification: Profile: ____ | Drainage Condition: ____

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-113 ■ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
SANDY FILL		2.5Y 5/3 LIGHT OLIVE BROWN	
		2.5Y 4/4	NONE OBSERVED
LOAMY FILL WITH BRICKS, CONCRETE, REBAR AND PIPING		OLIVE BROWN	
REFUSAL/ CONCRETE SLAB OR FOOTING AT 72"			

hydric	non-hydric	Slope %	Limiting factor	ground water	restrictive layer	bedrock
☐	■	0-3	72"	☐	■	☐

L.S.S. Soil Series / phase name: N/A | Drainage Class: --- | Hydrologic Group: ---

L.S.E. Soil Classification: Profile: ____ | Drainage Condition: ____

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-114 ■ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
GRAVELLY FINE SAND FILL	FRIABLE	2.5Y 5/4 LIGHT OLIVE BROWN	
SANDY LOAM		10YR 3/2 VERY DARK GRAYISH BROWN	
	FRIABLE	10YR 4/6 DARK YELLOWISH BROWN	
FINE SAND		10YR 5/6 YELLOWISH BROWN	
		2.5Y 5/3 LIGHT OLIVE BROWN	COMMON, MEDIUM AND DISTINCT
LIMIT OF EXCAVATION = 96"			

hydric	non-hydric	Slope %	Limiting factor	ground water	restrictive layer	bedrock
☐	■	0-3	54"	■	☐	☐

L.S.S. Soil Series / phase name: 24" FILL OVER ADAMS SAND | Drainage Class: SED | Hydrologic Group: A

L.S.E. Soil Classification: Profile: ____ | Drainage Condition: ____

Professional Endorsements *(as applicable)*

L.S.S. signature: [signature] Date: 8/1/25

name printed/typed: Gary M. Fullerton Lic.#: 462

L.S.E. signature: Date:

name printed/typed: Lic.#:

STATE OF MAINE GARY M. FULLERTON NO. 462 LICENSED SOIL SCIENTIST

affix professional seal

Inspection and Maintenance Plan for Stormwater Management Facilities

Molnlycke Health Care
192 Admiral Fitch Avenue
Brunswick, Maine
December 18, 2025

Installations requiring stormwater management include paved surfaces, catch basins, field inlets, drainage manholes, storm drain pipes, bioretention areas, and underground storage systems.

During construction activities, the maintenance of all stormwater measures will be the direct responsibility of the Contractor undertaking the work. All work shall conform to the terms and conditions of all relevant local, State and/or Federal permits. After acceptance by the Owner, the maintenance of all stormwater management facilities, the establishment of any contract services required implementing the program and the keeping of records and maintenance log book will be the responsibility of Molnlycke Health Care. Notwithstanding any other schedule noted below, general inspections should be conducted by facilities staff monthly during wet weather conditions from March to November.

Housekeeping

Contractor will be responsible for providing housekeeping requirements described in Appendix C of the Maine Department of Environmental Protection Maine Construction General Permit (MCGP).

Recertification Requirement

The stormwater license has a five-year recertification period, starting with the date the license was issued. The Owner shall apply for recertification in accordance with the requirements in Maine DEP Chapter 500, current edition.

Driveways, Walkways and Parking Lots

Accumulations of winter sand along paved surfaces shall be cleared at least once a year, preferably in the Spring, and periodically during the year on an as-needed basis, to minimize transportation of sediment during rainfall events.

Pipe Outlet Aprons

Aprons shall be inspected at a minimum twice per year, in spring and fall, and before and after a major rainfall event to assure that debris and/or sediments do not reduce the effectiveness of the system. Debris noticed during an inspection shall be removed at that time, or within 24 hours of the inspection. Any sign of erosion or blockage shall be immediately repaired and stabilized to ensure the stability of the structure and proper function. Maintenance shall include, but not be limited to, mowing, trimming and removal vegetation as required to prevent vegetation from blocking or diverting storm flows, replacement of riprap channel lining to prevent scouring of the channel invert, removing vegetation and debris from the culverts, inlet and outlet structures.

Riprap aprons where stone is displaced should be replaced and chinked to assure stability. With time, additional riprap may be added to maintain design depths and grades. Vegetation growing through riprap and accumulated sediments and debris should be removed on a bi-annual basis.

Catch Basins, Field Inlets, and Drainage Manholes

All catch basins, field inlets, and drainage manholes throughout the collection system shall be inspected twice per year, in spring and fall, to assure that the inlet entry and grates are clear of debris and will accept intended flows. Any debris and sediments shall be cleared. Sediment should be removed from these structures when it accumulates within 12 inches of the lowest pipe invert. At a minimum, remove floating debris and hydrocarbons at the time of inspection. The removed material must be disposed of in accordance with the Maine Solid Waste Disposal Rules. Confined space entry safety procedures shall be practiced should entry into these structures be required.

Inlet and Outlet Grates

Inlet and outlet grates are intended to trap and control floatables and debris within the stormwater system. The grates should be inspected on a quarterly basis, and after large storm events for buildup of debris and other potentially detrimental material. Periodic maintenance of these features will be required to keep grates clear and prevent damage to either the grate itself or the attached structure.

Culverts and Storm Drainage Pipes

Culverts and piped drainage systems shall be inspected on an annual basis to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the pipe inlet and outlet. Sediment should be removed when its level exceeds 20 percent of the pipe diameter. This may be accomplished by hydraulic flushing or any mechanical means; however, care should be taken to contain the sediment at the pipe outlet, and to avoid flushing the sediments into the stormwater filter or wetland areas as this will reduce the pond's capacity and ability to infiltrate runoff and will hasten the time when the pond must be cleaned or rehabilitated.

Rip rap aprons where stone is displaced should be replaced and adjusted to assure stability. With time, additional rip rap may be added. Vegetation growing through rip rap should be removed on an annual basis.

Outlet Control Structures

Inspect outlet control structures at least four times a year, and at the end of foliage and snow removal seasons. Remove sediments from structures at least four times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin. Clean out must include the removal and legal disposal of accumulated sediments and debris at the bottom of the structure, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins.

Inspect all orifices within structure or weir wall. Inspect orifices for evidence of clogging. If orifices appear to be clogging, remove blockages and inspect trash racks to ensure functioning properly. Repair trash racks as required.

Bioretention Areas

A general inspection of the bioretention areas should occur at least twice a year and following any rainfall even that exceeds 2.4 inches in a 24-hour period. Remove trash and debris at each inspection. Annually vegetation should be inspected and maintained in a healthy condition. This

includes pruning, removal and replacement of dead or diseased vegetation, replacement of mulch or bark, and removal of invasive species. Any woody vegetation near the inflow location should be removed.
Annually verify the bioretention system drawdown time. If the system does not drain within 72-hours following a rainfall event, then a qualified professional shall be contacted to assess the condition of the facility to determine measures required to restore the filtration function. This may include the removal of accumulated sediment, reconstruction of the filter media, and re-establishment of vegetation.

R-Tank Stormwater Storage System

Inspect R-Tank storage system every six months for the first year of operation, and once per year thereafter to ensure it is operating as intended. Inspect during and after storms to determine the storage system is meeting the expected detention times. Inspect inlet and outlet structures for evidence of clogging and remove debris and sediment as needed.

Inspect the storage system chambers per manufacturer's recommendation. In general, the inspection should include measurement of sediment at clean out locations that include the chambers, and manifold piping. If measured sediment build-up exceeds manufacturer's recommended percentage of pipe diameter or build-up depth cleaning should be performed at the earliest opportunity. Cleaning shall be performed by vacuum truck.

STORMWATER FACILITIES

INSPECTION AND MAINTENANCE INSPECTION REPORT

GENERAL Project: Molnlycke Brunswick Expansion

Brunswick, Maine

Inspector: Qualifications:

Date/Time:

Inspection Type: ☐ Annual/Biannual/_____

☐ Storm Event-Storm start date & rainfall (inches):

Weather conditions (at time of inspection):

General Observations:

Outstanding Issues from Previous Report:

BMP's Functional?		Condition?	Notes
Pipe Outlet Aprons:	☐ Yes ☐ No		_____
Drainage Pipes and Culverts:		☐ Yes ☐ No	_____
Driveways, Walkways and Parking Lots:		☐ Yes ☐ No	_____
Inlet and Outlet Grates:		☐ Yes ☐ No	_____
Catch Basins:		☐ Yes ☐ No	_____
Outlet Control Structures:		☐ Yes ☐ No	_____
Bioretention Areas:		☐ Yes ☐ No	_____
RTank Stormwater Storage System:		☐ Yes ☐ No	_____
Riprap:		☐ Yes ☐ No	_____
Mulch:		☐ Yes ☐ No	_____

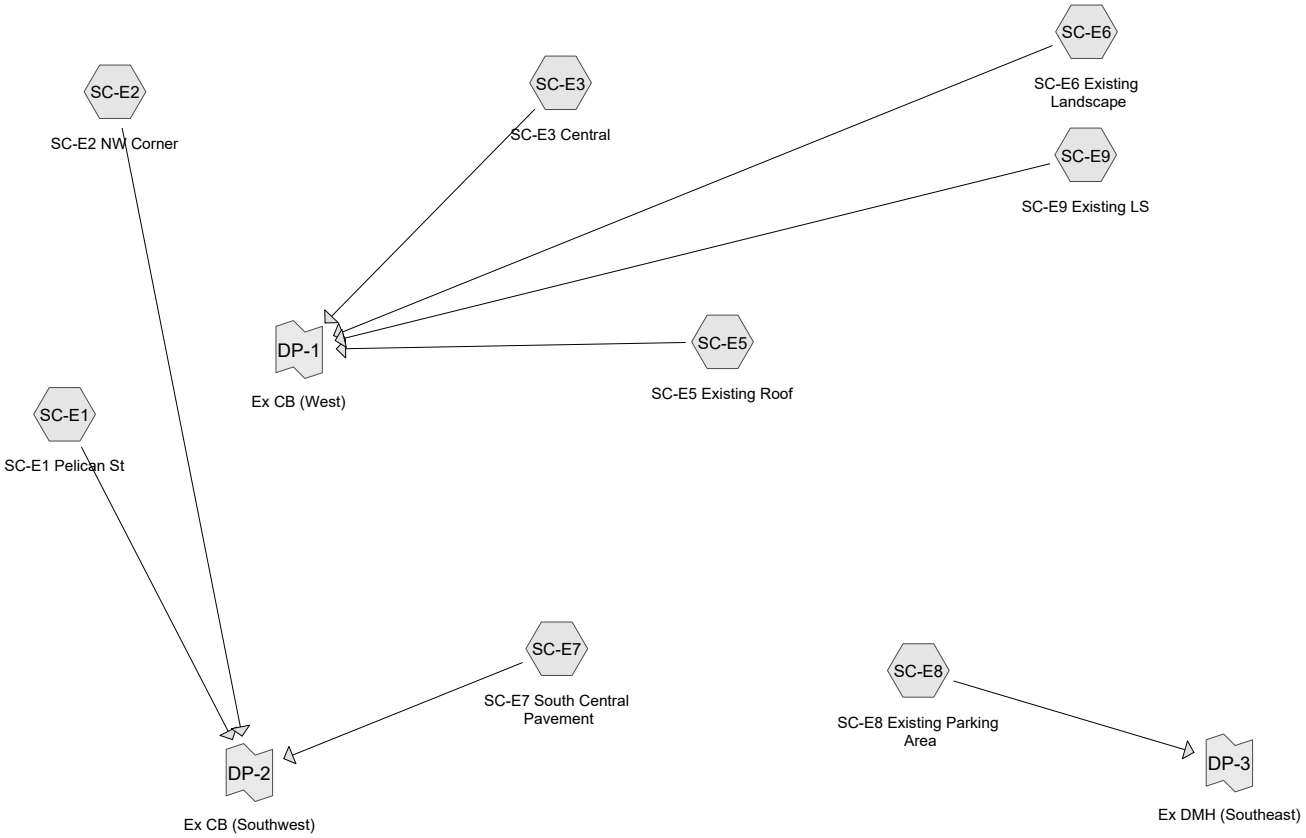
Other BMP notes:

HOUSEKEEPING	Observed?	Condition?	Notes
Contaminants/Chemicals:	☐ Yes ☐ No	_____	
Dumpster(s)/Litter Control:	☐ Yes ☐ No	_____	
Sanitary Facilities:	☐ Yes ☐ No	_____	
Vehicle Maintenance:	☐ Yes ☐ No	_____	

Other:

CORRECTIVE ACTIONS, FOLLOW UP, SCHEDULE, RESPONSIBLE PARTIES AND GENERAL NOTES

Inspector's Name and Signature: _____



Subcat Reach Pond Link

Routing Diagram for Pre-Development Model-24040
Prepared by SMRT, Inc, Printed 12/16/2025
HydroCAD® 10.20-7a s/n 00729 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	Type III 24-hr		Default	24.00	1	3.15	2
2	25-year	Type III 24-hr		Default	24.00	1	5.82	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.772	39	>75% Grass cover, Good, HSG A (SC-E1, SC-E2, SC-E3, SC-E6, SC-E7, SC-E8)
0.131	98	Gerzofsky Way (SC-E8)
0.632	39	Landscaped Area (SC-E3, SC-E6, SC-E7, SC-E8, SC-E9)
2.389	98	Paved parking, HSG A (SC-E2, SC-E3, SC-E6, SC-E7, SC-E8)
0.280	98	Pelican Street (SC-E1)
1.536	98	Roofs, HSG A (SC-E3, SC-E5, SC-E7)
0.404	98	Unconnected pavement, HSG A (SC-E2, SC-E3, SC-E6, SC-E7, SC-E8, SC-E9)
0.017	81	Urban industrial, 72% imp, HSG A (SC-E3, SC-E7)
9.160	**70**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
8.117	HSG A	SC-E1, SC-E2, SC-E3, SC-E5, SC-E6, SC-E7, SC-E8, SC-E9
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
1.043	Other	SC-E1, SC-E3, SC-E6, SC-E7, SC-E8, SC-E9
9.160		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
3.772	0.000	0.000	0.000	0.000	3.772	>75% Grass cover, Good	SC-E1, SC-E2, SC-E3, SC-E6, SC-E7, SC-E8
0.000	0.000	0.000	0.000	0.131	0.131	Gerzofsky Way	SC-E8
0.000	0.000	0.000	0.000	0.632	0.632	Landscaped Area	SC-E3, SC-E6, SC-E7, SC-E8, SC-E9
2.389	0.000	0.000	0.000	0.000	2.389	Paved parking	SC-E2, SC-E3, SC-E6, SC-E7, SC-E8
0.000	0.000	0.000	0.000	0.280	0.280	Pelican Street	SC-E1
1.536	0.000	0.000	0.000	0.000	1.536	Roofs	SC-E3, SC-E5, SC-E7
0.404	0.000	0.000	0.000	0.000	0.404	Unconnected pavement	SC-E2, SC-E3, SC-E6, SC-E7, SC-E8, SC-E9
0.017	0.000	0.000	0.000	0.000	0.017	Urban industrial, 72% imp	SC-E3, SC-E7
8.117	**0.000**	**0.000**	**0.000**	**1.043**	**9.160**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	SC-E6	0.00	0.00	91.0	0.0038	0.013	0.0	6.0	0.0	
2	SC-E6	0.00	0.00	807.0	0.0038	0.011	0.0	18.0	0.0	
3	SC-E9	0.00	0.00	807.0	0.0038	0.011	0.0	18.0	0.0	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-E1: SC-E1 Pelican St Runoff Area=17,042 sf 71.51% Impervious Runoff Depth>1.43"
Tc=5.0 min CN=81 Runoff=0.65 cfs 0.047 af

Subcatchment SC-E2: SC-E2 NW Corner Runoff Area=23,955 sf 19.96% Impervious Runoff Depth>0.12"
Flow Length=217' Tc=10.6 min UI Adjusted CN=50 Runoff=0.01 cfs 0.005 af

Subcatchment SC-E3: SC-E3 Central Runoff Area=168,551 sf 25.59% Impervious Runoff Depth>0.16"
Flow Length=164' Tc=17.8 min UI Adjusted CN=52 Runoff=0.14 cfs 0.052 af

Subcatchment SC-E5: SC-E5 Existing Runoff Area=63,889 sf 100.00% Impervious Runoff Depth>2.92"
Tc=5.0 min CN=98 Runoff=4.51 cfs 0.356 af

Subcatchment SC-E6: SC-E6 Existing Runoff Area=15,000 sf 33.34% Impervious Runoff Depth>0.35"
Flow Length=978' Tc=14.5 min CN=59 Runoff=0.06 cfs 0.010 af

Subcatchment SC-E7: SC-E7 South Runoff Area=46,325 sf 85.04% Impervious Runoff Depth>2.03"
Tc=5.0 min CN=89 Runoff=2.54 cfs 0.180 af

Subcatchment SC-E8: SC-E8 Existing Runoff Area=54,800 sf 69.78% Impervious Runoff Depth>1.36"
Flow Length=247' Tc=9.7 min CN=80 Runoff=1.73 cfs 0.143 af

Subcatchment SC-E9: SC-E9 Existing LS Runoff Area=9,458 sf 3.85% Impervious Runoff Depth>0.00"
Flow Length=843' Tc=5.8 min UI Adjusted CN=40 Runoff=0.00 cfs 0.000 af

Link DP-1: Ex CB (West) Inflow=4.52 cfs 0.418 af
Primary=4.52 cfs 0.418 af

Link DP-2: Ex CB (Southwest) Inflow=3.17 cfs 0.232 af
Primary=3.17 cfs 0.232 af

Link DP-3: Ex DMH (Southeast) Inflow=1.73 cfs 0.143 af
Primary=1.73 cfs 0.143 af

Total Runoff Area = 9.160 ac Runoff Volume = 0.793 af Average Runoff Depth = 1.04"
48.13% Pervious = 4.409 ac 51.87% Impervious = 4.752 ac

Summary for Subcatchment SC-E1: SC-E1 Pelican St

[49] Hint: Tc<2dt may require smaller dt

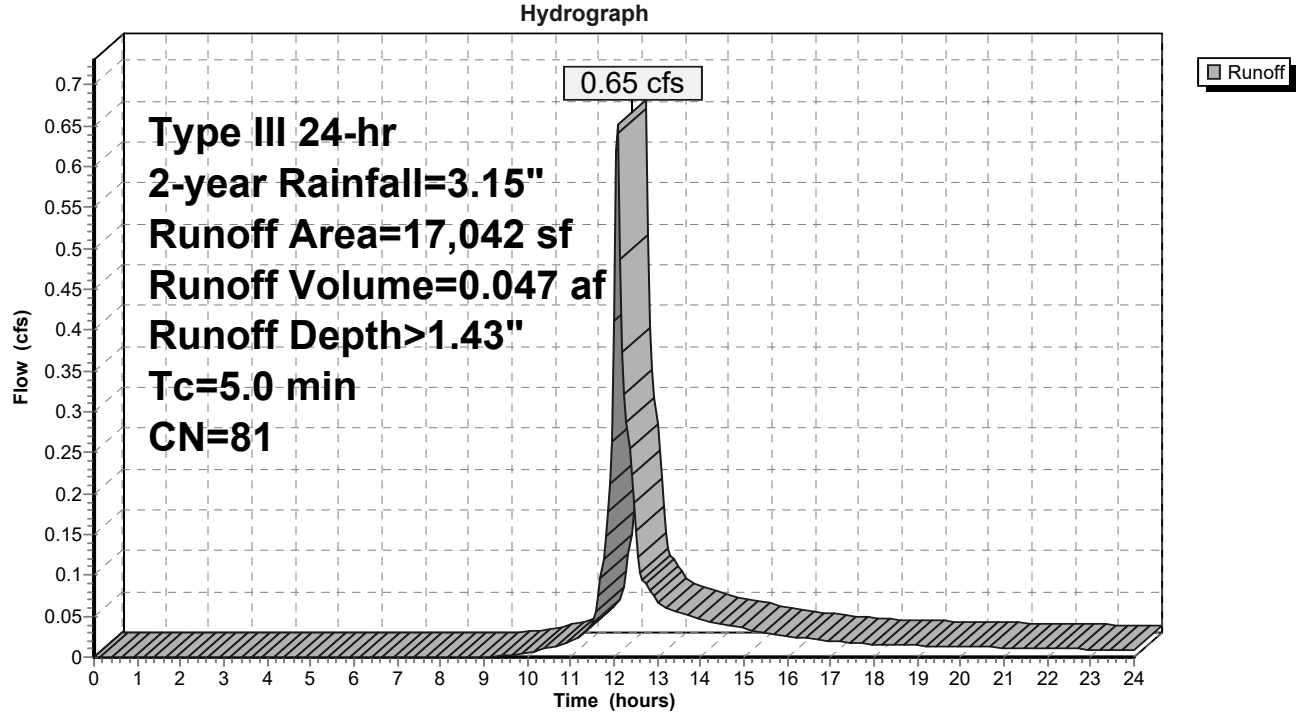
Runoff = 0.65 cfs @ 12.08 hrs, Volume= 0.047 af, Depth> 1.43"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
*	12,186	98	Pelican Street
	4,856	39	>75% Grass cover, Good, HSG A
	17,042	81	Weighted Average
	4,856		28.49% Pervious Area
	12,186		71.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Road Standard**

Subcatchment SC-E1: SC-E1 Pelican St



Summary for Subcatchment SC-E2: SC-E2 NW Corner

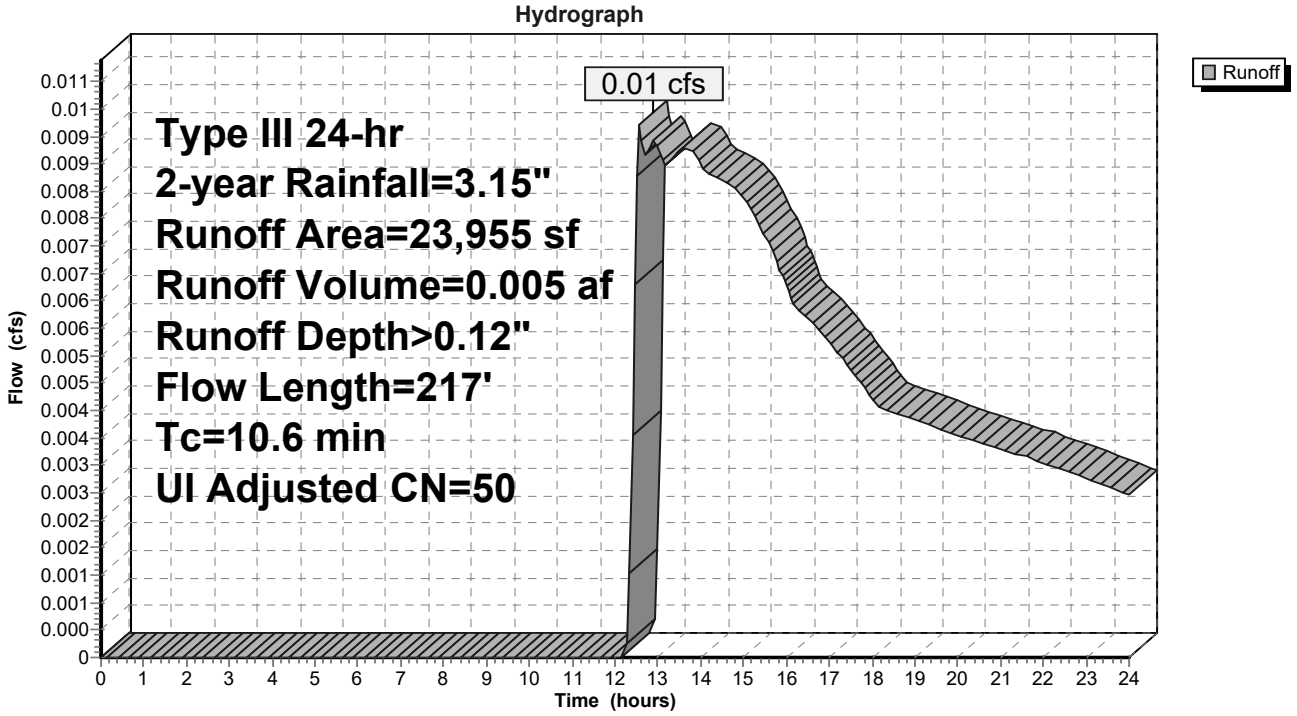
Runoff = 0.01 cfs @ 12.57 hrs, Volume= 0.005 af, Depth> 0.12"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

Area (sf)	CN	Adj	Description
3,936	98		Paved parking, HSG A
846	98		Unconnected pavement, HSG A
19,173	39		>75% Grass cover, Good, HSG A
23,955	51	50	Weighted Average, UI Adjusted
19,173			80.04% Pervious Area
4,782			19.96% Impervious Area
846			17.69% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0335	0.20		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
2.4	117	0.0026	0.82		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
10.6	217	Total			

Subcatchment SC-E2: SC-E2 NW Corner



Summary for Subcatchment SC-E3: SC-E3 Central

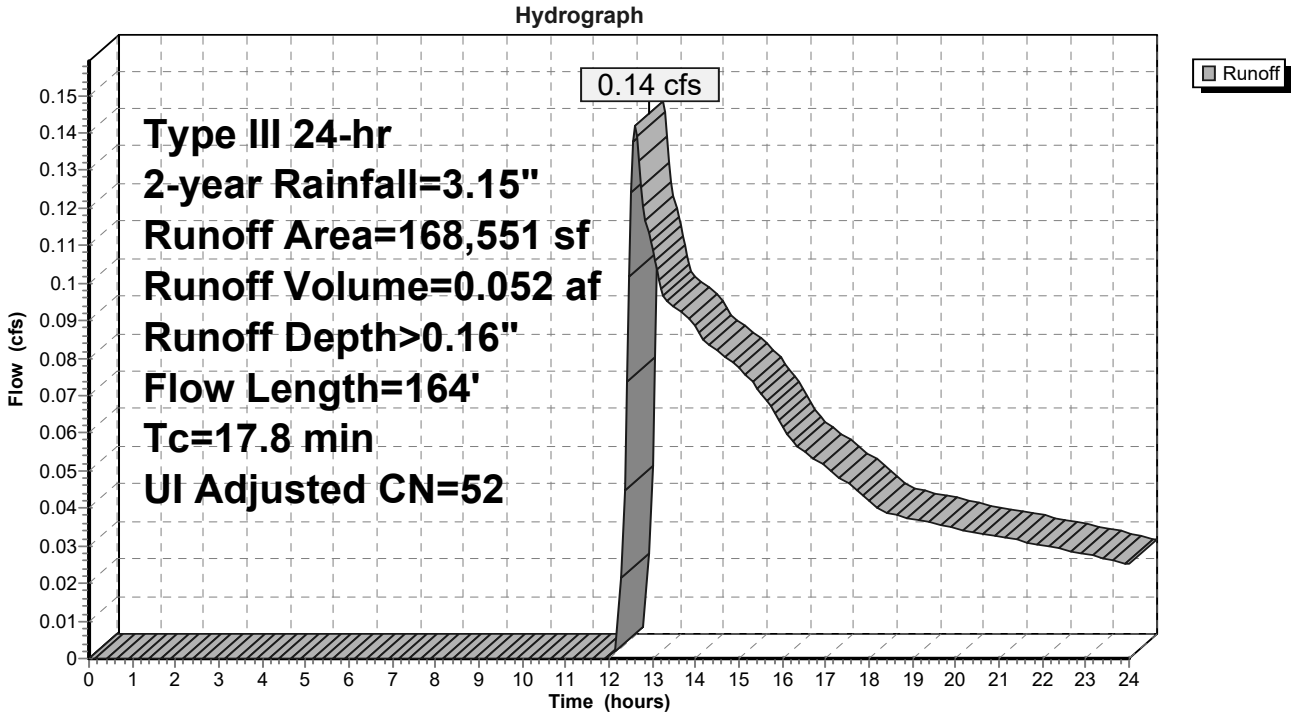
Runoff = 0.14 cfs @ 12.60 hrs, Volume= 0.052 af, Depth> 0.16"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Adj	Description
	1,594	98		Roofs, HSG A
	29,684	98		Paved parking, HSG A
	11,387	98		Unconnected pavement, HSG A
	123,736	39		>75% Grass cover, Good, HSG A
*	1,510	39		Landscaped Area
	640	81		Urban industrial, 72% imp, HSG A
	168,551	54	52	Weighted Average, UI Adjusted
	125,425			74.41% Pervious Area
	43,126			25.59% Impervious Area
	11,387			26.40% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.3	100	0.0052	0.10		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.5	64	0.0198	2.27		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
17.8	164	Total			

Subcatchment SC-E3: SC-E3 Central



Summary for Subcatchment SC-E5: SC-E5 Existing Roof

Via RD

[49] Hint: Tc<2dt may require smaller dt

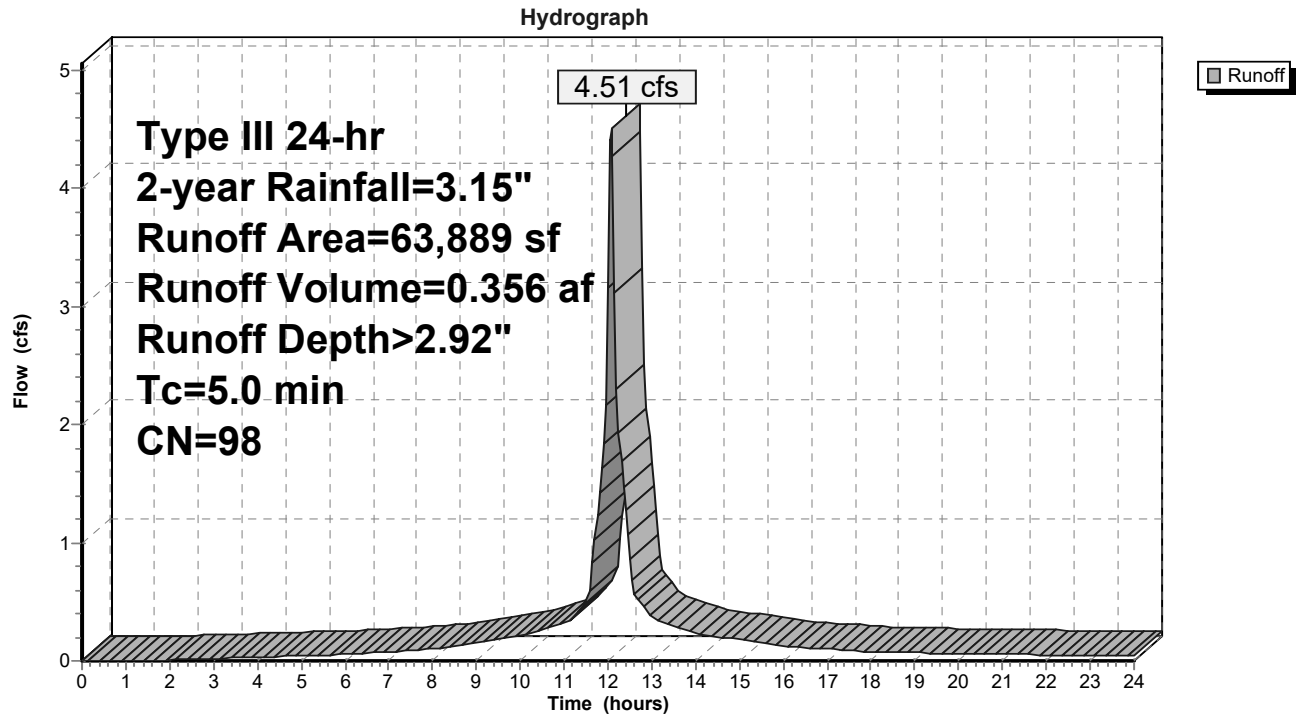
Runoff = 4.51 cfs @ 12.07 hrs, Volume= 0.356 af, Depth> 2.92"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
*	63,889	98	Roofs, HSG A
	63,889		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-E5: SC-E5 Existing Roof



Summary for Subcatchment SC-E6: SC-E6 Existing Landscape

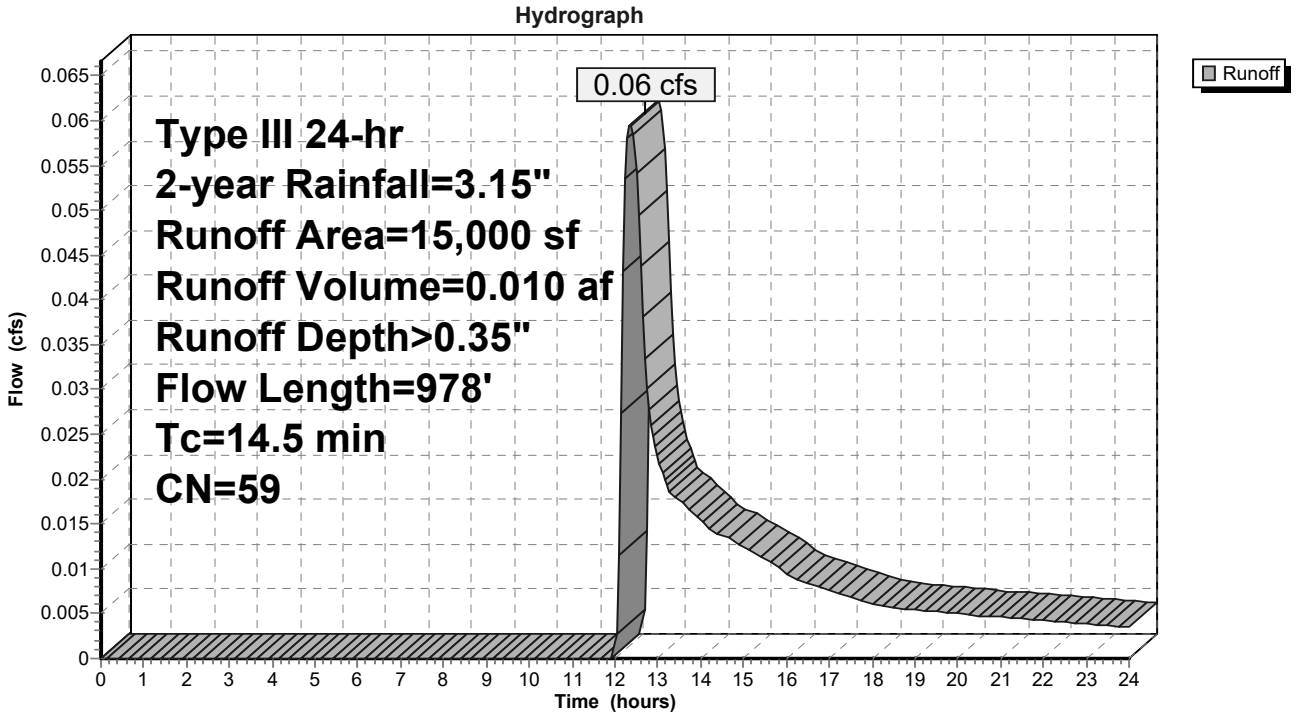
Runoff = 0.06 cfs @ 12.37 hrs, Volume= 0.010 af, Depth> 0.35"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	4,143	98	Paved parking, HSG A
	858	98	Unconnected pavement, HSG A
	8,182	39	>75% Grass cover, Good, HSG A
*	1,817	39	Landscaped Area
	15,000	59	Weighted Average
	9,999		66.66% Pervious Area
	5,001		33.34% Impervious Area
	858		17.16% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	80	0.0297	0.13		**Sheet Flow, Initial Sheeting** Grass: Dense n= 0.240 P2= 3.00"
0.9	91	0.0038	1.76	0.35	**Pipe Channel, Ex 6" PVC** 6.0" Round Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.013 Corrugated PE, smooth interior
3.1	807	0.0038	4.33	7.65	**Pipe Channel, Ex 18" RCP** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.011 Concrete pipe, straight & clean
14.5	978	Total			

Subcatchment SC-E6: SC-E6 Existing Landscape



Summary for Subcatchment SC-E7: SC-E7 South Central Pavement

[49] Hint: Tc<2dt may require smaller dt

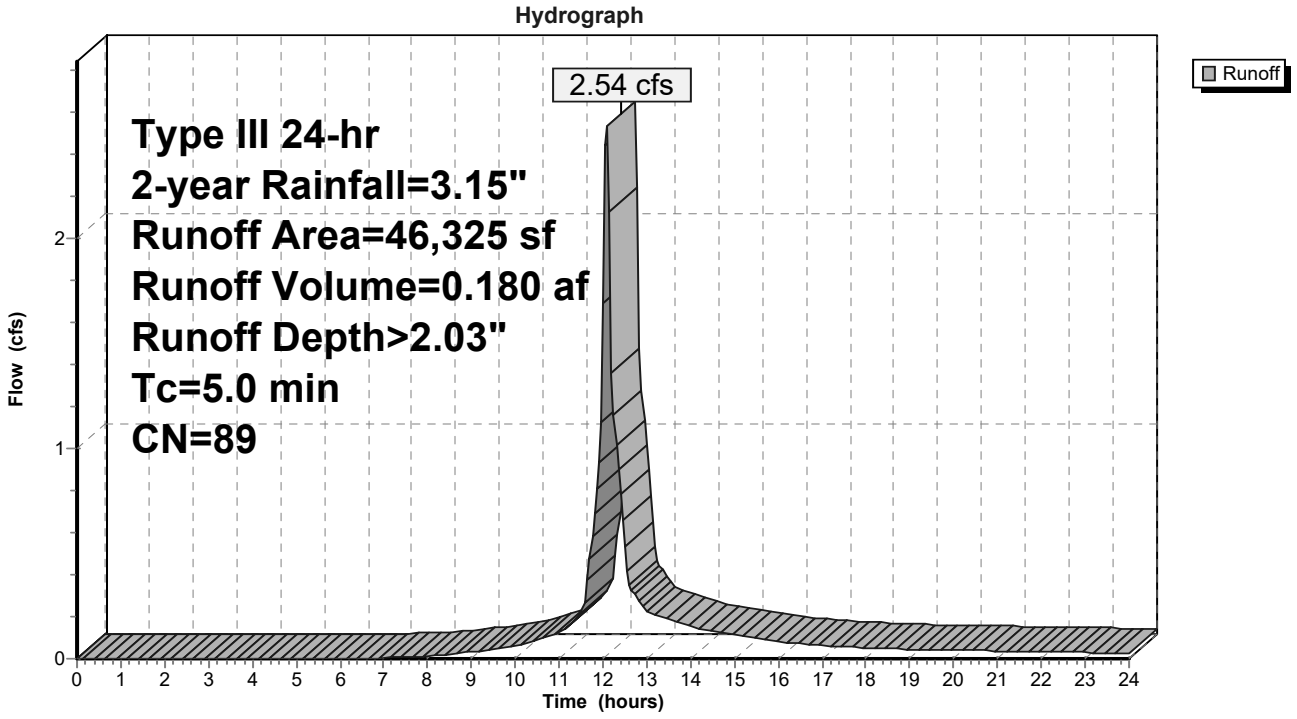
Runoff = 2.54 cfs @ 12.07 hrs, Volume= 0.180 af, Depth> 2.03"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	1,425	98	Roofs, HSG A
	37,605	98	Paved parking, HSG A
	309	98	Unconnected pavement, HSG A
	3,018	39	>75% Grass cover, Good, HSG A
*	3,888	39	Landscaped Area
	80	81	Urban industrial, 72% imp, HSG A
	46,325	89	Weighted Average
	6,928		14.96% Pervious Area
	39,397		85.04% Impervious Area
	309		0.78% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-E7: SC-E7 South Central Pavement



Summary for Subcatchment SC-E8: SC-E8 Existing Parking Area

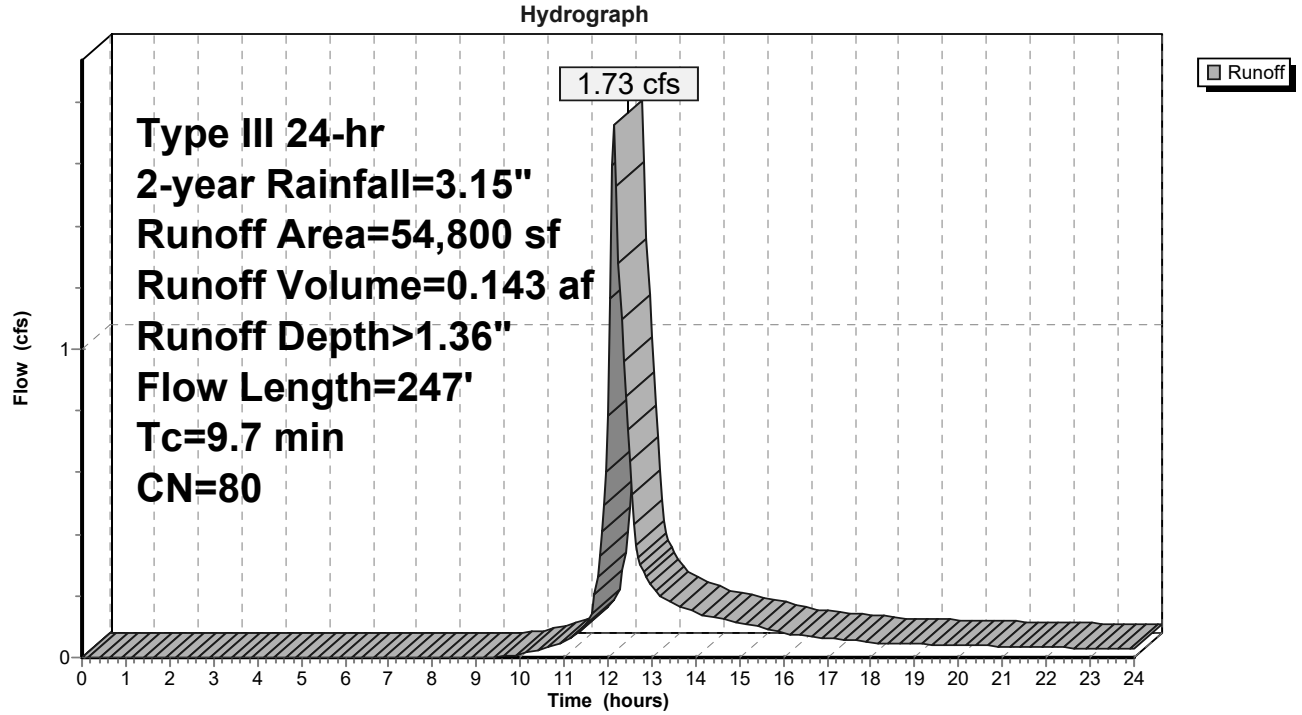
Runoff = 1.73 cfs @ 12.15 hrs, Volume= 0.143 af, Depth> 1.36"
Routed to Link DP-3 : Ex DMH (Southeast)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	28,705	98	Paved parking, HSG A
	3,835	98	Unconnected pavement, HSG A
	5,325	39	>75% Grass cover, Good, HSG A
*	11,237	39	Landscaped Area
*	5,698	98	Gerzofsky Way
	54,800	80	Weighted Average
	16,562		30.22% Pervious Area
	38,238		69.78% Impervious Area
	3,835		10.03% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.7	58	0.0340	0.13		**Sheet Flow, Initial Sheeting** Grass: Dense n= 0.240 P2= 3.00"
2.0	189	0.0060	1.57		**Shallow Concentrated Flow, Shallow Flow** Paved Kv= 20.3 fps
9.7	247	Total			

Subcatchment SC-E8: SC-E8 Existing Parking Area



Summary for Subcatchment SC-E9: SC-E9 Existing LS

[49] Hint: Tc<2dt may require smaller dt
[73] Warning: Peak may fall outside time span

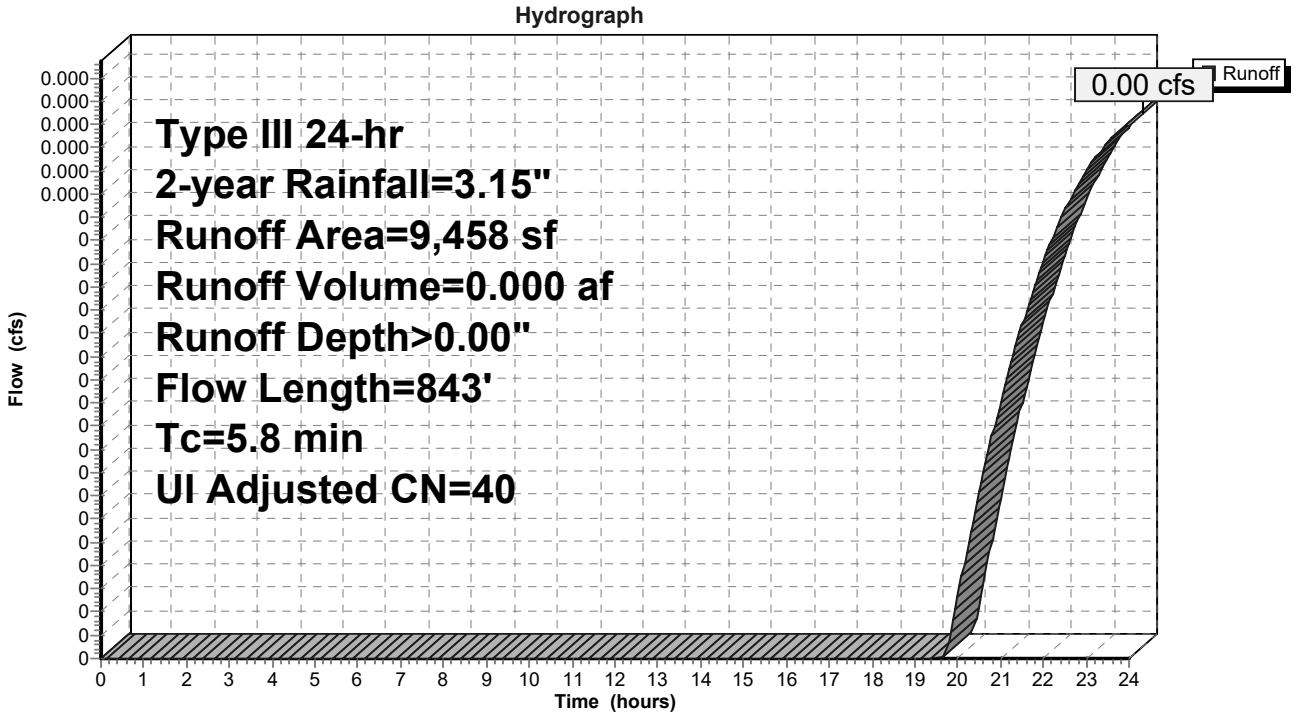
Runoff = 0.00 cfs @ 24.00 hrs, Volume= 0.000 af, Depth> 0.00"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Adj	Description
	364	98		Unconnected pavement, HSG A
*	9,094	39		Landscaped Area
	9,458	41	40	Weighted Average, UI Adjusted
	9,094			96.15% Pervious Area
	364			3.85% Impervious Area
	364			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	36	0.0680	0.22		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
3.1	807	0.0038	4.33	7.65	**Pipe Channel, Ex 18" RCP** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.011 Concrete pipe, straight & clean
5.8	843	Total			

Subcatchment SC-E9: SC-E9 Existing LS

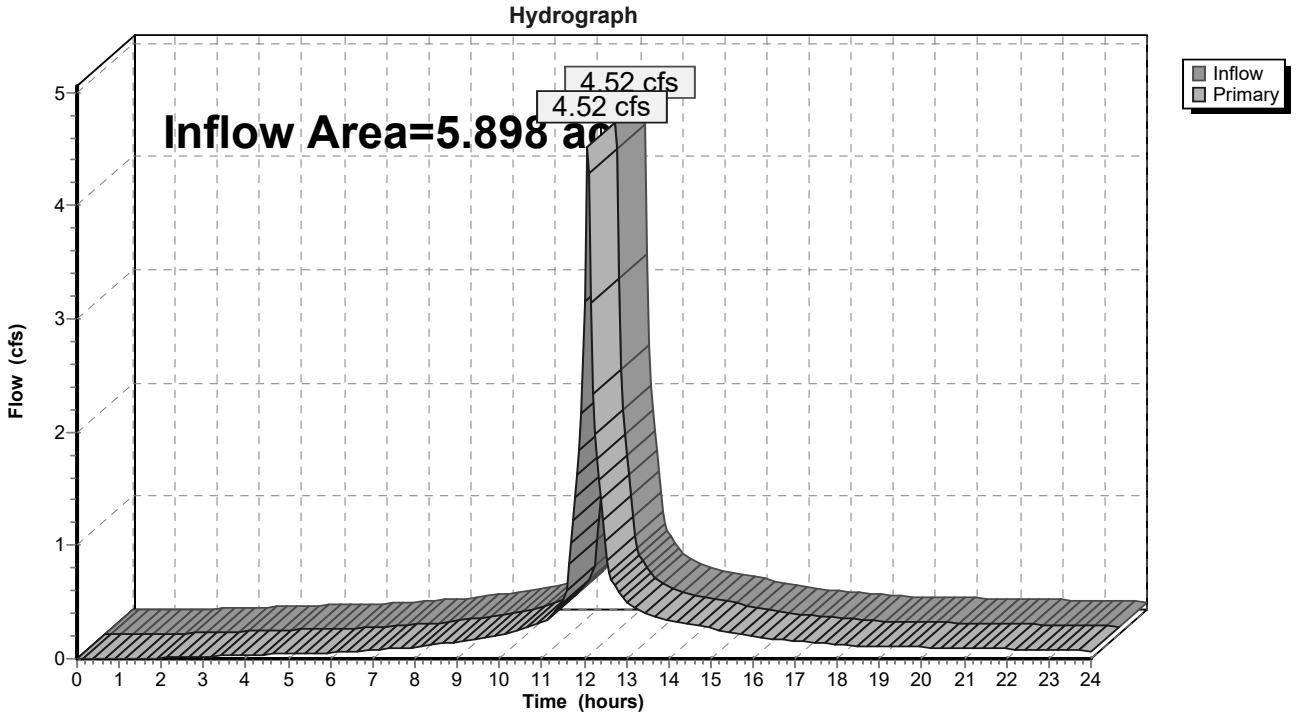

Hydrograph
Runoff
0.00 cfs
Type III 24-hr
2-year Rainfall=3.15"
Runoff Area=9,458 sf
Runoff Volume=0.000 af
Runoff Depth>0.00"
Flow Length=843'
Tc=5.8 min
UI Adjusted CN=40
Flow (cfs)
0.000
0.000
0.000
0.000
0.000
0.000
0
0
0

Summary for Link DP-1: Ex CB (West)

Inflow Area = 5.898 ac, 43.74% Impervious, Inflow Depth > 0.85" for 2-year event
Inflow = 4.52 cfs @ 12.07 hrs, Volume= 0.418 af
Primary = 4.52 cfs @ 12.07 hrs, Volume= 0.418 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-1: Ex CB (West)

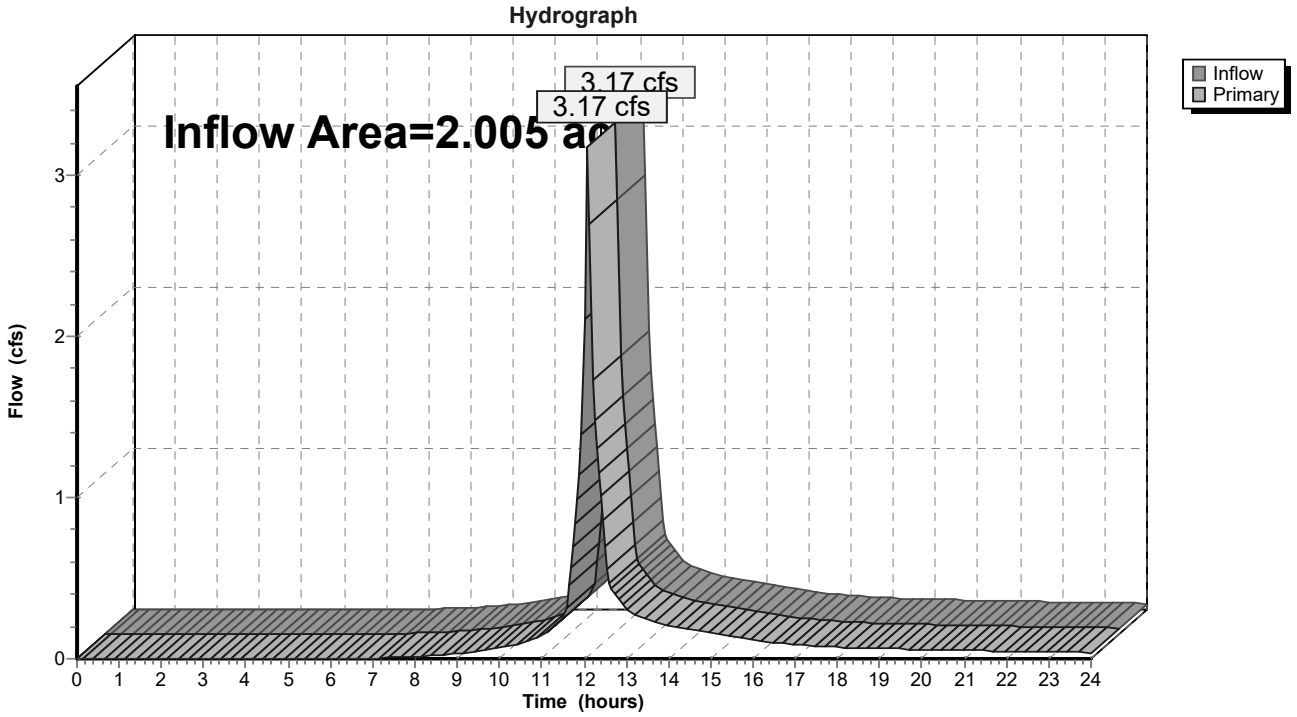


Summary for Link DP-2: Ex CB (Southwest)

Inflow Area = 2.005 ac, 64.55% Impervious, Inflow Depth > 1.39" for 2-year event
Inflow = 3.17 cfs @ 12.08 hrs, Volume= 0.232 af
Primary = 3.17 cfs @ 12.08 hrs, Volume= 0.232 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-2: Ex CB (Southwest)

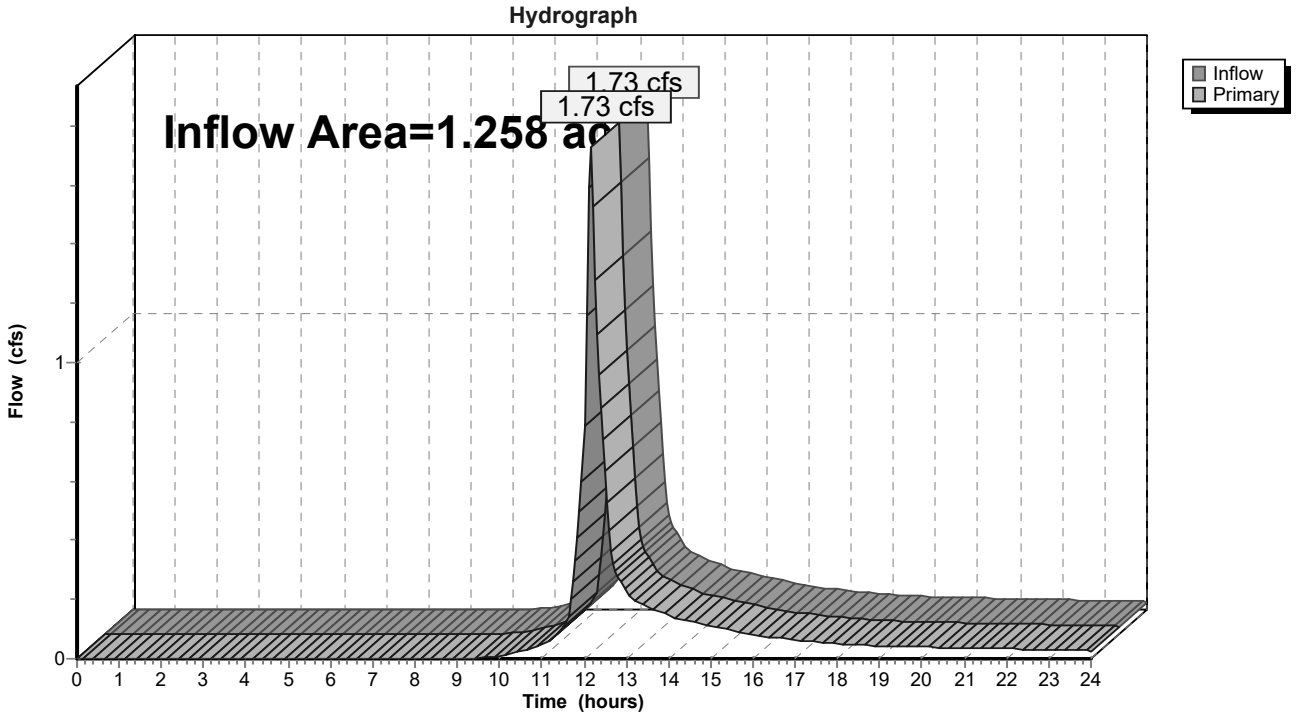


Summary for Link DP-3: Ex DMH (Southeast)

Inflow Area = 1.258 ac, 69.78% Impervious, Inflow Depth > 1.36" for 2-year event
Inflow = 1.73 cfs @ 12.15 hrs, Volume= 0.143 af
Primary = 1.73 cfs @ 12.15 hrs, Volume= 0.143 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-3: Ex DMH (Southeast)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-E1: SC-E1 Pelican St Runoff Area=17,042 sf 71.51% Impervious Runoff Depth>3.72"
Tc=5.0 min CN=81 Runoff=1.70 cfs 0.121 af

Subcatchment SC-E2: SC-E2 NW Corner Runoff Area=23,955 sf 19.96% Impervious Runoff Depth>1.05"
Flow Length=217' Tc=10.6 min UI Adjusted CN=50 Runoff=0.43 cfs 0.048 af

Subcatchment SC-E3: SC-E3 Central Runoff Area=168,551 sf 25.59% Impervious Runoff Depth>1.19"
Flow Length=164' Tc=17.8 min UI Adjusted CN=52 Runoff=3.10 cfs 0.384 af

Subcatchment SC-E5: SC-E5 Existing Runoff Area=63,889 sf 100.00% Impervious Runoff Depth>5.58"
Tc=5.0 min CN=98 Runoff=8.42 cfs 0.682 af

Subcatchment SC-E6: SC-E6 Existing Runoff Area=15,000 sf 33.34% Impervious Runoff Depth>1.72"
Flow Length=978' Tc=14.5 min CN=59 Runoff=0.49 cfs 0.049 af

Subcatchment SC-E7: SC-E7 South Runoff Area=46,325 sf 85.04% Impervious Runoff Depth>4.56"
Tc=5.0 min CN=89 Runoff=5.50 cfs 0.404 af

Subcatchment SC-E8: SC-E8 Existing Runoff Area=54,800 sf 69.78% Impervious Runoff Depth>3.61"
Flow Length=247' Tc=9.7 min CN=80 Runoff=4.63 cfs 0.379 af

Subcatchment SC-E9: SC-E9 Existing LS Runoff Area=9,458 sf 3.85% Impervious Runoff Depth>0.45"
Flow Length=843' Tc=5.8 min UI Adjusted CN=40 Runoff=0.04 cfs 0.008 af

Link DP-1: Ex CB (West) Inflow=9.67 cfs 1.123 af
Primary=9.67 cfs 1.123 af

Link DP-2: Ex CB (Southwest) Inflow=7.41 cfs 0.573 af
Primary=7.41 cfs 0.573 af

Link DP-3: Ex DMH (Southeast) Inflow=4.63 cfs 0.379 af
Primary=4.63 cfs 0.379 af

Total Runoff Area = 9.160 ac Runoff Volume = 2.075 af Average Runoff Depth = 2.72"
48.13% Pervious = 4.409 ac 51.87% Impervious = 4.752 ac

Summary for Subcatchment SC-E1: SC-E1 Pelican St

[49] Hint: Tc<2dt may require smaller dt

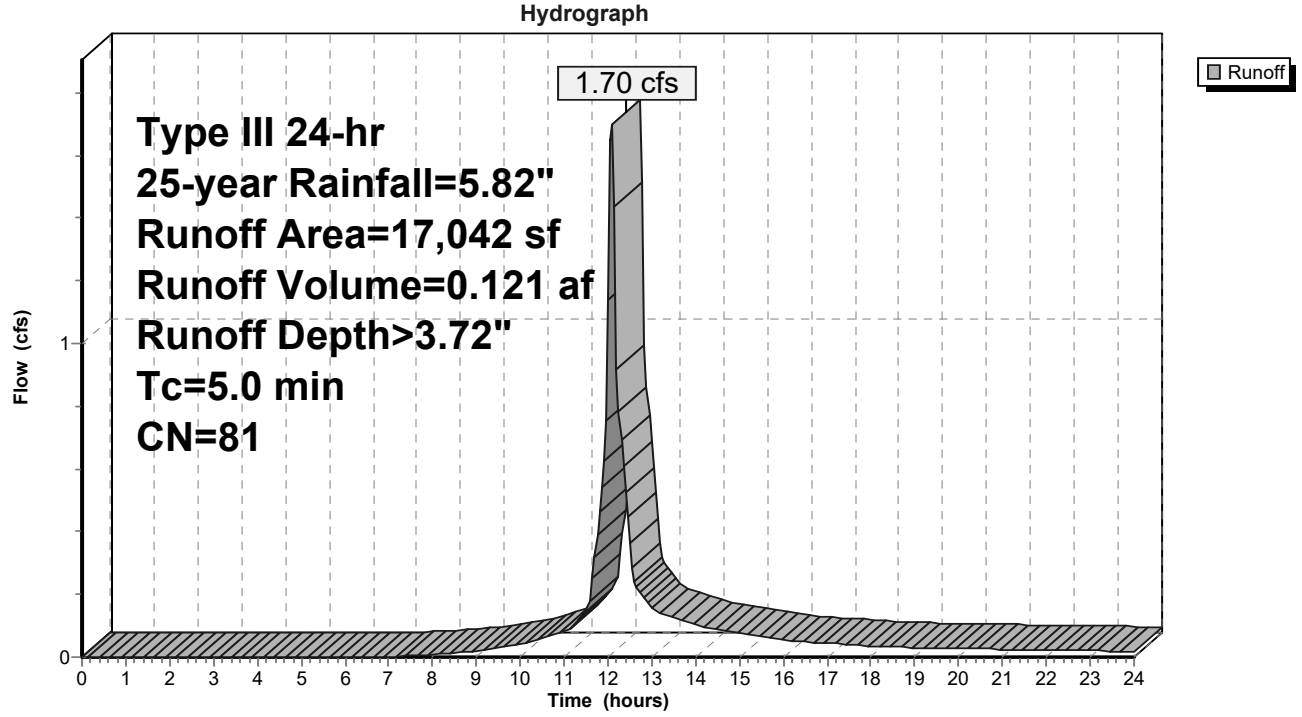
Runoff = 1.70 cfs @ 12.08 hrs, Volume= 0.121 af, Depth> 3.72"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
*	12,186	98	Pelican Street
	4,856	39	>75% Grass cover, Good, HSG A
	17,042	81	Weighted Average
	4,856		28.49% Pervious Area
	12,186		71.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Road Standard**

Subcatchment SC-E1: SC-E1 Pelican St



Summary for Subcatchment SC-E2: SC-E2 NW Corner

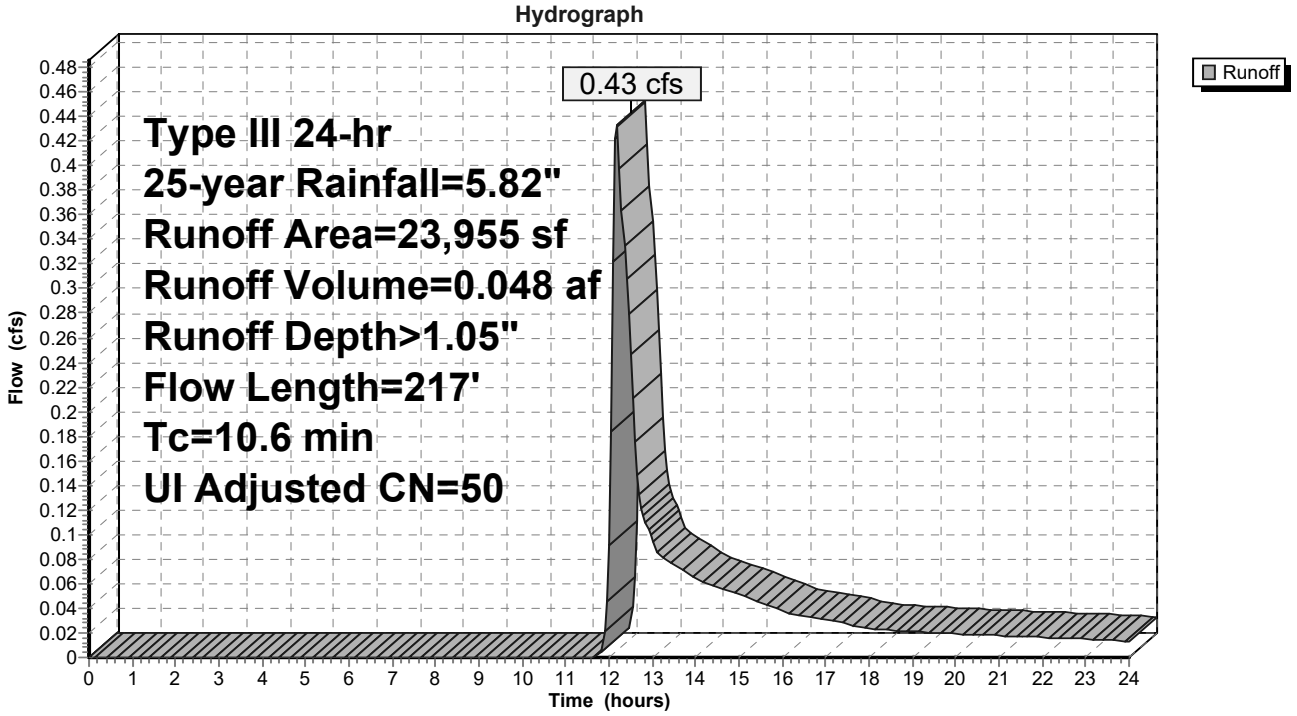
Runoff = 0.43 cfs @ 12.19 hrs, Volume= 0.048 af, Depth> 1.05"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

Area (sf)	CN	Adj	Description
3,936	98		Paved parking, HSG A
846	98		Unconnected pavement, HSG A
19,173	39		>75% Grass cover, Good, HSG A
23,955	51	50	Weighted Average, UI Adjusted
19,173			80.04% Pervious Area
4,782			19.96% Impervious Area
846			17.69% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0335	0.20		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
2.4	117	0.0026	0.82		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
10.6	217	Total			

Subcatchment SC-E2: SC-E2 NW Corner



Summary for Subcatchment SC-E3: SC-E3 Central

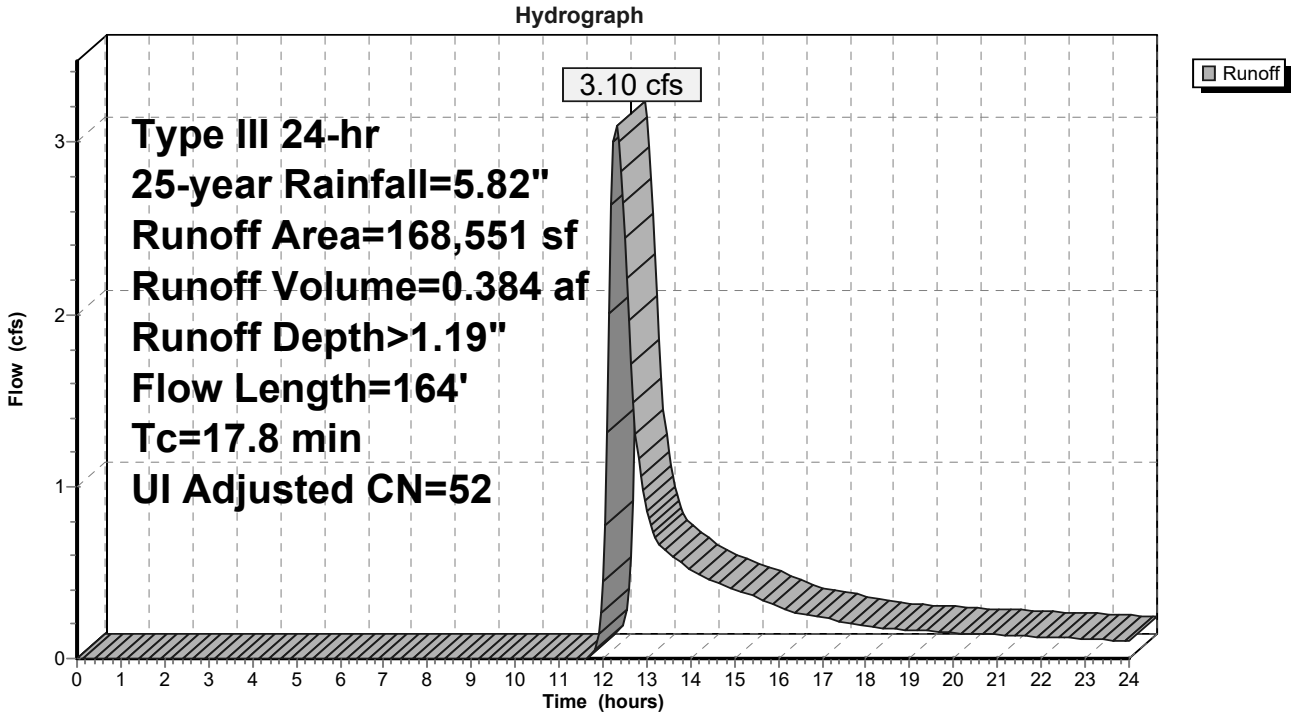
Runoff = 3.10 cfs @ 12.30 hrs, Volume= 0.384 af, Depth> 1.19"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Adj	Description
	1,594	98		Roofs, HSG A
	29,684	98		Paved parking, HSG A
	11,387	98		Unconnected pavement, HSG A
	123,736	39		>75% Grass cover, Good, HSG A
*	1,510	39		Landscaped Area
	640	81		Urban industrial, 72% imp, HSG A
	168,551	54	52	Weighted Average, UI Adjusted
	125,425			74.41% Pervious Area
	43,126			25.59% Impervious Area
	11,387			26.40% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.3	100	0.0052	0.10		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.5	64	0.0198	2.27		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
17.8	164	Total			

Subcatchment SC-E3: SC-E3 Central



Summary for Subcatchment SC-E5: SC-E5 Existing Roof

Via RD

[49] Hint: Tc<2dt may require smaller dt

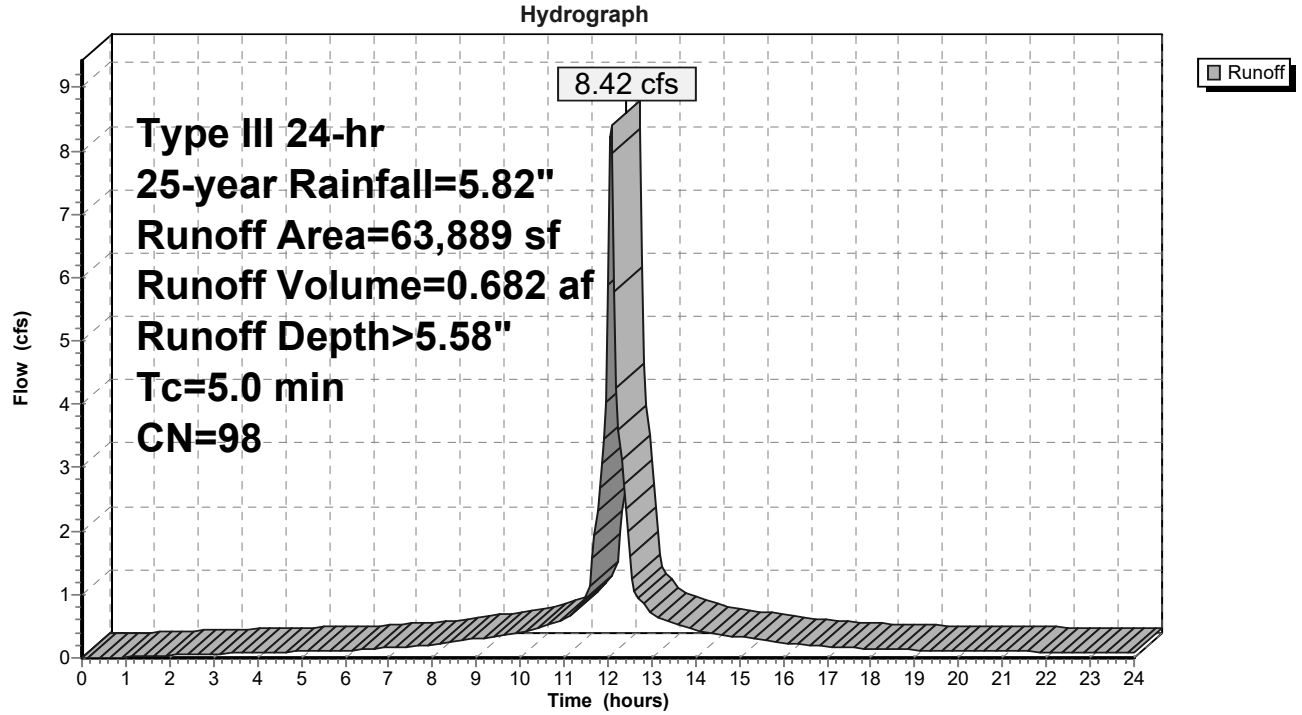
Runoff = 8.42 cfs @ 12.07 hrs, Volume= 0.682 af, Depth> 5.58"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
*	63,889	98	Roofs, HSG A
	63,889		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-E5: SC-E5 Existing Roof



Summary for Subcatchment SC-E6: SC-E6 Existing Landscape

[47] Hint: Peak is 142% of capacity of segment #2

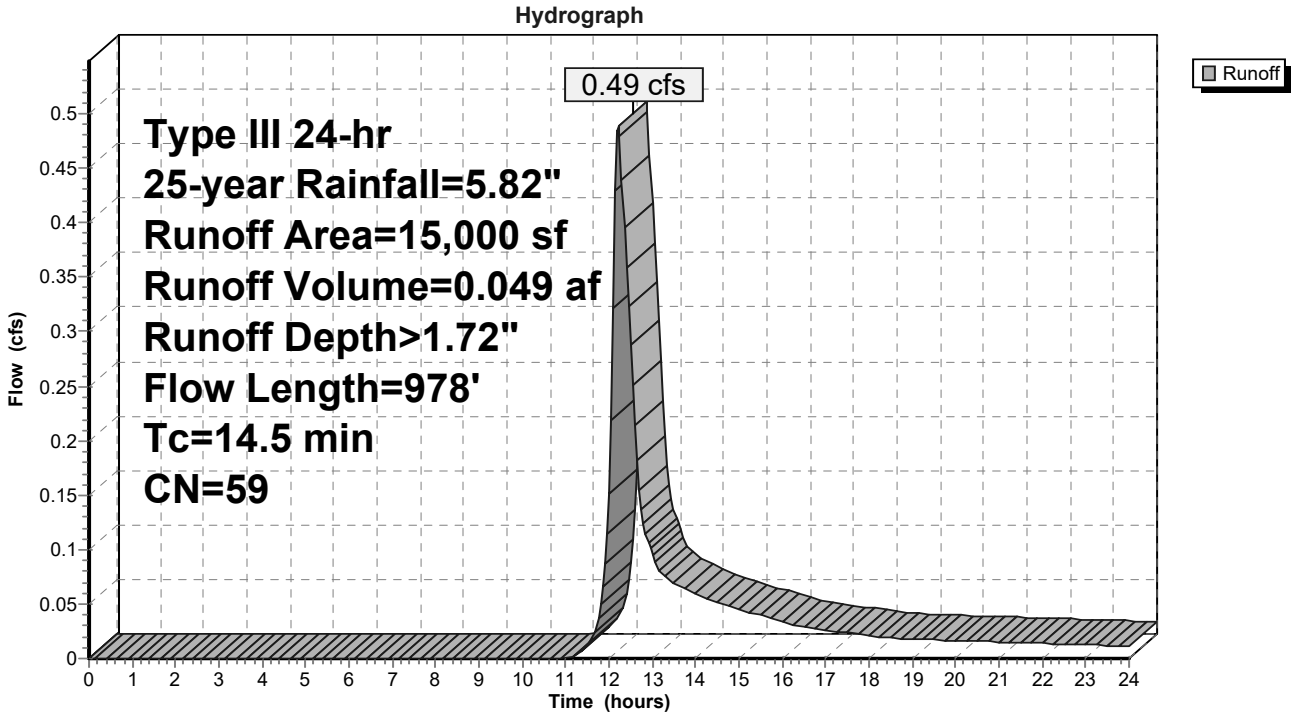
Runoff = 0.49 cfs @ 12.22 hrs, Volume= 0.049 af, Depth> 1.72"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	4,143	98	Paved parking, HSG A
	858	98	Unconnected pavement, HSG A
	8,182	39	>75% Grass cover, Good, HSG A
*	1,817	39	Landscaped Area
	15,000	59	Weighted Average
	9,999		66.66% Pervious Area
	5,001		33.34% Impervious Area
	858		17.16% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	80	0.0297	0.13		**Sheet Flow, Initial Sheeting** Grass: Dense n= 0.240 P2= 3.00"
0.9	91	0.0038	1.76	0.35	**Pipe Channel, Ex 6" PVC** 6.0" Round Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.013 Corrugated PE, smooth interior
3.1	807	0.0038	4.33	7.65	**Pipe Channel, Ex 18" RCP** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.011 Concrete pipe, straight & clean
14.5	978	Total			

Subcatchment SC-E6: SC-E6 Existing Landscape



Summary for Subcatchment SC-E7: SC-E7 South Central Pavement

[49] Hint: Tc<2dt may require smaller dt

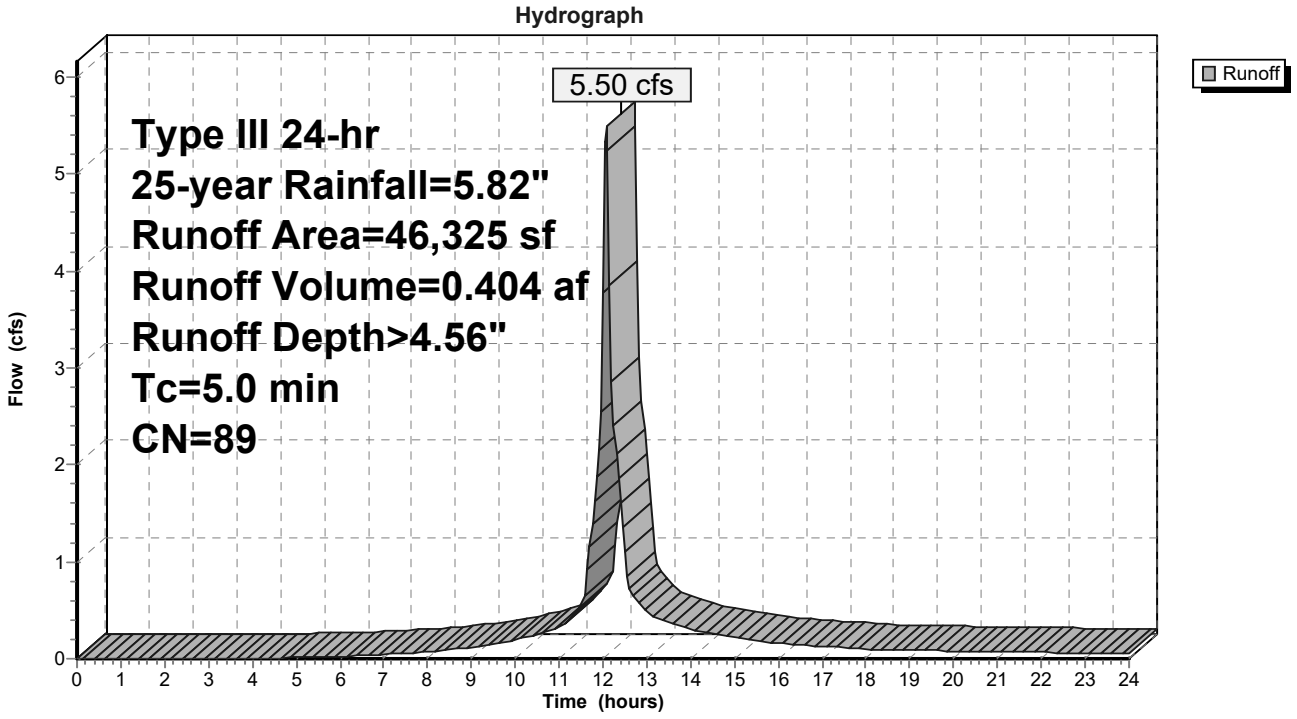
Runoff = 5.50 cfs @ 12.07 hrs, Volume= 0.404 af, Depth> 4.56"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	1,425	98	Roofs, HSG A
	37,605	98	Paved parking, HSG A
	309	98	Unconnected pavement, HSG A
	3,018	39	>75% Grass cover, Good, HSG A
*	3,888	39	Landscaped Area
	80	81	Urban industrial, 72% imp, HSG A
	46,325	89	Weighted Average
	6,928		14.96% Pervious Area
	39,397		85.04% Impervious Area
	309		0.78% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-E7: SC-E7 South Central Pavement



Summary for Subcatchment SC-E8: SC-E8 Existing Parking Area

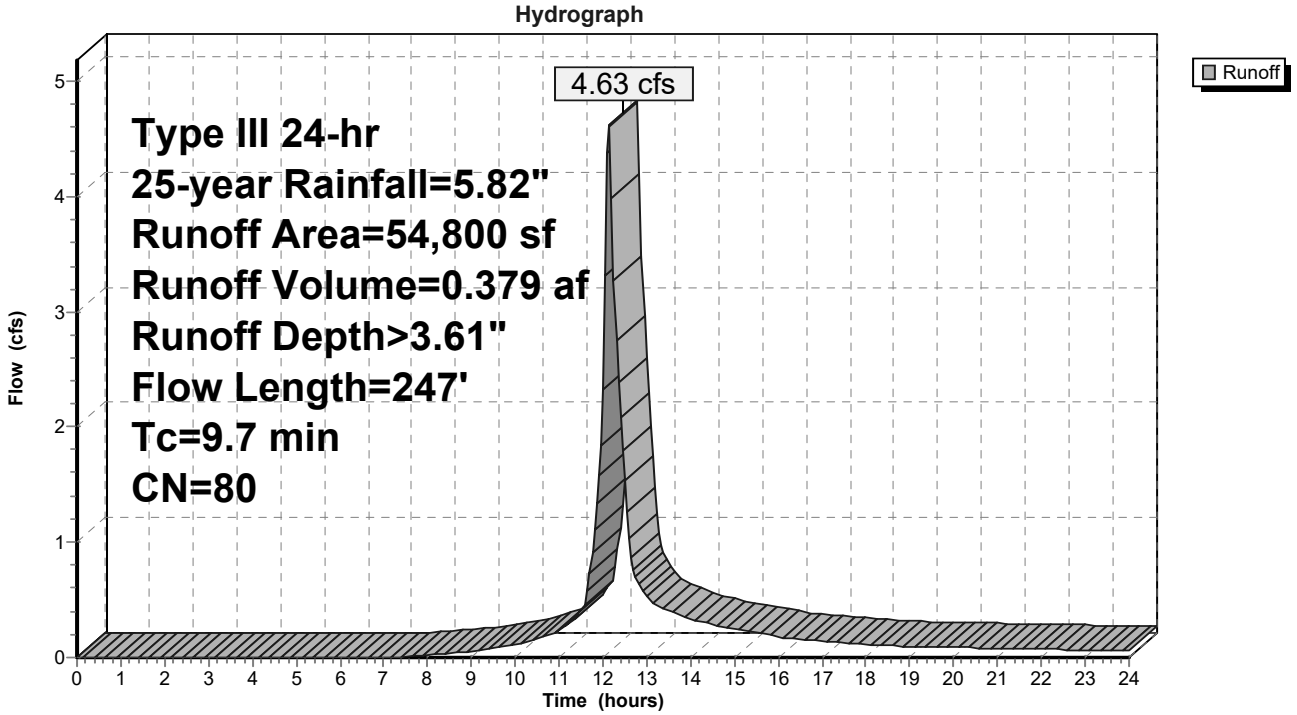
Runoff = 4.63 cfs @ 12.14 hrs, Volume= 0.379 af, Depth> 3.61"
Routed to Link DP-3 : Ex DMH (Southeast)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	28,705	98	Paved parking, HSG A
	3,835	98	Unconnected pavement, HSG A
	5,325	39	>75% Grass cover, Good, HSG A
*	11,237	39	Landscaped Area
*	5,698	98	Gerzofsky Way
	54,800	80	Weighted Average
	16,562		30.22% Pervious Area
	38,238		69.78% Impervious Area
	3,835		10.03% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.7	58	0.0340	0.13		**Sheet Flow, Initial Sheeting** Grass: Dense n= 0.240 P2= 3.00"
2.0	189	0.0060	1.57		**Shallow Concentrated Flow, Shallow Flow** Paved Kv= 20.3 fps
9.7	247	Total			

Subcatchment SC-E8: SC-E8 Existing Parking Area



Summary for Subcatchment SC-E9: SC-E9 Existing LS

[49] Hint: Tc<2dt may require smaller dt

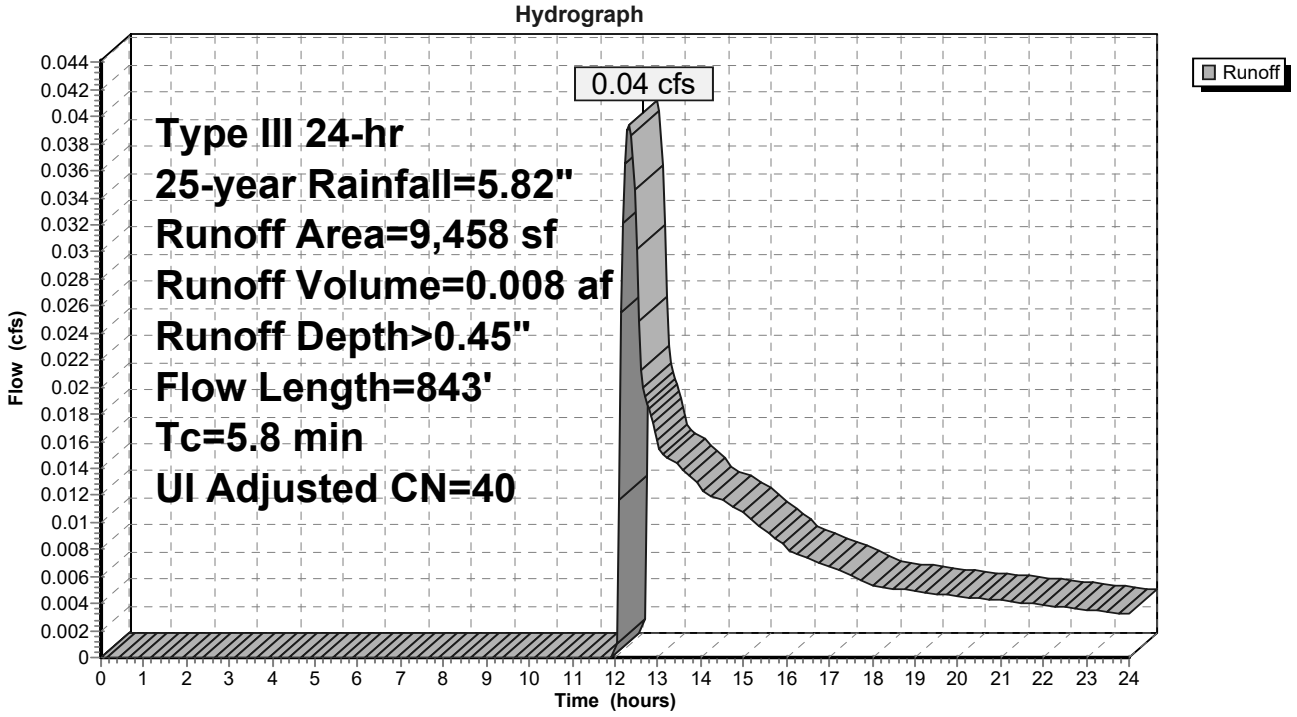
Runoff = 0.04 cfs @ 12.33 hrs, Volume= 0.008 af, Depth> 0.45"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Adj	Description
	364	98		Unconnected pavement, HSG A
*	9,094	39		Landscaped Area
	9,458	41	40	Weighted Average, UI Adjusted
	9,094			96.15% Pervious Area
	364			3.85% Impervious Area
	364			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.7	36	0.0680	0.22		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
3.1	807	0.0038	4.33	7.65	**Pipe Channel, Ex 18" RCP** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.011 Concrete pipe, straight & clean
5.8	843	Total			

Subcatchment SC-E9: SC-E9 Existing LS

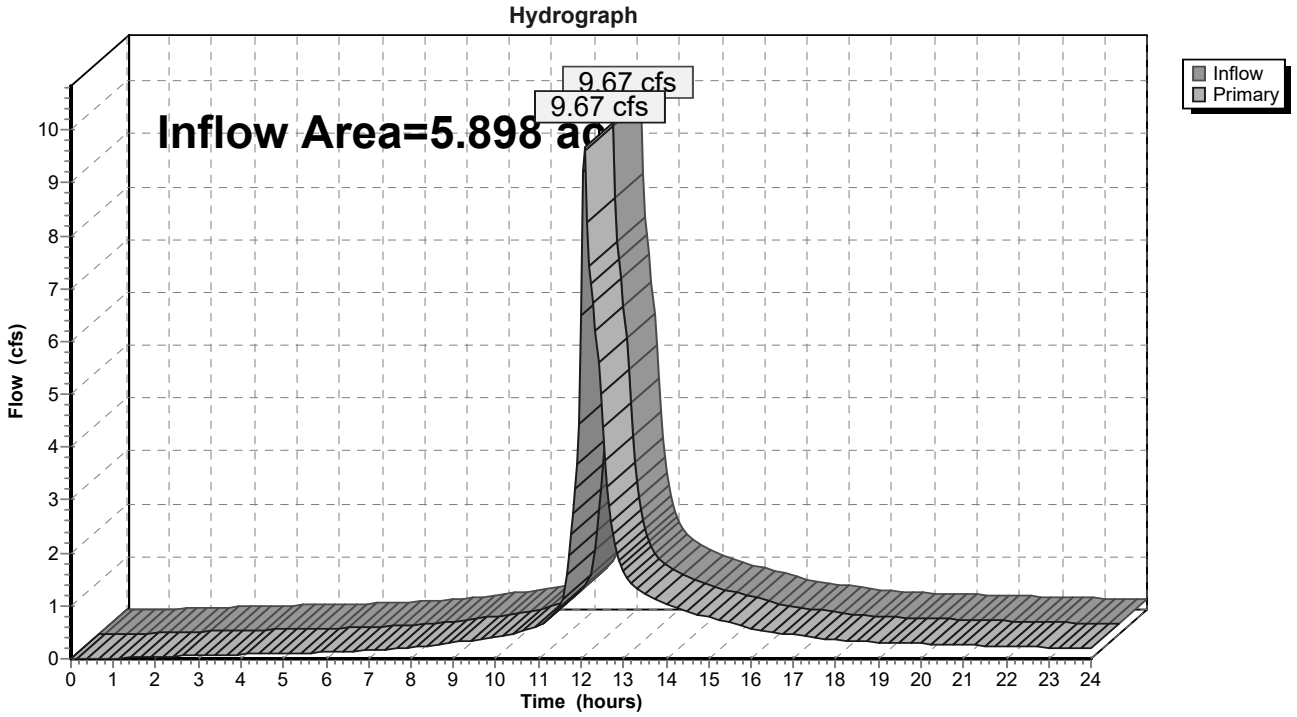


Summary for Link DP-1: Ex CB (West)

Inflow Area = 5.898 ac, 43.74% Impervious, Inflow Depth > 2.28" for 25-year event
Inflow = 9.67 cfs @ 12.09 hrs, Volume= 1.123 af
Primary = 9.67 cfs @ 12.09 hrs, Volume= 1.123 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-1: Ex CB (West)

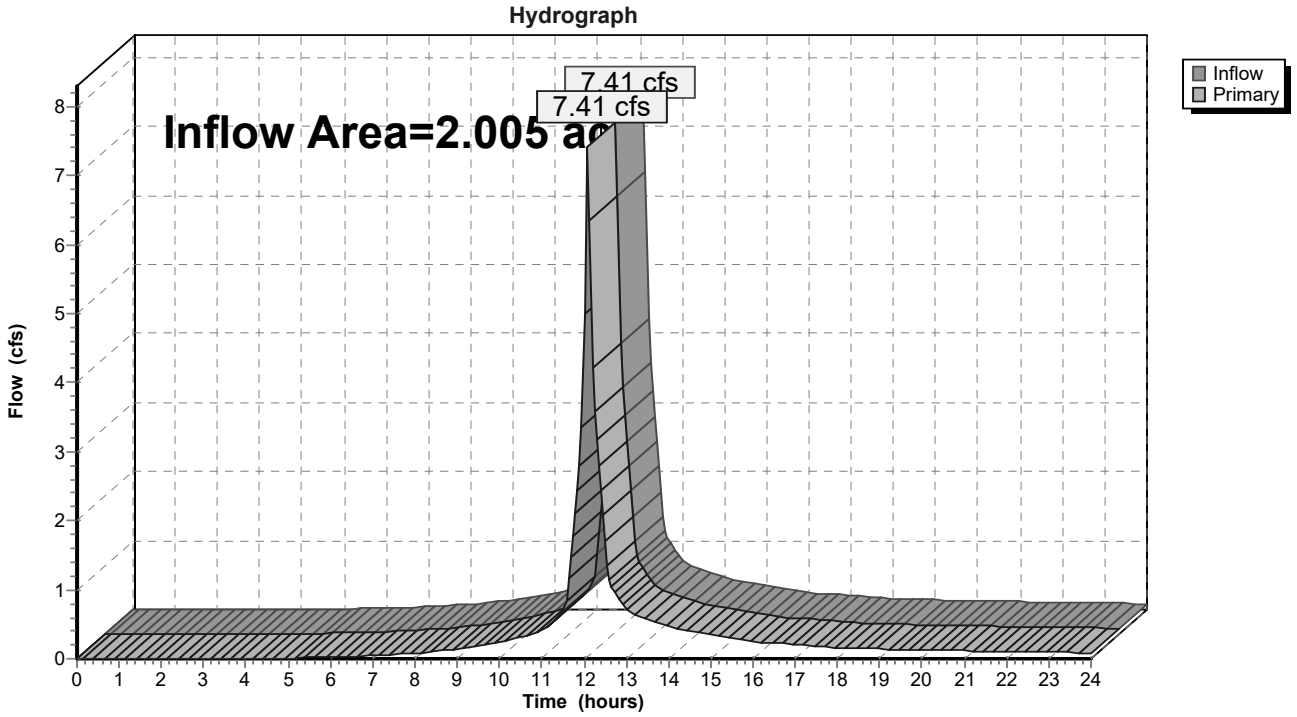


Summary for Link DP-2: Ex CB (Southwest)

Inflow Area = 2.005 ac, 64.55% Impervious, Inflow Depth > 3.43" for 25-year event
Inflow = 7.41 cfs @ 12.08 hrs, Volume= 0.573 af
Primary = 7.41 cfs @ 12.08 hrs, Volume= 0.573 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-2: Ex CB (Southwest)

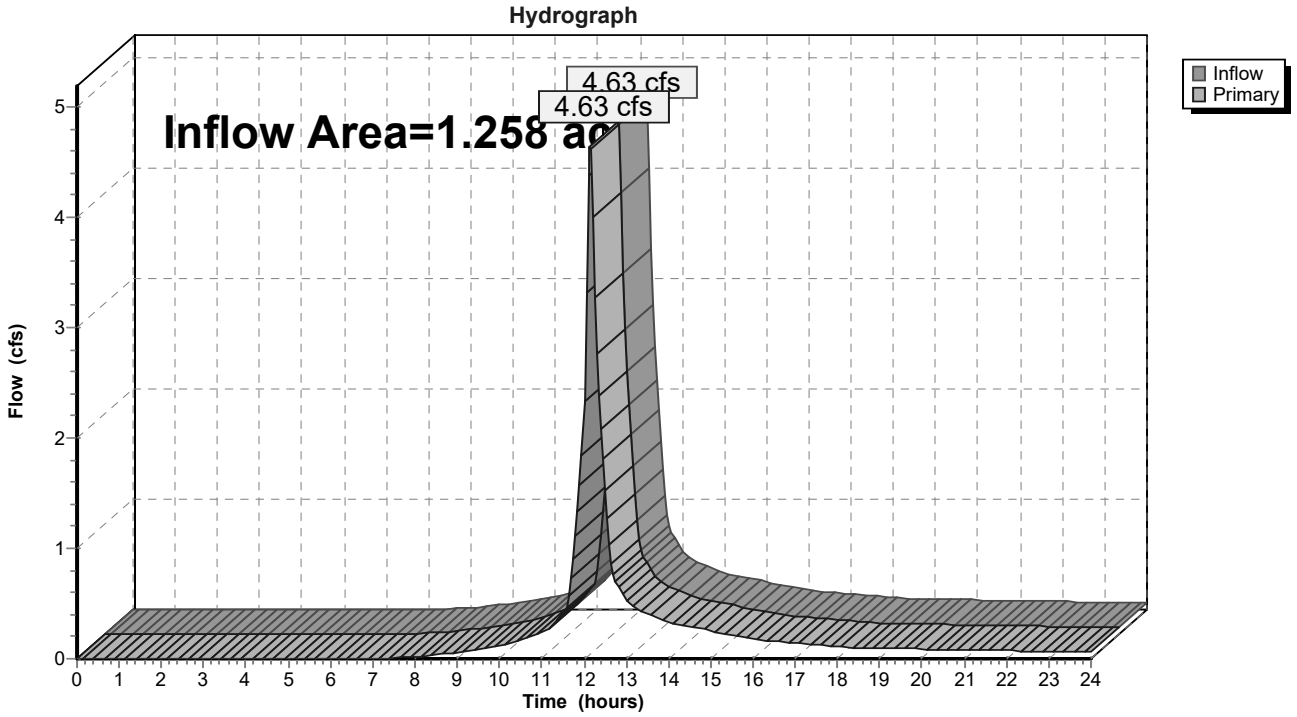


Summary for Link DP-3: Ex DMH (Southeast)

Inflow Area = 1.258 ac, 69.78% Impervious, Inflow Depth > 3.61" for 25-year event
Inflow = 4.63 cfs @ 12.14 hrs, Volume= 0.379 af
Primary = 4.63 cfs @ 12.14 hrs, Volume= 0.379 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-3: Ex DMH (Southeast)



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4 Soil Listing (all nodes)
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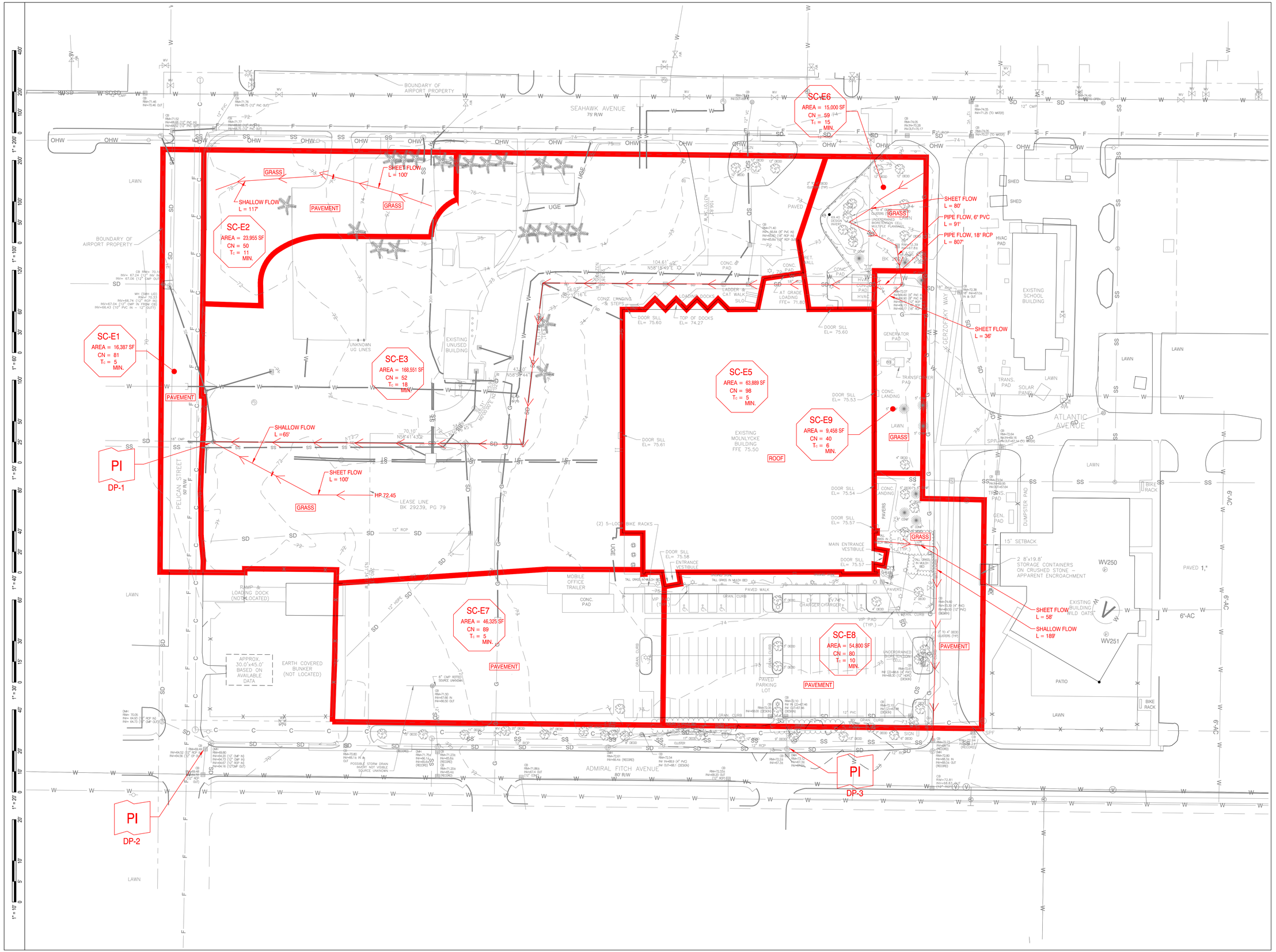
2-year Event
7 Node Listing
8 Subcat SC-E1: SC-E1 Pelican St
9 Subcat SC-E2: SC-E2 NW Corner
10 Subcat SC-E3: SC-E3 Central
12 Subcat SC-E5: SC-E5 Existing Roof
13 Subcat SC-E6: SC-E6 Existing Landscape
15 Subcat SC-E7: SC-E7 South Central Pavement
16 Subcat SC-E8: SC-E8 Existing Parking Area
17 Subcat SC-E9: SC-E9 Existing LS
19 Link DP-1: Ex CB (West)
20 Link DP-2: Ex CB (Southwest)
21 Link DP-3: Ex DMH (Southeast)

25-year Event
22 Node Listing
23 Subcat SC-E1: SC-E1 Pelican St
24 Subcat SC-E2: SC-E2 NW Corner
25 Subcat SC-E3: SC-E3 Central
27 Subcat SC-E5: SC-E5 Existing Roof
28 Subcat SC-E6: SC-E6 Existing Landscape
30 Subcat SC-E7: SC-E7 South Central Pavement
31 Subcat SC-E8: SC-E8 Existing Parking Area
32 Subcat SC-E9: SC-E9 Existing LS
33 Link DP-1: Ex CB (West)
34 Link DP-2: Ex CB (Southwest)
35 Link DP-3: Ex DMH (Southeast)



MOLNLYCKE

BRUNSWICK EXPANSION

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In Association With

TRUE NORTH

STATE OF MAINE
MELISSA ANN FLYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

#	REVISION	DATE
1	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

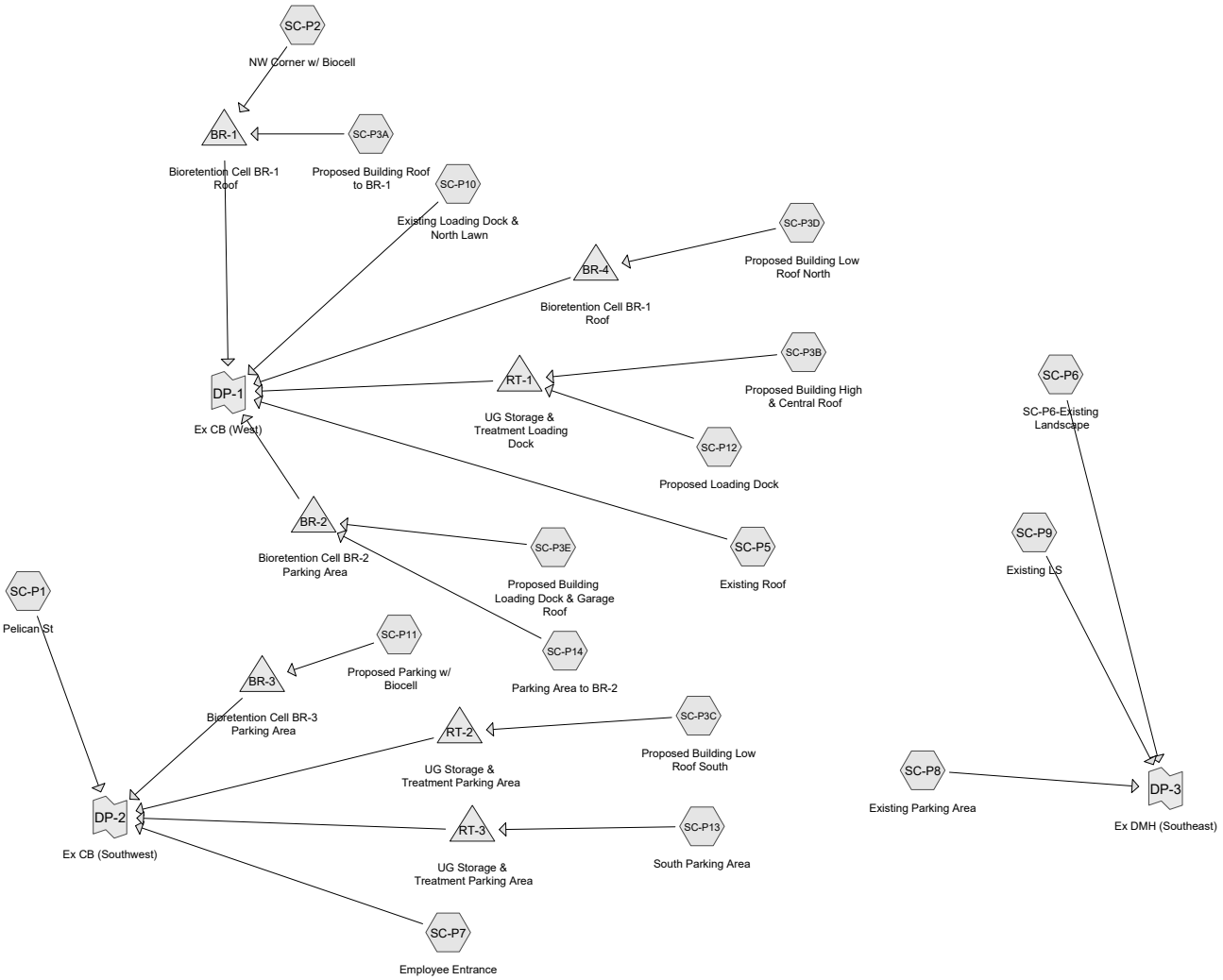
PRE-DEVELOPMENT WATERSHED PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 40'	DESIGNED BY:	WSM
SMRT PROJECT #:	24040	DRAWN BY:	WSM

C-120

NOT FOR CONSTRUCTION



Routing Diagram for Post-Development Model-24040

Prepared by SMRT, Inc, Printed 12/16/2025

HydroCAD® 10.20-7a s/n 00729 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	Type III 24-hr		Default	24.00	1	3.15	2
2	25-year	Type III 24-hr		Default	24.00	1	5.82	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.880	39	>75% Grass cover, Good, HSG A (SC-P1, SC-P10, SC-P11, SC-P12, SC-P13, SC-P14, SC-P2, SC-P6, SC-P7, SC-P8)
0.130	98	Gerzofsky Way (SC-P8)
0.743	39	Landscaped Area (SC-P10, SC-P11, SC-P13, SC-P14, SC-P6, SC-P7, SC-P8, SC-P9)
2.381	98	Paved parking, HSG A (SC-P1, SC-P10, SC-P11, SC-P12, SC-P13, SC-P14, SC-P6, SC-P7, SC-P8)
0.271	98	Pelican Street (SC-P1)
3.267	98	Roofs, HSG A (SC-P1, SC-P10, SC-P11, SC-P12, SC-P13, SC-P3A, SC-P3B, SC-P3C, SC-P3D, SC-P3E, SC-P5)
0.487	98	Unconnected pavement, HSG A (SC-P1, SC-P10, SC-P11, SC-P12, SC-P13, SC-P14, SC-P6, SC-P7, SC-P8, SC-P9)
9.160	**81**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
8.015	HSG A	SC-P1, SC-P10, SC-P11, SC-P12, SC-P13, SC-P14, SC-P2, SC-P3A, SC-P3B, SC-P3C, SC-P3D, SC-P3E, SC-P5, SC-P6, SC-P7, SC-P8, SC-P9
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
1.145	Other	SC-P1, SC-P10, SC-P11, SC-P13, SC-P14, SC-P6, SC-P7, SC-P8, SC-P9
9.160		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
1.880	0.000	0.000	0.000	0.000	1.880	>75% Grass cover, Good	SC-P1, SC-P10, SC-P11, SC-P12, SC-P13, SC-P14, SC-P2, SC-P6, SC-P7, SC-P8
0.000	0.000	0.000	0.000	0.130	0.130	Gerzofsky Way	SC-P8
0.000	0.000	0.000	0.000	0.743	0.743	Landscaped Area	SC-P10, SC-P11, SC-P13, SC-P14, SC-P6, SC-P7, SC-P8, SC-P9
2.381	0.000	0.000	0.000	0.000	2.381	Paved parking	SC-P1, SC-P10, SC-P11, SC-P12, SC-P13, SC-P14, SC-P6, SC-P7, SC-P8
0.000	0.000	0.000	0.000	0.271	0.271	Pelican Street	SC-P1
3.267	0.000	0.000	0.000	0.000	3.267	Roofs	SC-P1, SC-P10, SC-P11, SC-P12, SC-P13, SC-P3A, SC-P3B, SC-P3C, SC-P3D, SC-P3E, SC-P5
0.487	0.000	0.000	0.000	0.000	0.487	Unconnected pavement	SC-P1, SC-P10, SC-P11, SC-P12, SC-P13, SC-P14,

Ground Covers (all nodes) (continued)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
8.015	**0.000**	**0.000**	**0.000**	**1.145**	**9.160**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	SC-P6	0.00	0.00	69.0	0.0050	0.011	0.0	6.0	0.0	
2	SC-P6	0.00	0.00	73.0	0.0050	0.011	0.0	12.0	0.0	
3	SC-P6	0.00	0.00	577.0	0.0050	0.011	0.0	18.0	0.0	
4	SC-P9	0.00	0.00	577.0	0.0040	0.013	0.0	18.0	0.0	
5	BR-1	67.00	66.18	42.0	0.0195	0.013	0.0	18.0	0.0	
6	BR-2	65.25	64.50	50.0	0.0150	0.013	0.0	18.0	0.0	
7	BR-3	67.05	66.20	92.0	0.0092	0.013	0.0	12.0	0.0	
8	BR-4	68.00	67.65	29.0	0.0121	0.013	0.0	16.0	0.0	
9	RT-1	64.71	64.39	64.0	0.0050	0.013	0.0	12.0	0.0	
10	RT-2	68.75	67.80	79.0	0.0120	0.013	0.0	12.0	0.0	
11	RT-3	67.72	66.54	124.0	0.0095	0.013	0.0	10.0	0.0	

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-P1: Pelican St Runoff Area=26,806 sf 63.12% Impervious Runoff Depth>1.12"
Tc=5.0 min CN=76 Runoff=0.78 cfs 0.057 af

Subcatchment SC-P10: Existing Loading Runoff Area=49,731 sf 34.38% Impervious Runoff Depth>0.35"
Flow Length=212' Tc=23.8 min CN=59 Runoff=0.17 cfs 0.034 af

Subcatchment SC-P11: Proposed Parking Runoff Area=45,084 sf 59.53% Impervious Runoff Depth>1.00"
Tc=5.0 min CN=74 Runoff=1.16 cfs 0.087 af

Subcatchment SC-P12: Proposed Loading Runoff Area=9,873 sf 93.93% Impervious Runoff Depth>2.49"
Tc=5.0 min CN=94 Runoff=0.64 cfs 0.047 af

Subcatchment SC-P13: South Parking Area Runoff Area=16,401 sf 92.00% Impervious Runoff Depth>2.40"
Tc=5.0 min CN=93 Runoff=1.03 cfs 0.075 af

Subcatchment SC-P14: Parking Area to BR-2 Runoff Area=7,835 sf 52.99% Impervious Runoff Depth>0.80"
Tc=5.0 min CN=70 Runoff=0.15 cfs 0.012 af

Subcatchment SC-P2: NW Corner w/ Biocell Runoff Area=8,030 sf 0.00% Impervious Runoff Depth>0.00"
Flow Length=150' Tc=11.6 min CN=39 Runoff=0.00 cfs 0.000 af

Subcatchment SC-P3A: Proposed Runoff Area=18,292 sf 100.00% Impervious Runoff Depth>2.92"
Tc=5.0 min CN=98 Runoff=1.29 cfs 0.102 af

Subcatchment SC-P3B: Proposed Runoff Area=21,573 sf 100.00% Impervious Runoff Depth>2.92"
Tc=5.0 min CN=98 Runoff=1.52 cfs 0.120 af

Subcatchment SC-P3C: Proposed Runoff Area=28,468 sf 100.00% Impervious Runoff Depth>2.92"
Tc=5.0 min CN=98 Runoff=2.01 cfs 0.159 af

Subcatchment SC-P3D: Proposed Building Runoff Area=5,624 sf 100.00% Impervious Runoff Depth>2.92"
Tc=5.0 min CN=98 Runoff=0.40 cfs 0.031 af

Subcatchment SC-P3E: Proposed Building Runoff Area=3,890 sf 100.00% Impervious Runoff Depth>2.92"
Tc=5.0 min CN=98 Runoff=0.27 cfs 0.022 af

Subcatchment SC-P5: Existing Roof Runoff Area=63,786 sf 100.00% Impervious Runoff Depth>2.92"
Tc=5.0 min CN=98 Runoff=4.50 cfs 0.356 af

Subcatchment SC-P6: SC-P6-Existing Runoff Area=15,000 sf 38.97% Impervious Runoff Depth>0.46"
Flow Length=799' Tc=9.9 min CN=62 Runoff=0.10 cfs 0.013 af

Subcatchment SC-P7: Employee Entrance Runoff Area=10,596 sf 65.27% Impervious Runoff Depth>1.24"
Tc=5.0 min CN=78 Runoff=0.35 cfs 0.025 af

Subcatchment SC-P8: Existing Parking Runoff Area=58,570 sf 69.35% Impervious Runoff Depth>1.36"
Flow Length=247' Tc=9.7 min CN=80 Runoff=1.85 cfs 0.152 af

Subcatchment SC-P9: Existing LS Runoff Area=9,458 sf 3.85% Impervious Runoff Depth>0.00"
Flow Length=664' Tc=7.3 min UI Adjusted CN=40 Runoff=0.00 cfs 0.000 af

Pond BR-1: Bioretention Cell BR-1 Roof Peak Elev=68.64' Storage=2,737 cf Inflow=1.29 cfs 0.102 af
Outflow=0.11 cfs 0.075 af

Pond BR-2: Bioretention Cell BR-2 Parking Area Peak Elev=66.68' Storage=728 cf Inflow=0.42 cfs 0.034 af
Outflow=0.05 cfs 0.028 af

Pond BR-3: Bioretention Cell BR-3 Parking Peak Elev=68.02' Storage=1,646 cf Inflow=1.16 cfs 0.087 af
Outflow=0.11 cfs 0.066 af

Pond BR-4: Bioretention Cell BR-1 Roof Peak Elev=69.74' Storage=631 cf Inflow=0.40 cfs 0.031 af
Outflow=0.04 cfs 0.028 af

Pond RT-1: UG Storage & Treatment Loading Peak Elev=65.90' Storage=4,753 cf Inflow=2.16 cfs 0.167 af
Outflow=0.16 cfs 0.092 af

Pond RT-2: UG Storage & Treatment Parking Peak Elev=69.80' Storage=1,817 cf Inflow=2.01 cfs 0.159 af
Outflow=1.24 cfs 0.139 af

Pond RT-3: UG Storage & Treatment Parking Peak Elev=68.29' Storage=865 cf Inflow=1.03 cfs 0.075 af
Outflow=0.82 cfs 0.064 af

Link DP-1: Ex CB (West) Inflow=4.72 cfs 0.611 af
Primary=4.72 cfs 0.611 af

Link DP-2: Ex CB (Southwest) Inflow=3.07 cfs 0.351 af
Primary=3.07 cfs 0.351 af

Link DP-3: Ex DMH (Southeast) Inflow=1.95 cfs 0.166 af
Primary=1.95 cfs 0.166 af

Total Runoff Area = 9.160 ac Runoff Volume = 1.293 af Average Runoff Depth = 1.69"
28.64% Pervious = 2.623 ac 71.36% Impervious = 6.537 ac

Summary for Subcatchment SC-P1: Pelican St

[49] Hint: Tc<2dt may require smaller dt

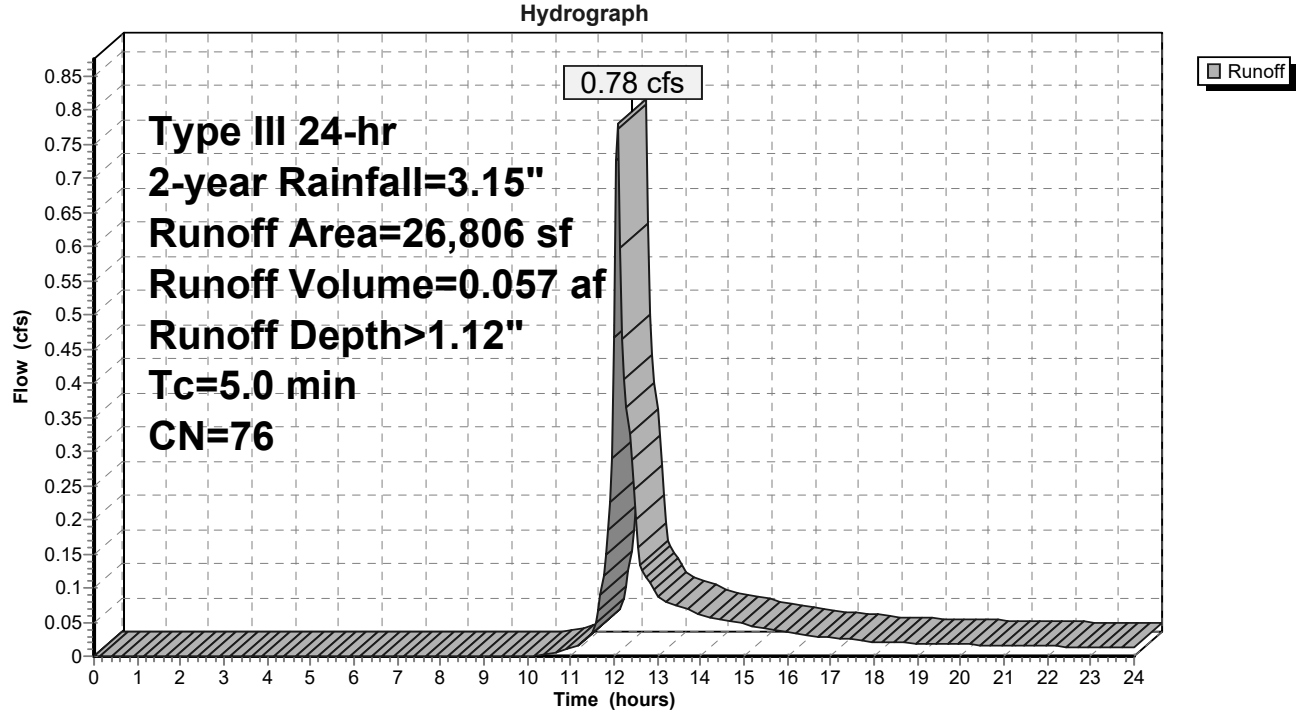
Runoff = 0.78 cfs @ 12.09 hrs, Volume= 0.057 af, Depth> 1.12"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	102	98	Roofs, HSG A
	4,197	98	Paved parking, HSG A
	820	98	Unconnected pavement, HSG A
*	11,801	98	Pelican Street
	9,886	39	>75% Grass cover, Good, HSG A
	26,806	76	Weighted Average
	9,886		36.88% Pervious Area
	16,920		63.12% Impervious Area
	820		4.85% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Road Standard**

Subcatchment SC-P1: Pelican St



Summary for Subcatchment SC-P10: Existing Loading Dock & North Lawn

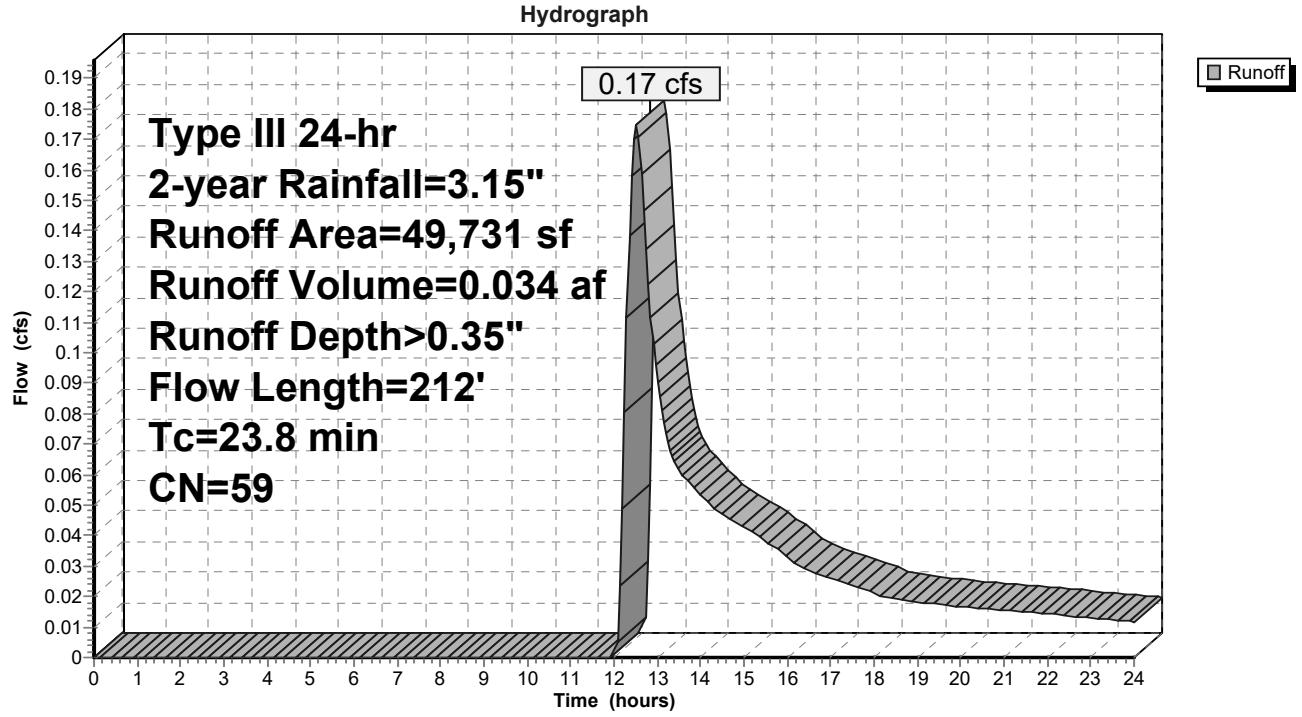
Runoff = 0.17 cfs @ 12.52 hrs, Volume= 0.034 af, Depth> 0.35"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	51	98	Roofs, HSG A
	9,270	98	Paved parking, HSG A
	7,776	98	Unconnected pavement, HSG A
	30,998	39	>75% Grass cover, Good, HSG A
*	1,636	39	Landscaped Area
	49,731	59	Weighted Average
	32,634		65.62% Pervious Area
	17,097		34.38% Impervious Area
	7,776		45.48% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	100	0.0025	0.07		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.6	112	0.0330	2.92		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
23.8	212	Total			

Subcatchment SC-P10: Existing Loading Dock & North Lawn



Summary for Subcatchment SC-P11: Proposed Parking w/ Biocell

[49] Hint: Tc<2dt may require smaller dt

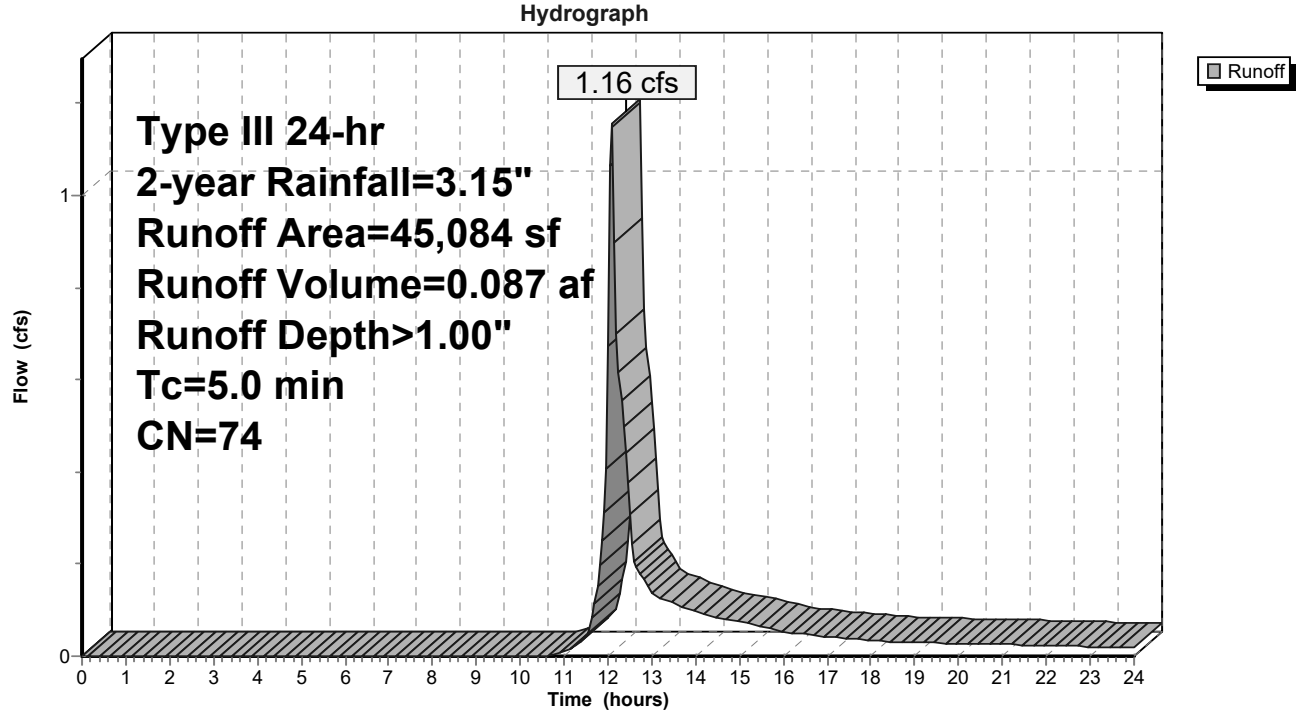
Runoff = 1.16 cfs @ 12.09 hrs, Volume= 0.087 af, Depth> 1.00"
Routed to Pond BR-3 : Bioretention Cell BR-3 Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	169	98	Roofs, HSG A
	23,691	98	Paved parking, HSG A
	2,977	98	Unconnected pavement, HSG A
	17,017	39	>75% Grass cover, Good, HSG A
*	1,230	39	Landscaped Area
	45,084	74	Weighted Average
	18,247		40.47% Pervious Area
	26,837		59.53% Impervious Area
	2,977		11.09% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P11: Proposed Parking w/ Biocell



Summary for Subcatchment SC-P12: Proposed Loading Dock

[49] Hint: Tc<2dt may require smaller dt

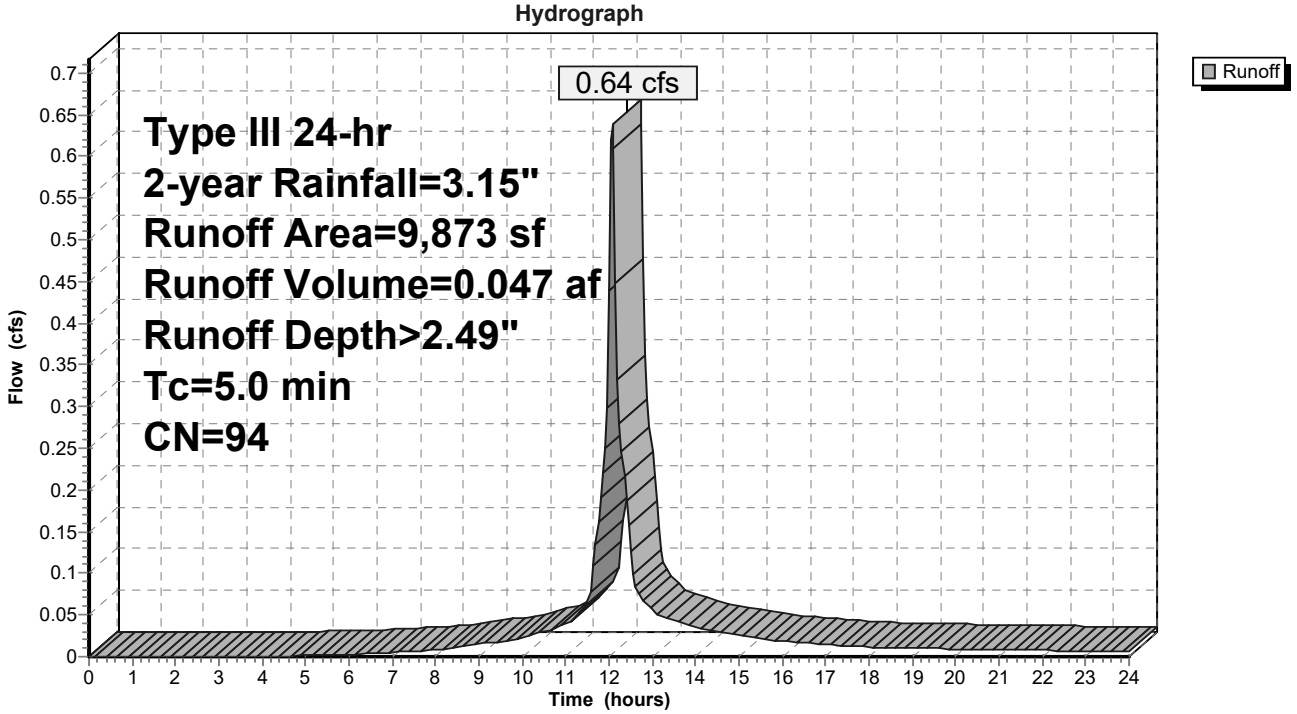
Runoff = 0.64 cfs @ 12.07 hrs, Volume= 0.047 af, Depth> 2.49"
Routed to Pond RT-1 : UG Storage & Treatment Loading Dock

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

Area (sf)	CN	Description
247	98	Roofs, HSG A
6,647	98	Paved parking, HSG A
2,380	98	Unconnected pavement, HSG A
599	39	>75% Grass cover, Good, HSG A
9,873	94	Weighted Average
599		6.07% Pervious Area
9,274		93.93% Impervious Area
2,380		25.66% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P12: Proposed Loading Dock



Summary for Subcatchment SC-P13: South Parking Area

[49] Hint: Tc<2dt may require smaller dt

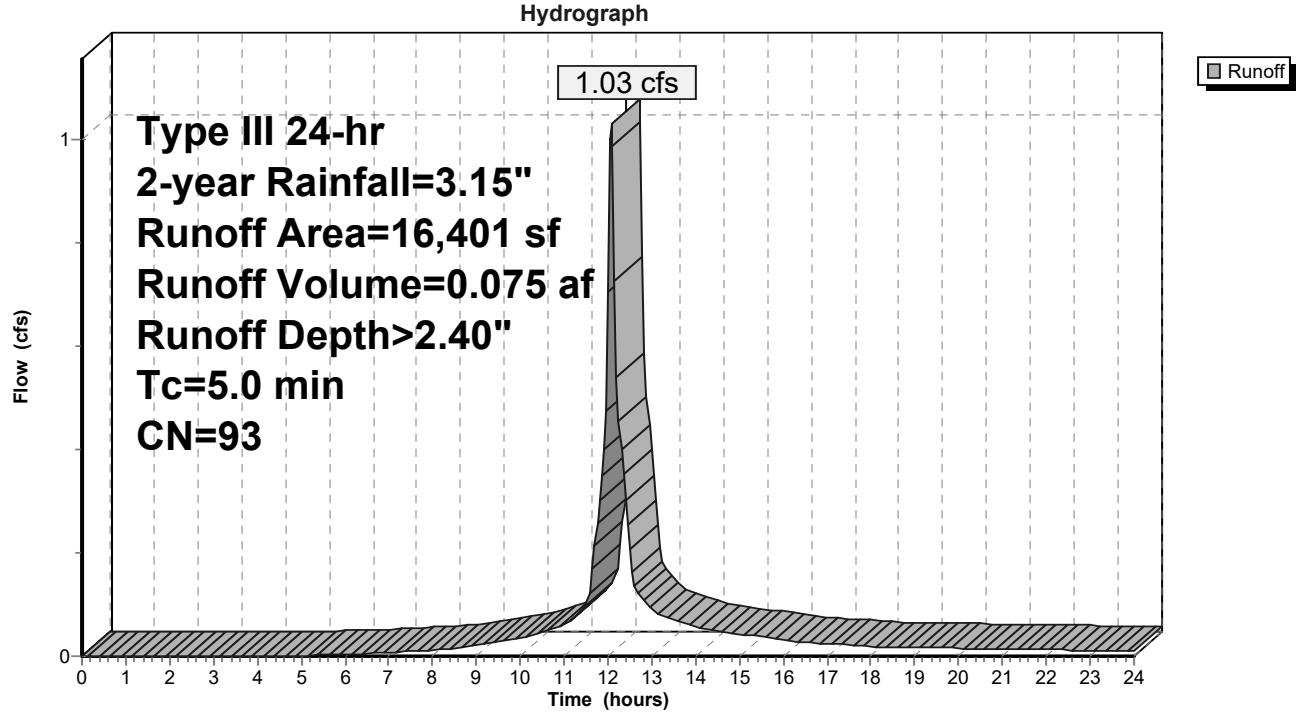
Runoff = 1.03 cfs @ 12.07 hrs, Volume= 0.075 af, Depth> 2.40"
Routed to Pond RT-3 : UG Storage & Treatment Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	123	98	Roofs, HSG A
	14,640	98	Paved parking, HSG A
	326	98	Unconnected pavement, HSG A
	248	39	>75% Grass cover, Good, HSG A
*	1,064	39	Landscaped Area
	16,401	93	Weighted Average
	1,312		8.00% Pervious Area
	15,089		92.00% Impervious Area
	326		2.16% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P13: South Parking Area



Summary for Subcatchment SC-P14: Parking Area to BR-2

[49] Hint: Tc<2dt may require smaller dt

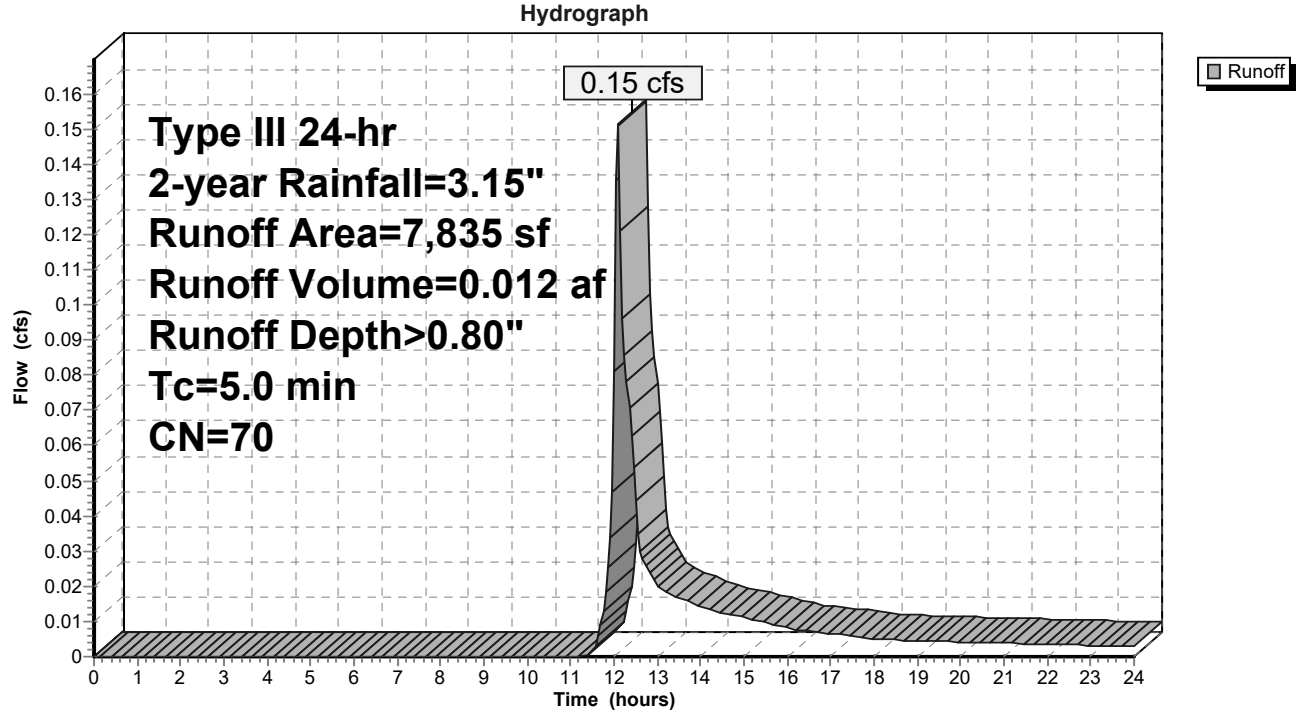
Runoff = 0.15 cfs @ 12.09 hrs, Volume= 0.012 af, Depth> 0.80"
Routed to Pond BR-2 : Bioretention Cell BR-2 Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	3,887	98	Paved parking, HSG A
	265	98	Unconnected pavement, HSG A
	1,192	39	>75% Grass cover, Good, HSG A
*	2,491	39	Landscaped Area
	7,835	70	Weighted Average
	3,683		47.01% Pervious Area
	4,152		52.99% Impervious Area
	265		6.38% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P14: Parking Area to BR-2



Summary for Subcatchment SC-P2: NW Corner w/ Biocell

[73] Warning: Peak may fall outside time span

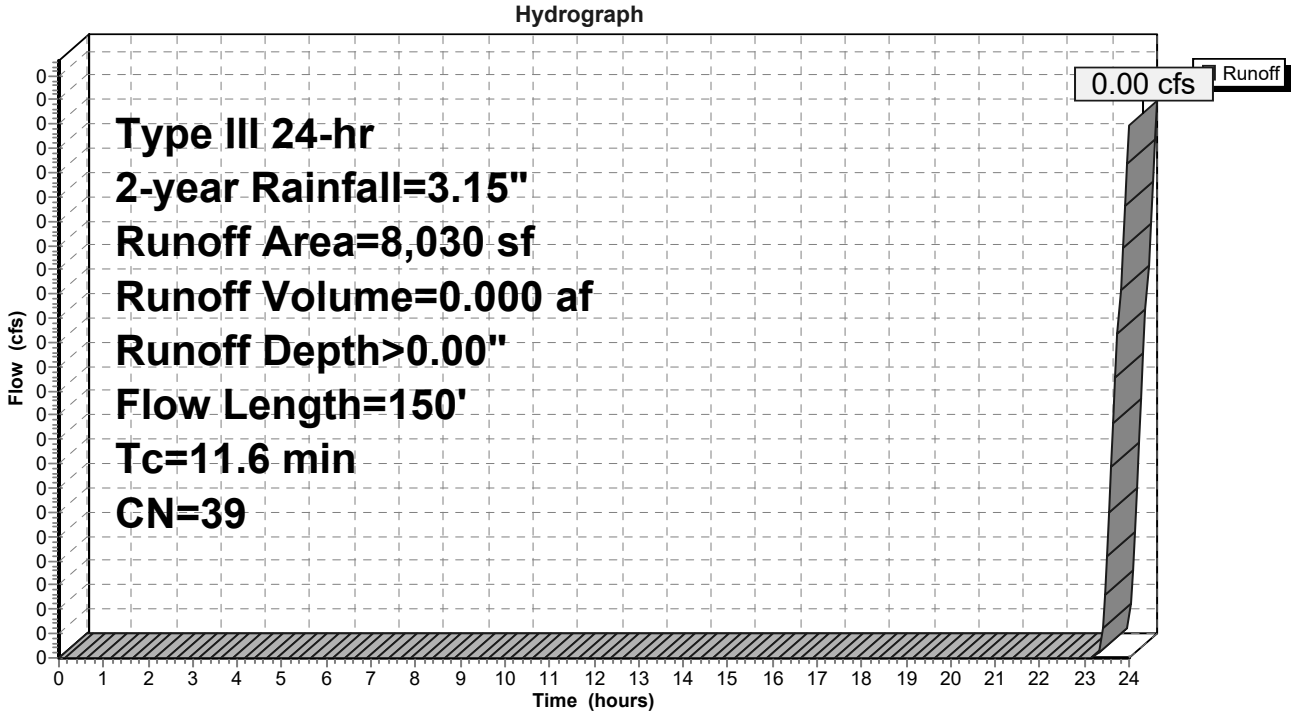
Runoff = 0.00 cfs @ 24.00 hrs, Volume= 0.000 af, Depth> 0.00"
Routed to Pond BR-1 : Bioretention Cell BR-1 Roof

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

Area (sf)	CN	Description
8,030	39	>75% Grass cover, Good, HSG A
8,030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	100	0.0150	0.15		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.2	50	0.1150	5.46		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
11.6	150	Total			

Subcatchment SC-P2: NW Corner w/ Biocell



Summary for Subcatchment SC-P3A: Proposed Building Roof to BR-1

[49] Hint: Tc<2dt may require smaller dt

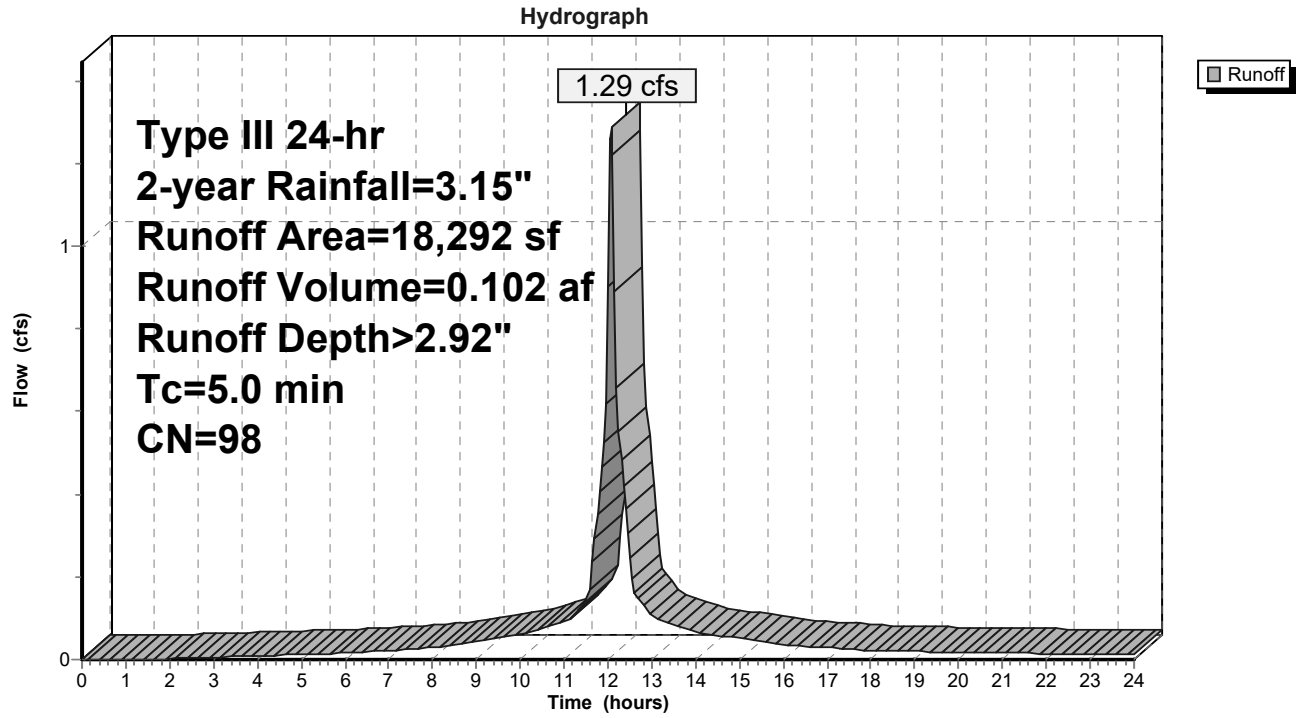
Runoff = 1.29 cfs @ 12.07 hrs, Volume= 0.102 af, Depth> 2.92"
Routed to Pond BR-1 : Bioretention Cell BR-1 Roof

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

Area (sf)	CN	Description
18,292	98	Roofs, HSG A
18,292		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3A: Proposed Building Roof to BR-1



Summary for Subcatchment SC-P3B: Proposed Building High & Central Roof

[49] Hint: Tc<2dt may require smaller dt

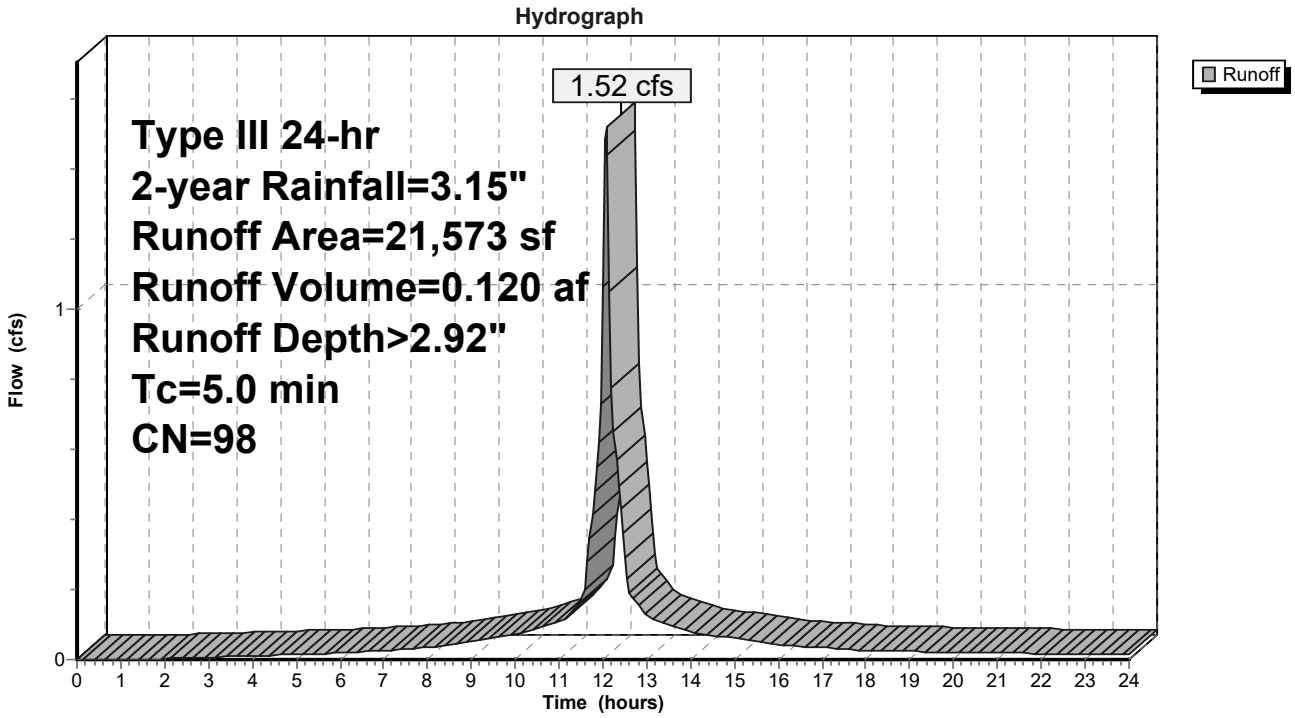
Runoff = 1.52 cfs @ 12.07 hrs, Volume= 0.120 af, Depth> 2.92"
Routed to Pond RT-1 : UG Storage & Treatment Loading Dock

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

Area (sf)	CN	Description
21,573	98	Roofs, HSG A
21,573		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3B: Proposed Building High & Central Roof



Summary for Subcatchment SC-P3C: Proposed Building Low Roof South

[49] Hint: Tc<2dt may require smaller dt

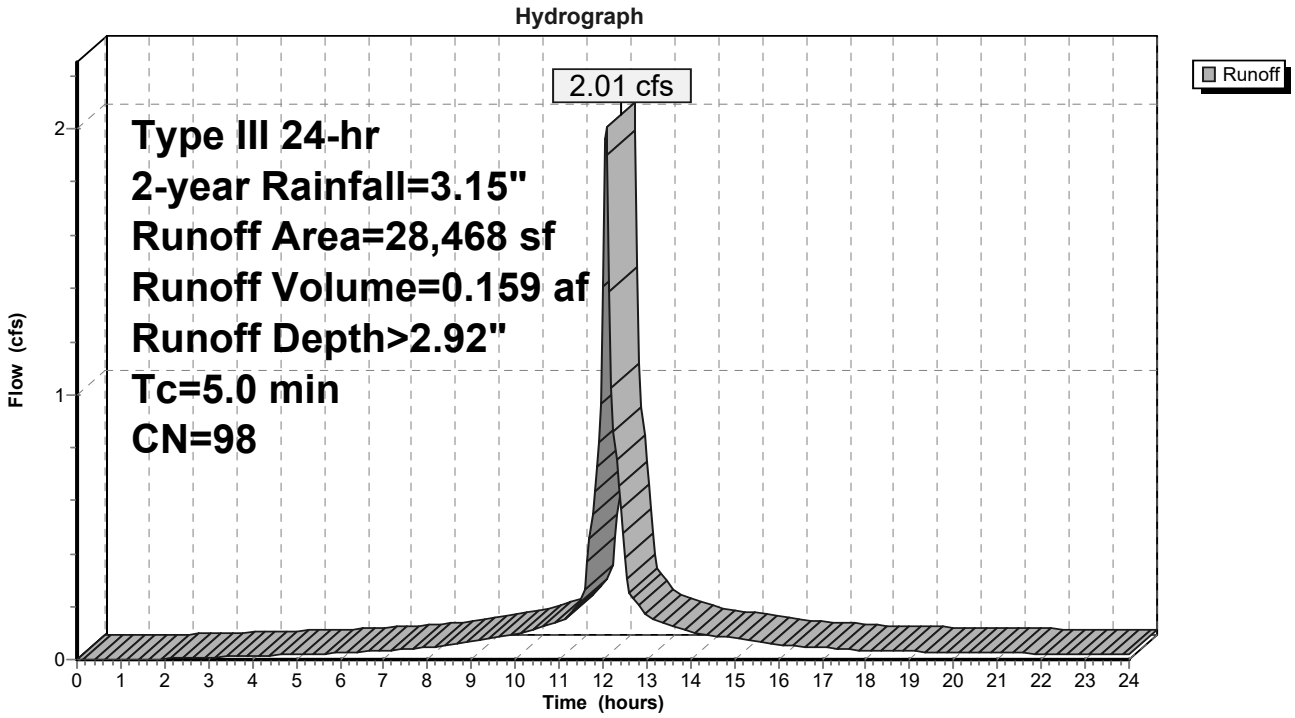
Runoff = 2.01 cfs @ 12.07 hrs, Volume= 0.159 af, Depth> 2.92"
Routed to Pond RT-2 : UG Storage & Treatment Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

Area (sf)	CN	Description
28,468	98	Roofs, HSG A
28,468		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3C: Proposed Building Low Roof South



Summary for Subcatchment SC-P3D: Proposed Building Low Roof North

[49] Hint: Tc<2dt may require smaller dt

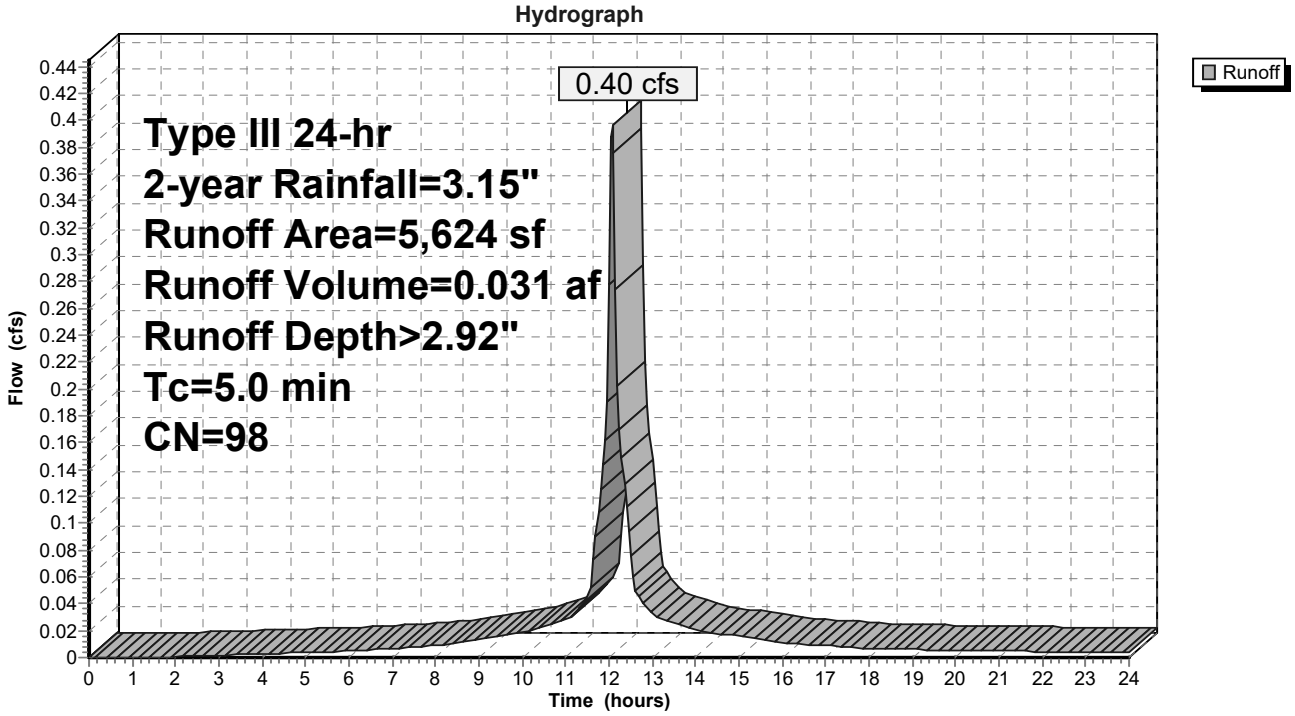
Runoff = 0.40 cfs @ 12.07 hrs, Volume= 0.031 af, Depth> 2.92"
Routed to Pond BR-4 : Bioretention Cell BR-1 Roof

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

Area (sf)	CN	Description
5,624	98	Roofs, HSG A
5,624		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3D: Proposed Building Low Roof North



Summary for Subcatchment SC-P3E: Proposed Building Loading Dock & Garage Roof

[49] Hint: Tc<2dt may require smaller dt

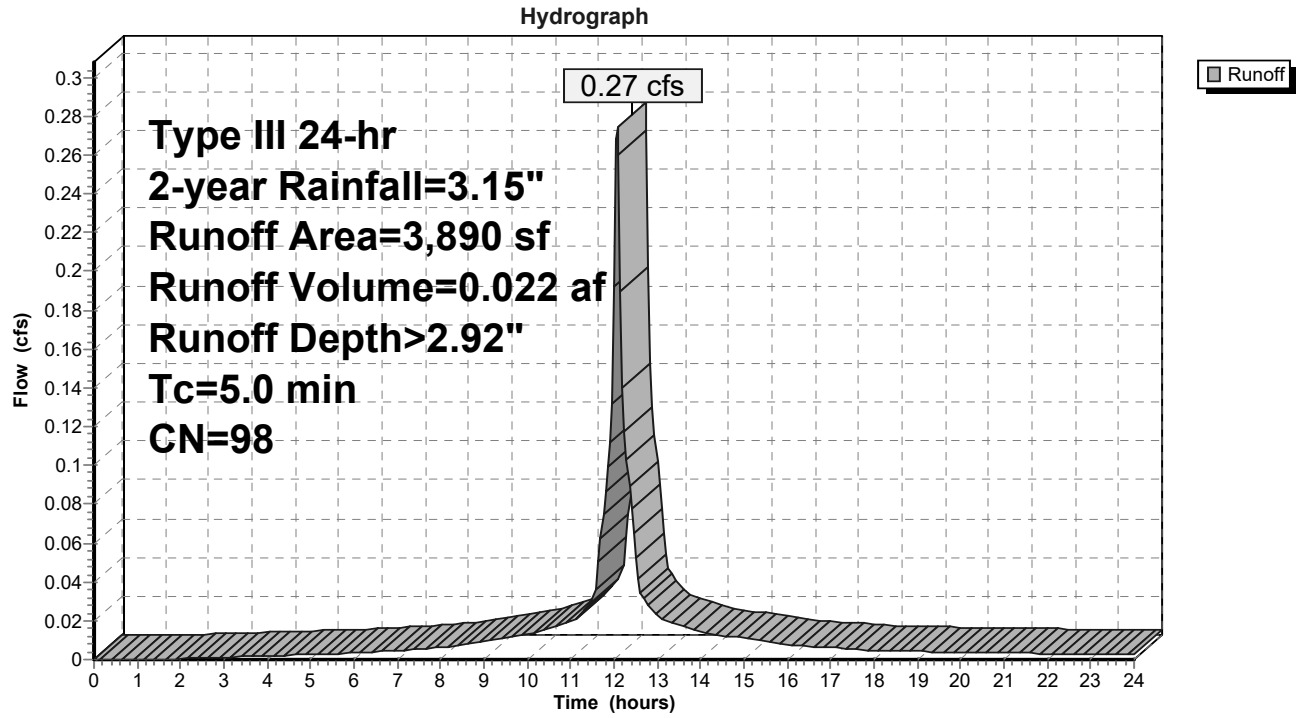
Runoff = 0.27 cfs @ 12.07 hrs, Volume= 0.022 af, Depth> 2.92"
Routed to Pond BR-2 : Bioretention Cell BR-2 Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

Area (sf)	CN	Description
3,890	98	Roofs, HSG A
3,890		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3E: Proposed Building Loading Dock & Garage Roof



Summary for Subcatchment SC-P5: Existing Roof

Via RD

[49] Hint: Tc<2dt may require smaller dt

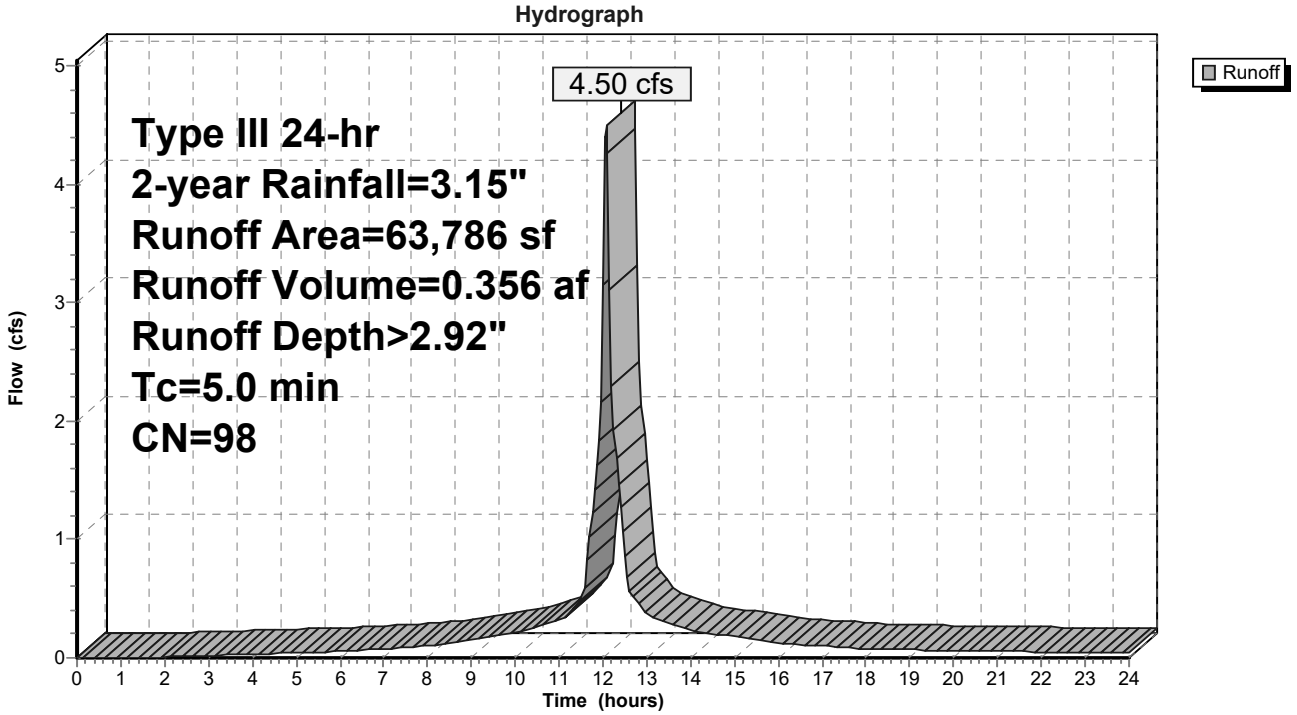
Runoff = 4.50 cfs @ 12.07 hrs, Volume= 0.356 af, Depth> 2.92"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
*	63,786	98	Roofs, HSG A
	63,786		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P5: Existing Roof



Summary for Subcatchment SC-P6: SC-P6-Existing Landscape

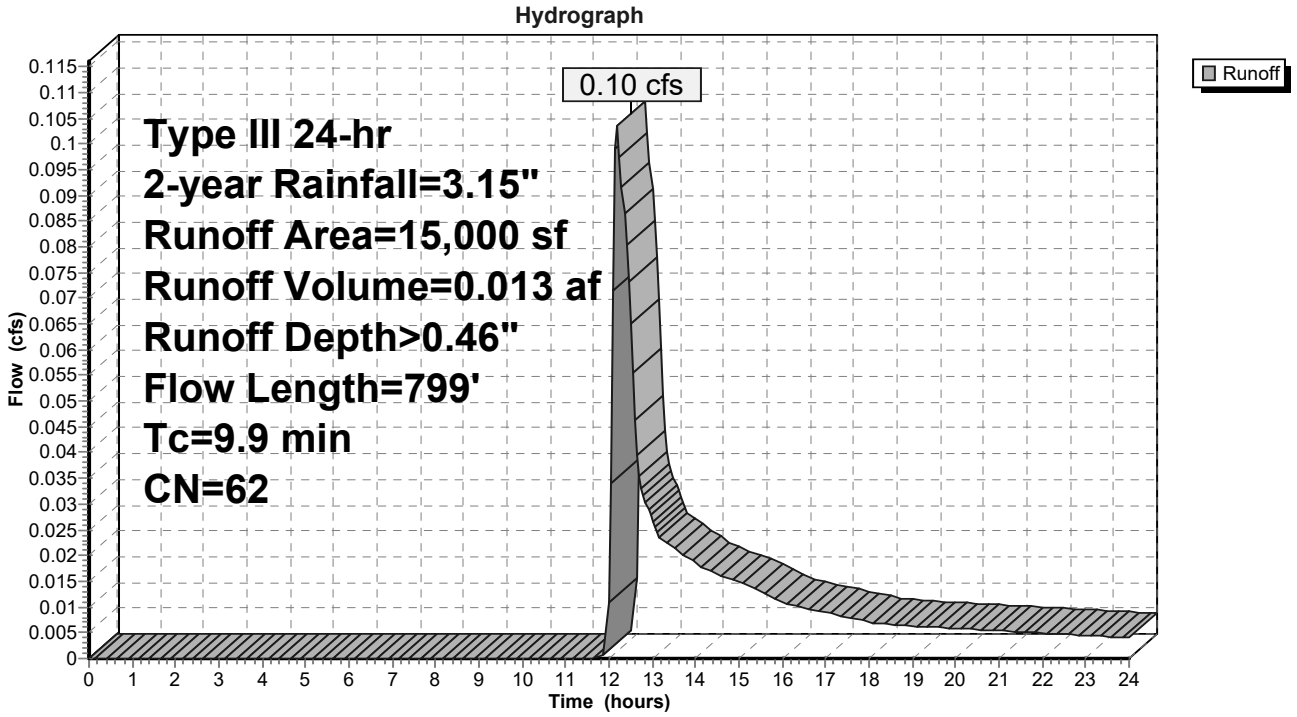
Runoff = 0.10 cfs @ 12.20 hrs, Volume= 0.013 af, Depth> 0.46"
Routed to Link DP-3 : Ex DMH (Southeast)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	4,143	98	Paved parking, HSG A
	1,702	98	Unconnected pavement, HSG A
	7,338	39	>75% Grass cover, Good, HSG A
*	1,817	39	Landscaped Area
	15,000	62	Weighted Average
	9,155		61.03% Pervious Area
	5,845		38.97% Impervious Area
	1,702		29.12% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	80	0.0297	0.18		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.5	69	0.0050	2.39	0.47	**Pipe Channel, 6" HDPE** 6.0" Round Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.011 Concrete pipe, straight & clean
0.3	73	0.0050	3.79	2.98	**Pipe Channel, 12" HDPE** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011 Concrete pipe, straight & clean
1.9	577	0.0050	4.97	8.78	**Pipe Channel, 18" HDPE** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.011 Concrete pipe, straight & clean
9.9	799	Total			

Subcatchment SC-P6: SC-P6-Existing Landscape



Summary for Subcatchment SC-P7: Employee Entrance

[49] Hint: Tc<2dt may require smaller dt

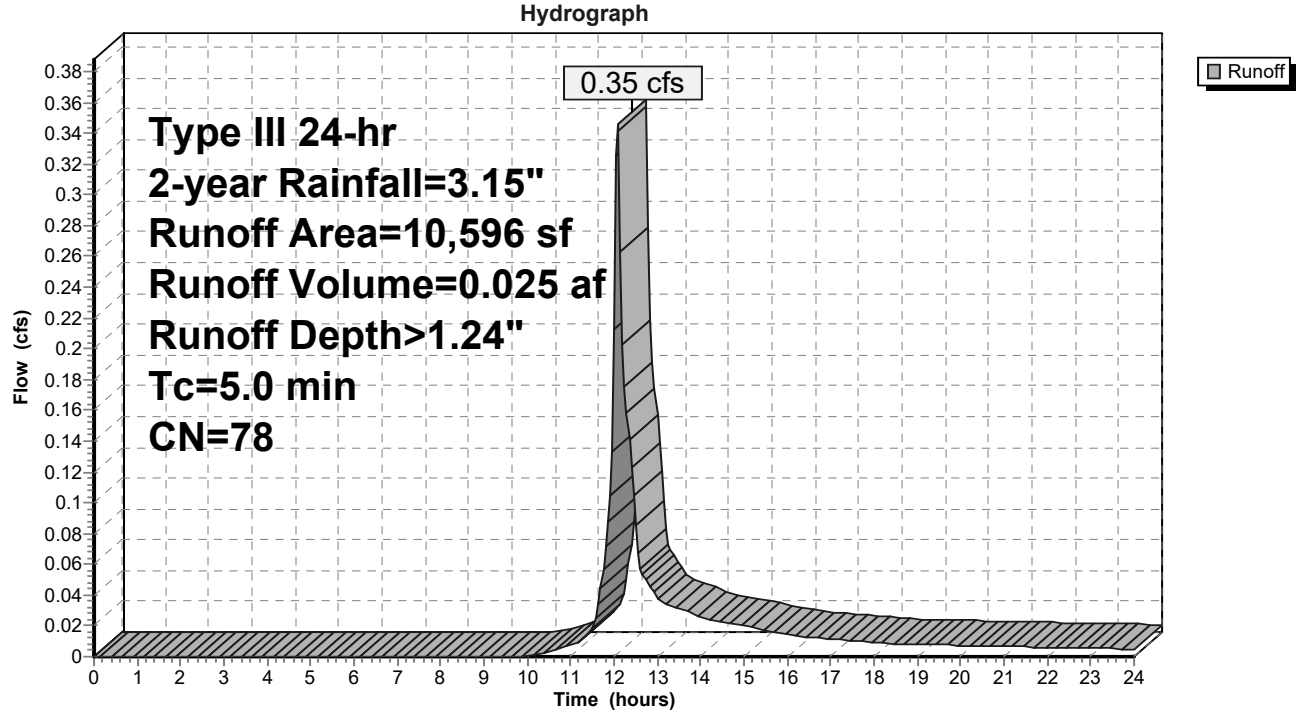
Runoff = 0.35 cfs @ 12.08 hrs, Volume= 0.025 af, Depth> 1.24"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	6,851	98	Paved parking, HSG A
	65	98	Unconnected pavement, HSG A
	903	39	>75% Grass cover, Good, HSG A
*	2,777	39	Landscaped Area
	10,596	78	Weighted Average
	3,680		34.73% Pervious Area
	6,916		65.27% Impervious Area
	65		0.94% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P7: Employee Entrance



Summary for Subcatchment SC-P8: Existing Parking Area

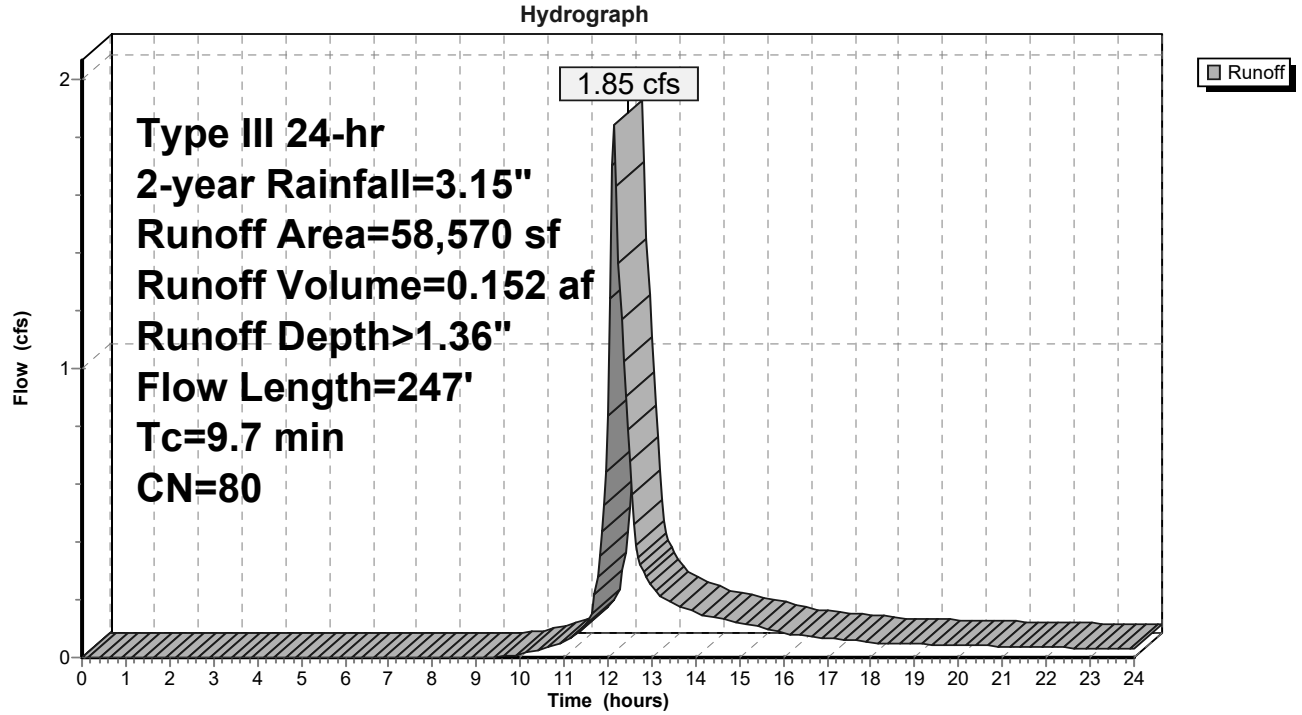
Runoff = 1.85 cfs @ 12.15 hrs, Volume= 0.152 af, Depth> 1.36"
Routed to Link DP-3 : Ex DMH (Southeast)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Description
	30,400	98	Paved parking, HSG A
	4,535	98	Unconnected pavement, HSG A
	5,676	39	>75% Grass cover, Good, HSG A
*	12,276	39	Landscaped Area
*	5,683	98	Gerzofsky Way
	58,570	80	Weighted Average
	17,952		30.65% Pervious Area
	40,618		69.35% Impervious Area
	4,535		11.17% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.7	58	0.0340	0.13		**Sheet Flow, Initial Sheeting** Grass: Dense n= 0.240 P2= 3.00"
2.0	189	0.0060	1.57		**Shallow Concentrated Flow, Shallow Flow** Paved Kv= 20.3 fps
9.7	247	Total			

Subcatchment SC-P8: Existing Parking Area



Summary for Subcatchment SC-P9: Existing LS

[73] Warning: Peak may fall outside time span

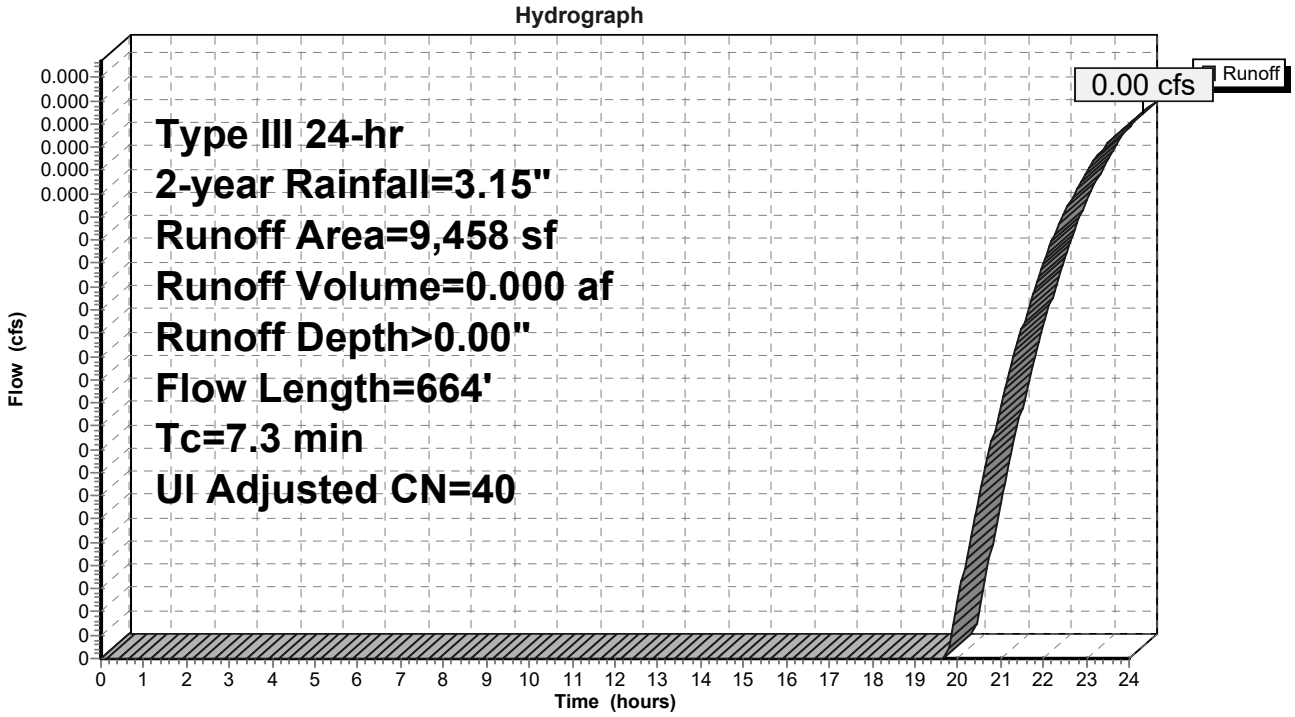
Runoff = 0.00 cfs @ 24.00 hrs, Volume= 0.000 af, Depth> 0.00"
Routed to Link DP-3 : Ex DMH (Southeast)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.15"

	Area (sf)	CN	Adj	Description
	364	98		Unconnected pavement, HSG A
*	9,094	39		Landscaped Area
	9,458	41	40	Weighted Average, UI Adjusted
	9,094			96.15% Pervious Area
	364			3.85% Impervious Area
	364			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	48	0.0375	0.18		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.3	39	0.0159	2.56		**Shallow Concentrated Flow, Shallow Flow** Paved Kv= 20.3 fps
2.6	577	0.0040	3.76	6.64	**Pipe Channel, 18" HDPE** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Corrugated PE, smooth interior
7.3	664	Total			

Subcatchment SC-P9: Existing LS


Hydrograph
Runoff
0.00 cfs
Type III 24-hr
2-year Rainfall=3.15"
Runoff Area=9,458 sf
Runoff Volume=0.000 af
Runoff Depth>0.00"
Flow Length=664'
Tc=7.3 min
UI Adjusted CN=40
Flow (cfs)
0.000
0.000
0.000
0.000
0.000
0.000
0
0
0

Summary for Pond BR-1: Bioretention Cell BR-1 Roof

Inflow Area = 0.604 ac, 69.49% Impervious, Inflow Depth > 2.03" for 2-year event
Inflow = 1.29 cfs @ 12.07 hrs, Volume= 0.102 af
Outflow = 0.11 cfs @ 11.85 hrs, Volume= 0.075 af, Atten= 92%, Lag= 0.0 min
Primary = 0.11 cfs @ 11.85 hrs, Volume= 0.075 af
Routed to Link DP-1 : Ex CB (West)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 68.64' @ 13.00 hrs Surf.Area= 1,905 sf Storage= 2,737 cf
Flood Elev= 72.00' Surf.Area= 3,060 sf Storage= 10,274 cf

Plug-Flow detention time= 299.5 min calculated for 0.075 af (73% of inflow)
Center-of-Mass det. time= 211.5 min (967.0 - 755.5)

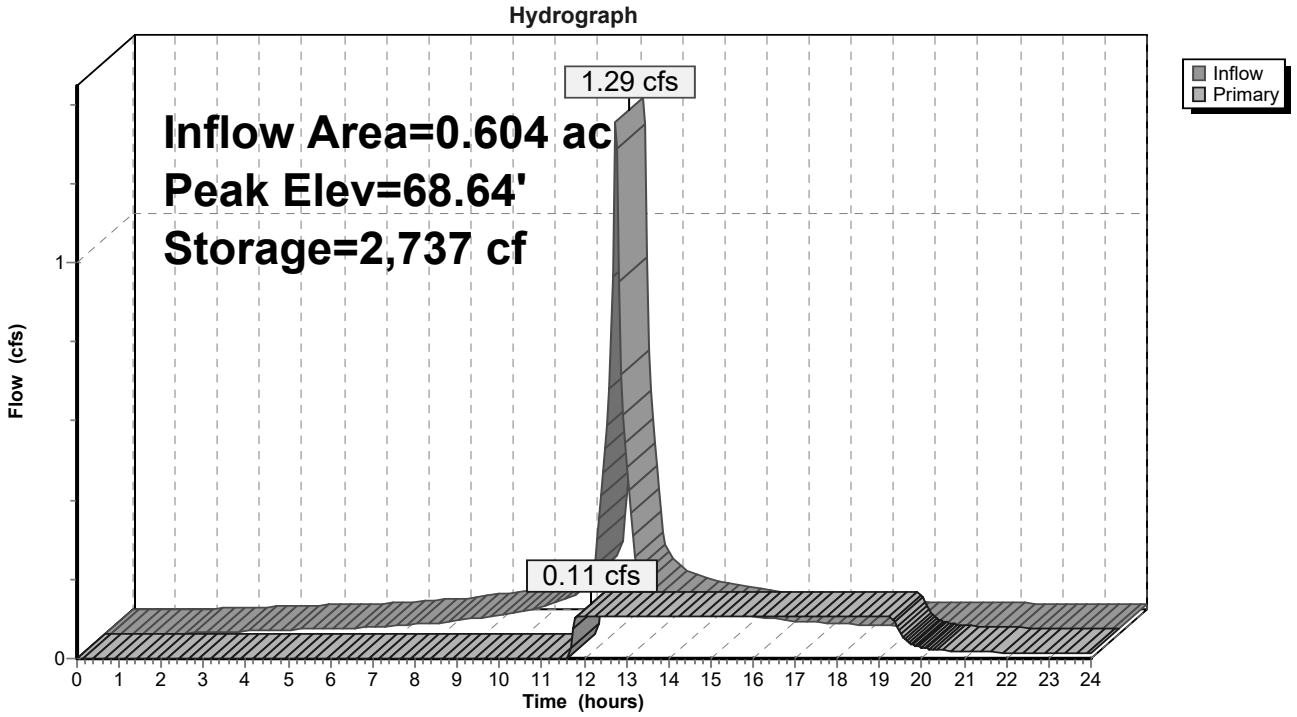
Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	10,274 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	1,905	0.0	0	0
66.50	1,905	40.0	381	381
67.00	1,905	40.0	381	762
68.00	1,905	40.0	762	1,524
70.00	1,905	100.0	3,810	5,334
71.00	2,457	100.0	2,181	7,515
72.00	3,060	100.0	2,759	10,274

Device	Routing	Invert	Outlet Devices
#1	Primary	67.00'	**18.0" Round Culvert** L= 42.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 67.00' / 66.18' S= 0.0195 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 1	67.50'	**6.0" Vert. Orifice/Grate - UD** C= 0.600 Limited to weir flow at low heads
#3	Device 2	66.00'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	70.50'	**18.0" W x 6.0" H Vert. Orifice/Grate - Vert Weir** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.11 cfs @ 11.85 hrs HW=67.81' (Free Discharge)
- **1=Culvert** (Passes 0.11 cfs of 2.33 cfs potential flow)
  - **2=Orifice/Grate - UD** (Passes 0.11 cfs of 0.24 cfs potential flow)
    - **3=Exfiltration** (Exfiltration Controls 0.11 cfs)
  - **4=Orifice/Grate - Vert Weir** (Controls 0.00 cfs)

Pond BR-1: Bioretention Cell BR-1 Roof



Summary for Pond BR-2: Bioretention Cell BR-2 Parking Area

Inflow Area = 0.269 ac, 68.59% Impervious, Inflow Depth > 1.50" for 2-year event
Inflow = 0.42 cfs @ 12.08 hrs, Volume= 0.034 af
Outflow = 0.05 cfs @ 11.90 hrs, Volume= 0.028 af, Atten= 89%, Lag= 0.0 min
Primary = 0.05 cfs @ 11.90 hrs, Volume= 0.028 af
Routed to Link DP-1 : Ex CB (West)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 66.68' @ 12.93 hrs Surf.Area= 830 sf Storage= 728 cf
Flood Elev= 71.00' Surf.Area= 2,490 sf Storage= 6,634 cf

Plug-Flow detention time= 217.6 min calculated for 0.028 af (82% of inflow)
Center-of-Mass det. time= 143.0 min (941.1 - 798.1)

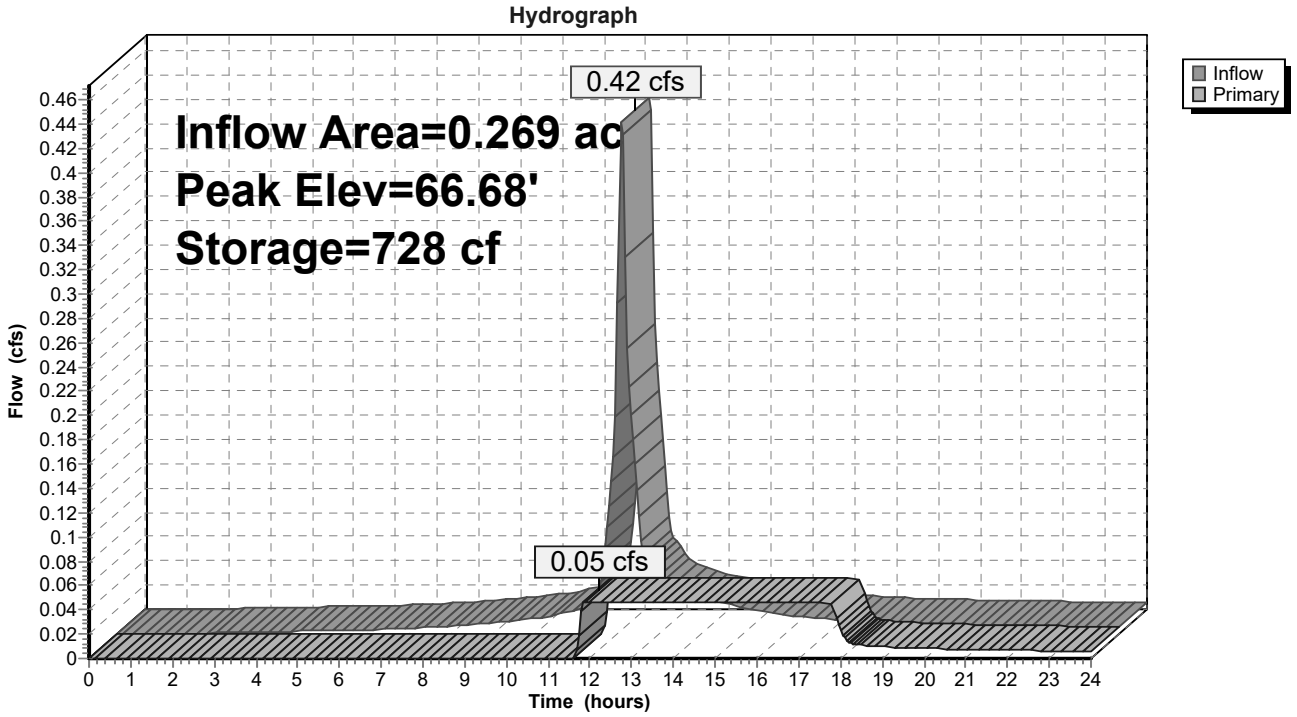
Volume	Invert	Avail.Storage	Storage Description
#1	64.75'	6,634 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.75	830	0.0	0	0
65.25	830	40.0	166	166
66.50	830	40.0	415	581
68.00	830	100.0	1,245	1,826
69.00	1,296	100.0	1,063	2,889
70.00	1,852	100.0	1,574	4,463
71.00	2,490	100.0	2,171	6,634

Device	Routing	Invert	Outlet Devices
#1	Primary	65.25'	**18.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 65.25' / 64.50' S= 0.0150 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 1	65.50'	**6.0" Vert. Orifice/Grate - UD** C= 0.600 Limited to weir flow at low heads
#3	Device 2	64.75'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	68.50'	**18.0" W x 6.0" H Vert. Orifice/Grate - Vert Weir** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.05 cfs @ 11.90 hrs HW=65.70' (Free Discharge)
- **1=Culvert** (Passes 0.05 cfs of 0.80 cfs potential flow)
  - **2=Orifice/Grate - UD** (Passes 0.05 cfs of 0.11 cfs potential flow)
    - **3=Exfiltration** (Exfiltration Controls 0.05 cfs)
  - **4=Orifice/Grate - Vert Weir** (Controls 0.00 cfs)

Pond BR-2: Bioretention Cell BR-2 Parking Area



Summary for Pond BR-3: Bioretention Cell BR-3 Parking Area

Inflow Area = 1.035 ac, 59.53% Impervious, Inflow Depth > 1.00" for 2-year event
Inflow = 1.16 cfs @ 12.09 hrs, Volume= 0.087 af
Outflow = 0.11 cfs @ 12.20 hrs, Volume= 0.066 af, Atten= 90%, Lag= 6.8 min
Primary = 0.11 cfs @ 12.20 hrs, Volume= 0.066 af
Routed to Link DP-2 : Ex CB (Southwest)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 68.02' @ 13.58 hrs Surf.Area= 2,000 sf Storage= 1,646 cf
Flood Elev= 71.00' Surf.Area= 5,404 sf Storage= 11,059 cf

Plug-Flow detention time= 199.3 min calculated for 0.066 af (76% of inflow)
Center-of-Mass det. time= 108.2 min (969.8 - 861.6)

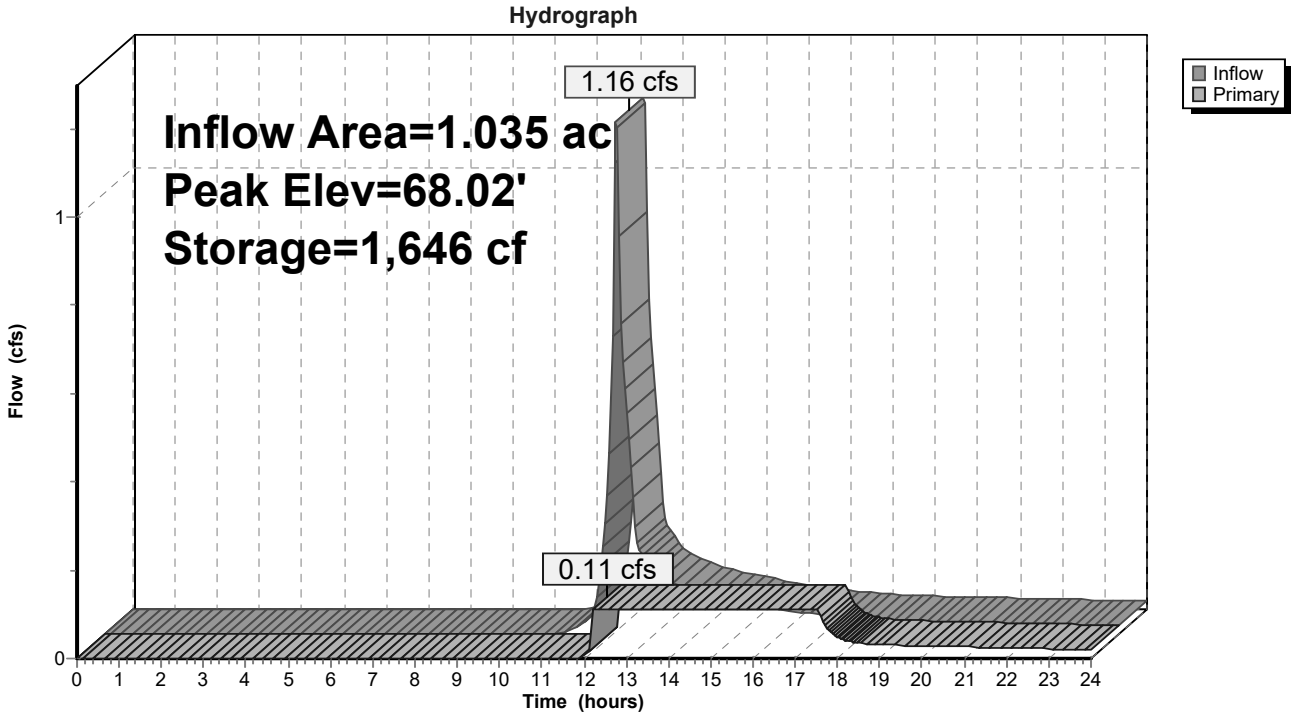
Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	11,059 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	2,000	0.0	0	0
67.00	2,000	40.0	800	800
67.50	2,000	40.0	400	1,200
68.00	2,000	40.0	400	1,600
69.00	2,000	100.0	2,000	3,600
70.00	3,757	100.0	2,879	6,479
71.00	5,404	100.0	4,581	11,059

Device	Routing	Invert	Outlet Devices
#1	Primary	67.05'	**12.0" Round Culvert** L= 92.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 67.05' / 66.20' S= 0.0092 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	67.05'	**6.0" Vert. Orifice/Grate - UD** C= 0.600 Limited to weir flow at low heads
#3	Device 2	66.00'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	69.50'	**18.0" W x 6.0" H Vert. Orifice/Grate - Vert Weir** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.11 cfs @ 12.20 hrs HW=67.34' (Free Discharge)
- **1=Culvert** (Passes 0.11 cfs of 0.27 cfs potential flow)
  - **2=Orifice/Grate - UD** (Passes 0.11 cfs of 0.21 cfs potential flow)
    - **3=Exfiltration** (Exfiltration Controls 0.11 cfs)
  - **4=Orifice/Grate - Vert Weir** (Controls 0.00 cfs)

Pond BR-3: Bioretention Cell BR-3 Parking Area



Summary for Pond BR-4: Bioretention Cell BR-1 Roof

Inflow Area = 0.129 ac,100.00% Impervious, Inflow Depth > 2.92" for 2-year event
Inflow = 0.40 cfs @ 12.07 hrs, Volume= 0.031 af
Outflow = 0.04 cfs @ 11.60 hrs, Volume= 0.028 af, Atten= 90%, Lag= 0.0 min
Primary = 0.04 cfs @ 11.60 hrs, Volume= 0.028 af
Routed to Link DP-1 : Ex CB (West)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 69.74' @ 12.82 hrs Surf.Area= 705 sf Storage= 631 cf
Flood Elev= 74.00' Surf.Area= 1,803 sf Storage= 4,410 cf

Plug-Flow detention time= 189.2 min calculated for 0.028 af (89% of inflow)
Center-of-Mass det. time= 137.9 min (893.3 - 755.5)

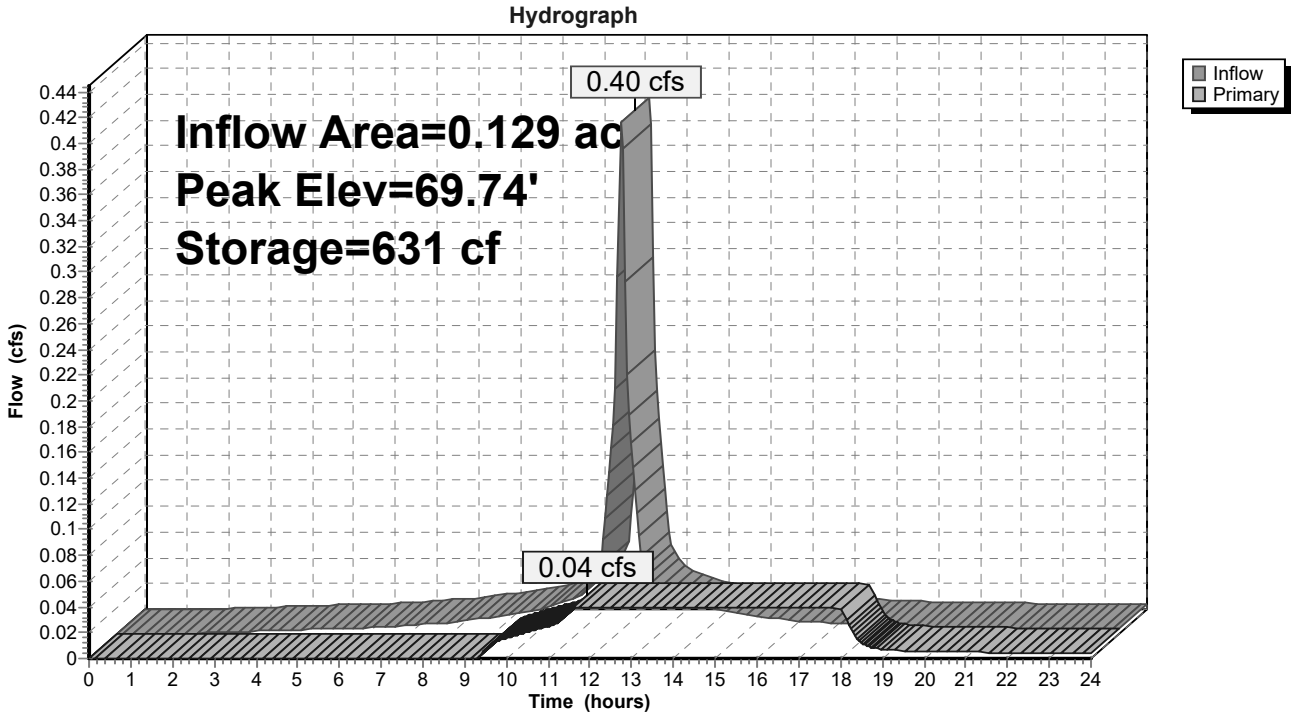
Volume	Invert	Avail.Storage	Storage Description
#1	67.50'	4,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
67.50	705	0.0	0	0
68.00	705	40.0	141	141
69.00	705	40.0	282	423
70.00	705	40.0	282	705
71.00	705	40.0	282	987
71.50	705	100.0	353	1,340
72.00	896	100.0	400	1,740
73.00	1,321	100.0	1,109	2,848
74.00	1,803	100.0	1,562	4,410

Device	Routing	Invert	Outlet Devices
#1	Primary	68.00'	**16.0" Round Culvert** L= 29.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 68.00' / 67.65' S= 0.0121 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.40 sf
#2	Device 1	68.00'	**6.0" Vert. Orifice/Grate - UD** C= 0.600 Limited to weir flow at low heads
#3	Device 2	67.50'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	72.00'	**18.0" W x 6.0" H Vert. Orifice/Grate - Vert Weir** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.04 cfs @ 11.60 hrs HW=68.15' (Free Discharge)
└**1=Culvert** (Passes 0.04 cfs of 0.09 cfs potential flow)
  ├**2=Orifice/Grate - UD** (Passes 0.04 cfs of 0.07 cfs potential flow)
  │ └**3=Exfiltration** (Exfiltration Controls 0.04 cfs)
  └**4=Orifice/Grate - Vert Weir** (Controls 0.00 cfs)

Pond BR-4: Bioretention Cell BR-1 Roof



Summary for Pond RT-1: UG Storage & Treatment Loading Dock

Inflow Area = 0.722 ac, 98.10% Impervious, Inflow Depth > 2.78" for 2-year event
Inflow = 2.16 cfs @ 12.07 hrs, Volume= 0.167 af
Outflow = 0.16 cfs @ 13.12 hrs, Volume= 0.092 af, Atten= 92%, Lag= 63.1 min
Primary = 0.16 cfs @ 13.12 hrs, Volume= 0.092 af
Routed to Link DP-1 : Ex CB (West)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 65.90' @ 13.12 hrs Surf.Area= 3,820 sf Storage= 4,753 cf
Flood Elev= 68.51' Surf.Area= 3,820 sf Storage= 12,657 cf

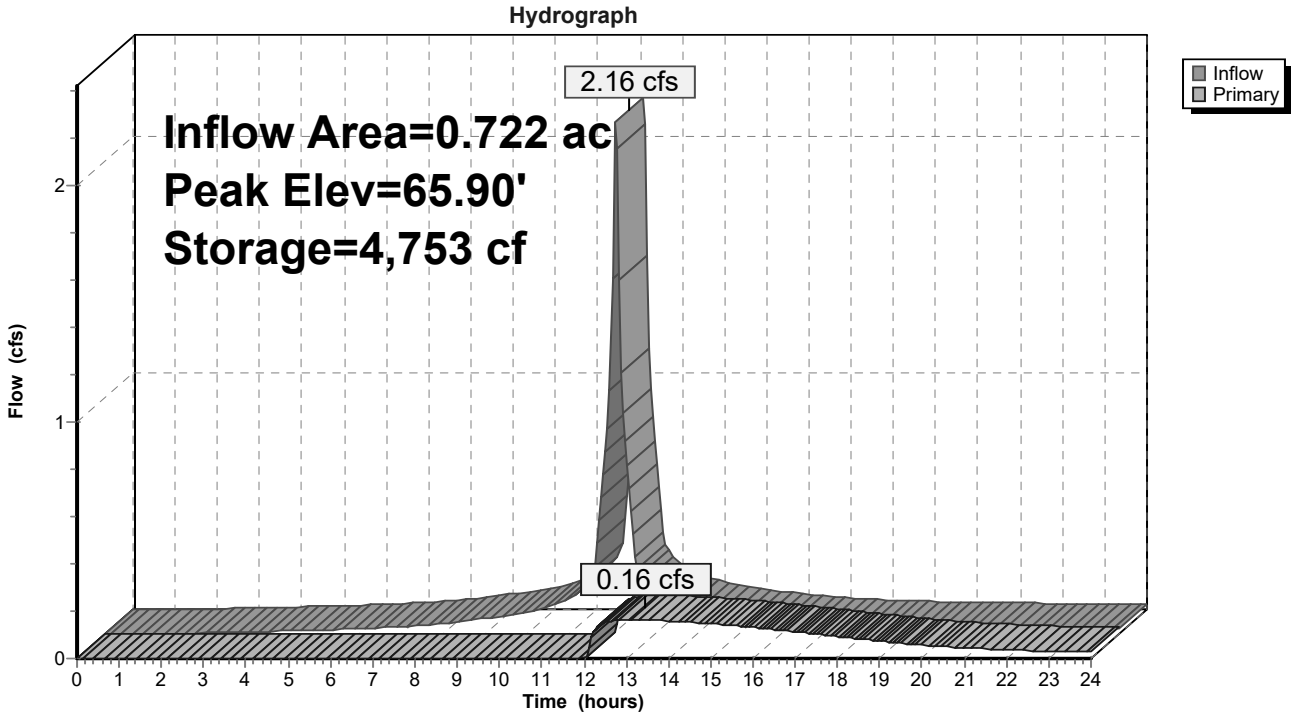
Plug-Flow detention time= 329.8 min calculated for 0.092 af (55% of inflow)
Center-of-Mass det. time= 216.5 min (980.6 - 764.2)

Volume	Invert	Avail.Storage	Storage Description
#1	65.16'	7,256 cf	**Ferguson R-Tank UD 3** x 620 Inside #2 Inside= 23.6"W x 40.2"H => 6.26 sf x 1.97'L = 12.3 cf Outside= 23.6"W x 40.2"H => 6.59 sf x 1.97'L = 13.0 cf 620 Chambers in 10 Rows 8,040 cf Overall x 95.0% Voids
#2	63.51'	2,928 cf	**24.00'W x 128.00'L x 5.00'H Prismatoid** 15,360 cf Overall - 8,040 cf Embedded = 7,320 cf x 40.0% Voids
#3	65.16'	1,755 cf	**Ferguson R-Tank UD 3** x 150 Inside #4 Inside= 23.6"W x 40.2"H => 6.26 sf x 1.97'L = 12.3 cf Outside= 23.6"W x 40.2"H => 6.59 sf x 1.97'L = 13.0 cf 150 Chambers in 10 Rows 1,945 cf Overall x 95.0% Voids
#4	63.51'	718 cf	**22.00'W x 34.00'L x 5.00'H Prismatoid** 3,740 cf Overall - 1,945 cf Embedded = 1,795 cf x 40.0% Voids
		12,657 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	64.71'	**12.0" Round Culvert** L= 64.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 64.71' / 64.39' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 3	65.30'	**10.0" Vert. Orifice/Grate - from RTanks** C= 0.600 Limited to weir flow at low heads
#3	Device 1	65.30'	**3.0" Vert. Orifice/Grate- low flow** C= 0.600 Limited to weir flow at low heads
#4	Device 1	66.80'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.16 cfs @ 13.12 hrs HW=65.90' (Free Discharge)
- **1=Culvert** (Passes 0.16 cfs of 2.48 cfs potential flow)
  - **3=Orifice/Grate- low flow** (Orifice Controls 0.16 cfs @ 3.31 fps)
    - **2=Orifice/Grate - from RTanks** (Passes 0.16 cfs of 1.10 cfs potential flow)
  - **4=Orifice/Grate** (Controls 0.00 cfs)

Pond RT-1: UG Storage & Treatment Loading Dock



Summary for Pond RT-2: UG Storage & Treatment Parking Area

Inflow Area = 0.654 ac,100.00% Impervious, Inflow Depth > 2.92" for 2-year event
Inflow = 2.01 cfs @ 12.07 hrs, Volume= 0.159 af
Outflow = 1.24 cfs @ 12.17 hrs, Volume= 0.139 af, Atten= 38%, Lag= 6.1 min
Primary = 1.24 cfs @ 12.17 hrs, Volume= 0.139 af
Routed to Link DP-2 : Ex CB (Southwest)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 69.80' @ 12.17 hrs Surf.Area= 1,468 sf Storage= 1,817 cf
Flood Elev= 72.20' Surf.Area= 1,468 sf Storage= 3,877 cf

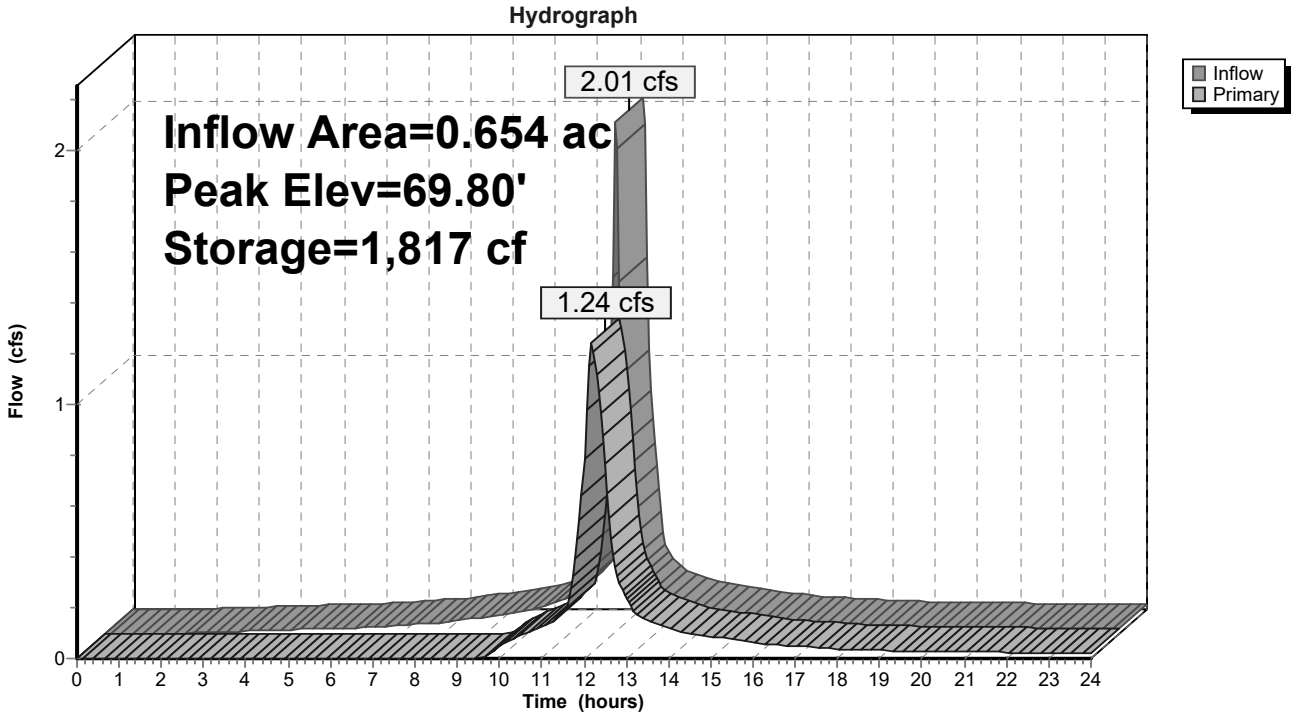
Plug-Flow detention time= 114.8 min calculated for 0.139 af (88% of inflow)
Center-of-Mass det. time= 59.3 min (814.8 - 755.5)

Volume	Invert	Avail.Storage	Storage Description
#1	68.77'	1,710 cf	**Ferguson R-Tank UD 2** x 216 Inside #2 Inside= 23.6"W x 27.2"H => 4.23 sf x 1.97'L = 8.3 cf Outside= 23.6"W x 27.2"H => 4.46 sf x 1.97'L = 8.8 cf 216 Chambers in 9 Rows 1,895 cf Overall x 95.0% Voids
#2	67.77'	946 cf	**20.00'W x 50.00'L x 4.26'H Prismatoid** 4,260 cf Overall - 1,895 cf Embedded = 2,365 cf x 40.0% Voids
#3	68.77'	760 cf	**Ferguson R-Tank UD 2** x 96 Inside #4 Inside= 23.6"W x 27.2"H => 4.23 sf x 1.97'L = 8.3 cf Outside= 23.6"W x 27.2"H => 4.46 sf x 1.97'L = 8.8 cf 96 Chambers in 12 Rows 842 cf Overall x 95.0% Voids
#4	67.77'	461 cf	**26.00'W x 18.00'L x 4.26'H Prismatoid** 1,994 cf Overall - 842 cf Embedded = 1,152 cf x 40.0% Voids
		3,877 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	68.75'	**12.0" Round Culvert** L= 79.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 68.75' / 67.80' S= 0.0120 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 3	68.92'	**10.0" Vert. Orifice/Grate - from RTanks** C= 0.600 Limited to weir flow at low heads
#3	Device 1	68.92'	**8.0" Vert. Orifice/Grate - from RTanks** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.23 cfs @ 12.17 hrs HW=69.79' (Free Discharge)
↑**1=Culvert** (Passes 1.23 cfs of 2.19 cfs potential flow)
↑**3=Orifice/Grate - from RTanks** (Orifice Controls 1.23 cfs @ 3.53 fps)
↑**2=Orifice/Grate - from RTanks** (Passes 1.23 cfs of 1.77 cfs potential flow)

Pond RT-2: UG Storage & Treatment Parking Area



Summary for Pond RT-3: UG Storage & Treatment Parking Area

Inflow Area = 0.377 ac, 92.00% Impervious, Inflow Depth > 2.40" for 2-year event
Inflow = 1.03 cfs @ 12.07 hrs, Volume= 0.075 af
Outflow = 0.82 cfs @ 12.14 hrs, Volume= 0.064 af, Atten= 21%, Lag= 4.0 min
Primary = 0.82 cfs @ 12.14 hrs, Volume= 0.064 af
Routed to Link DP-2 : Ex CB (Southwest)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 68.29' @ 12.14 hrs Surf.Area= 920 sf Storage= 865 cf
Flood Elev= 73.00' Surf.Area= 920 sf Storage= 2,308 cf

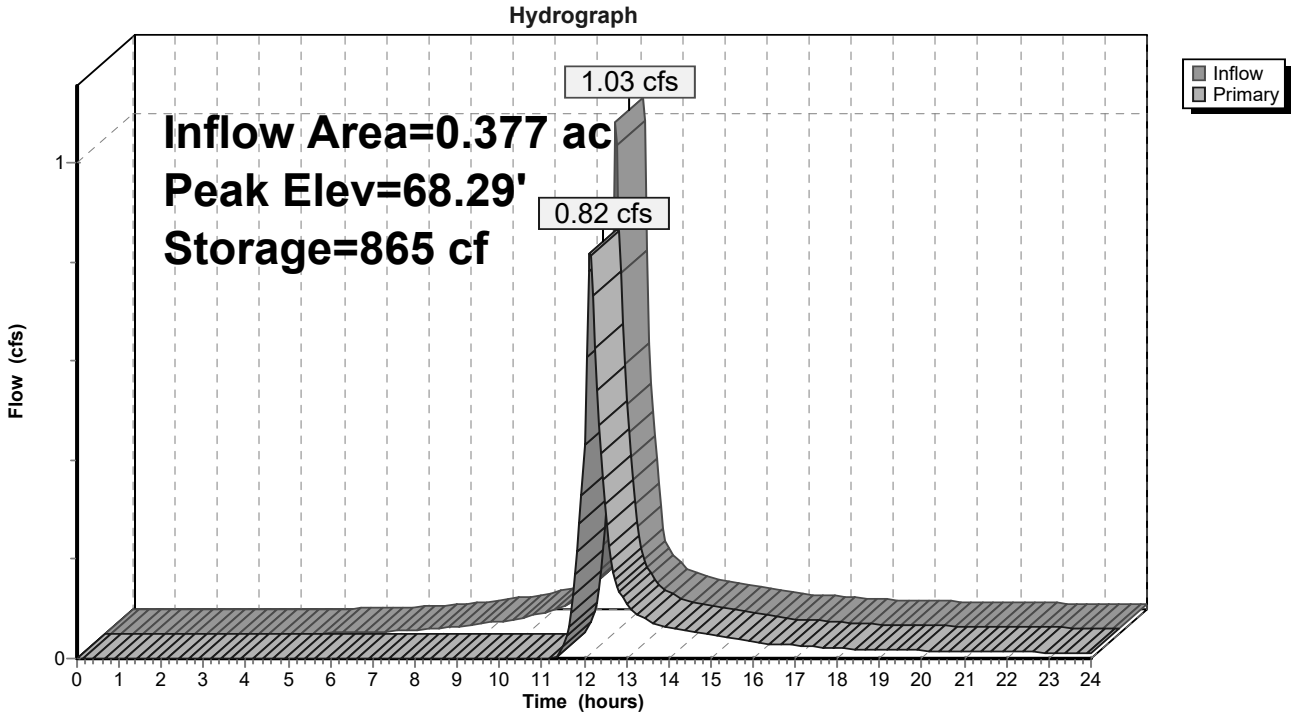
Plug-Flow detention time= 111.1 min calculated for 0.064 af (85% of inflow)
Center-of-Mass det. time= 48.1 min (840.1 - 791.9)

Volume	Invert	Avail.Storage	Storage Description
#1	67.58'	1,330 cf	**Ferguson R-Tank UD 2** x 168 Inside #2 Inside= 23.6"W x 27.2"H => 4.23 sf x 1.97'L = 8.3 cf Outside= 23.6"W x 27.2"H => 4.46 sf x 1.97'L = 8.8 cf 168 Chambers in 8 Rows 1,474 cf Overall x 95.0% Voids
#2	66.58'	978 cf	**20.00'W x 46.00'L x 4.26'H Prismatoid** 3,919 cf Overall - 1,474 cf Embedded = 2,445 cf x 40.0% Voids
		2,308 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	67.72'	**10.0" Round Culvert** L= 124.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 67.72' / 66.54' S= 0.0095 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	67.72'	**10.0" Vert. Orifice/Grate - from RTanks** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.81 cfs @ 12.14 hrs HW=68.29' (Free Discharge)
↑**1=Culvert** (Inlet Controls 0.81 cfs @ 2.03 fps)
↑**2=Orifice/Grate - from RTanks** (Passes 0.81 cfs of 1.02 cfs potential flow)

Pond RT-3: UG Storage & Treatment Parking Area

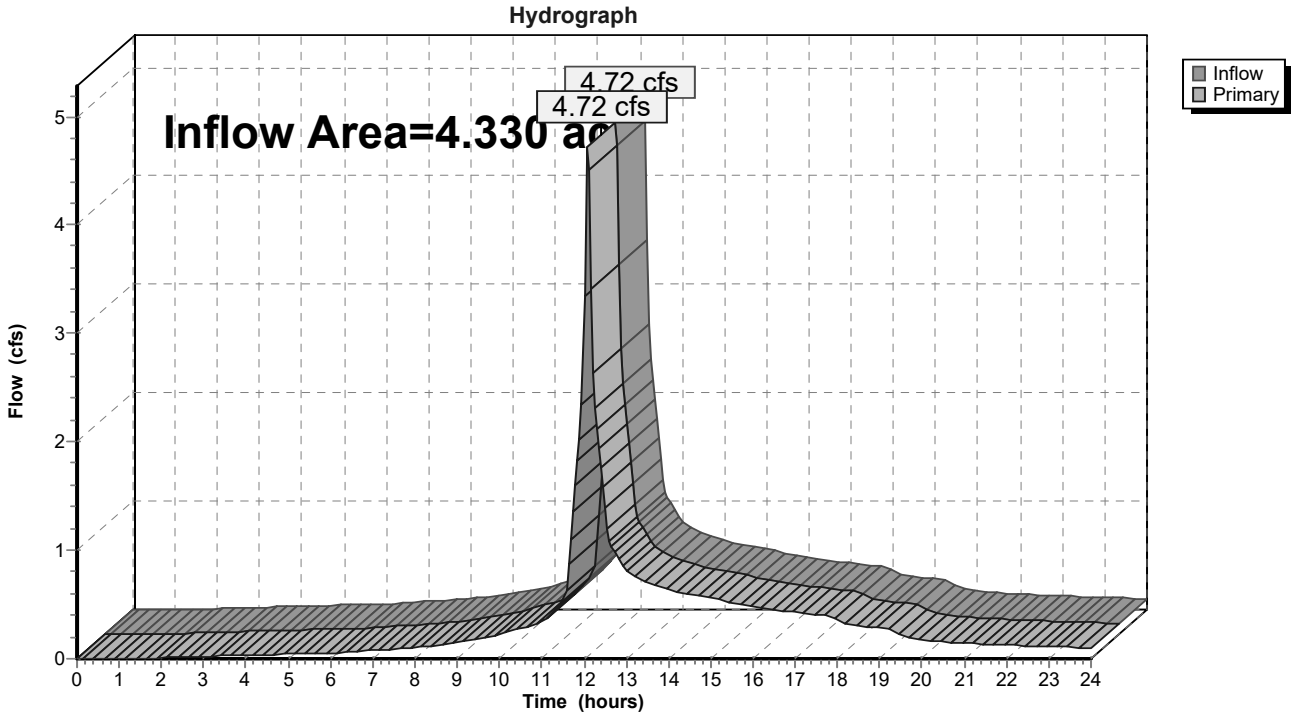


Summary for Link DP-1: Ex CB (West)

Inflow Area = 4.330 ac, 76.17% Impervious, Inflow Depth > 1.69" for 2-year event
Inflow = 4.72 cfs @ 12.07 hrs, Volume= 0.611 af
Primary = 4.72 cfs @ 12.07 hrs, Volume= 0.611 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-1: Ex CB (West)

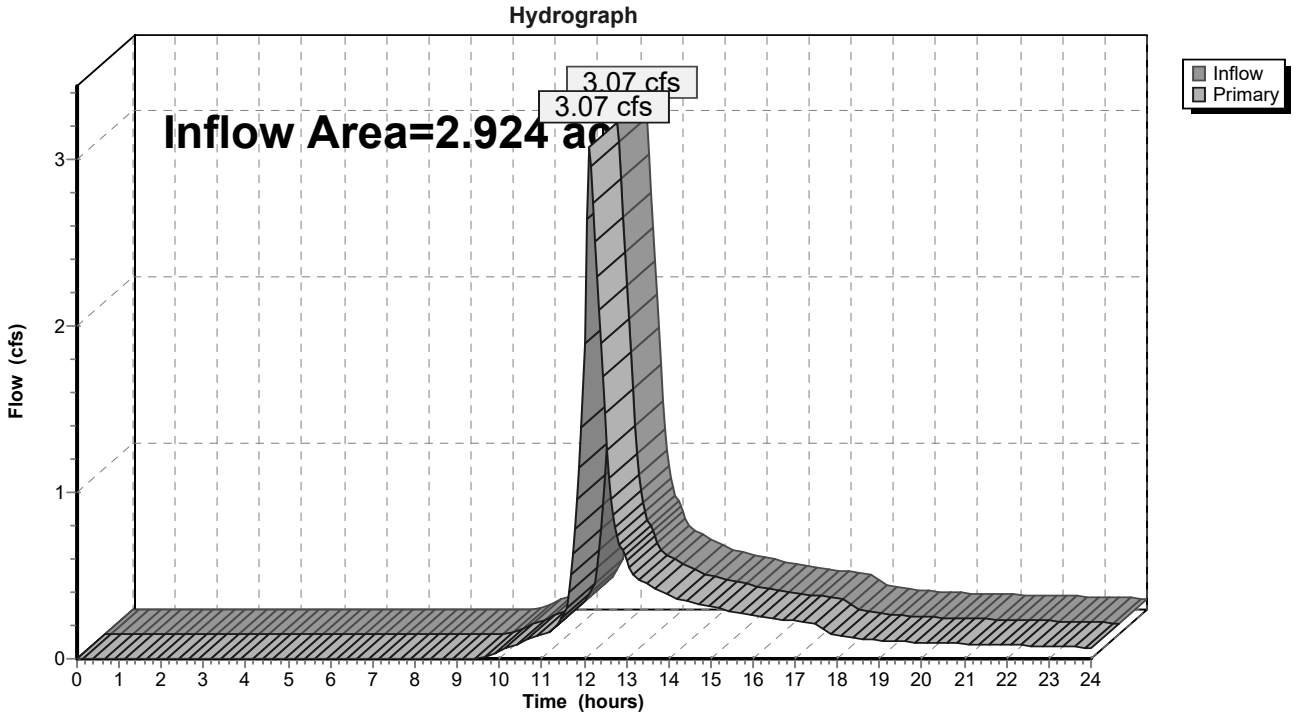


Summary for Link DP-2: Ex CB (Southwest)

Inflow Area = 2.924 ac, 73.99% Impervious, Inflow Depth > 1.44" for 2-year event
Inflow = 3.07 cfs @ 12.12 hrs, Volume= 0.351 af
Primary = 3.07 cfs @ 12.12 hrs, Volume= 0.351 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-2: Ex CB (Southwest)

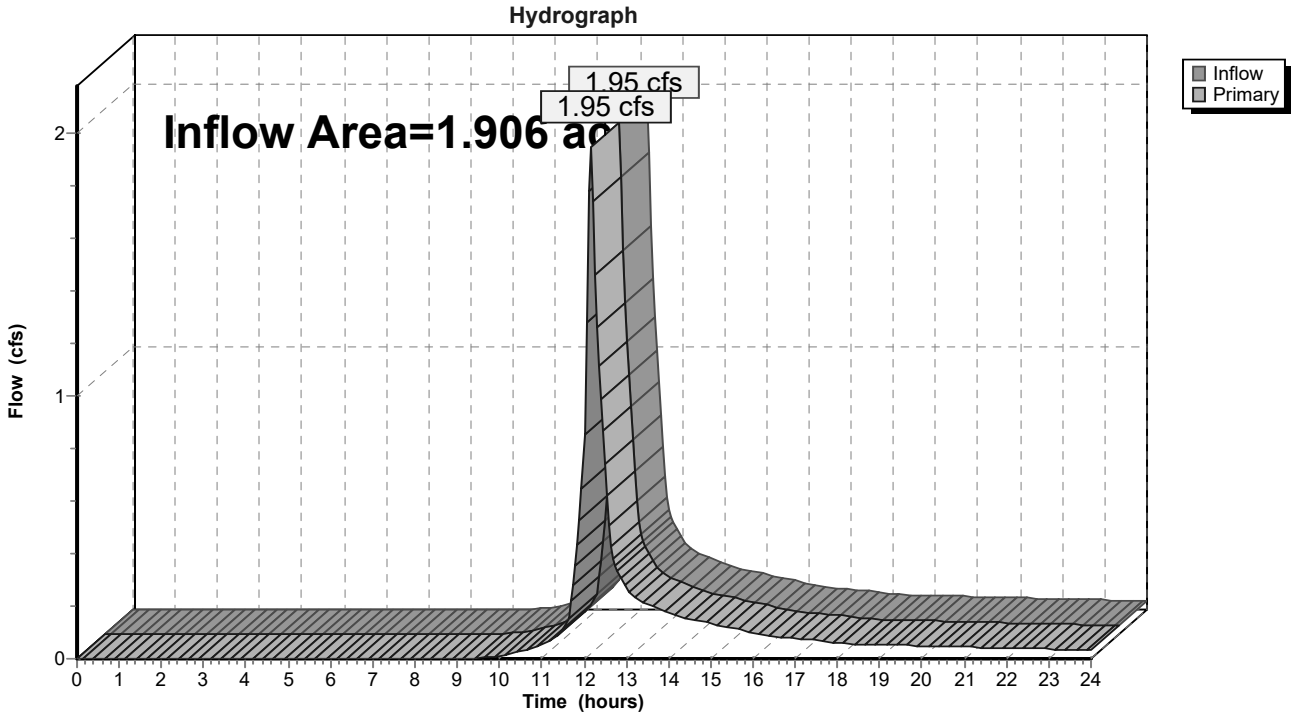


Summary for Link DP-3: Ex DMH (Southeast)

Inflow Area = 1.906 ac, 56.40% Impervious, Inflow Depth > 1.04" for 2-year event
Inflow = 1.95 cfs @ 12.15 hrs, Volume= 0.166 af
Primary = 1.95 cfs @ 12.15 hrs, Volume= 0.166 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-3: Ex DMH (Southeast)



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-P1: Pelican St Runoff Area=26,806 sf 63.12% Impervious Runoff Depth>3.22"
Tc=5.0 min CN=76 Runoff=2.33 cfs 0.165 af

Subcatchment SC-P10: Existing Loading Runoff Area=49,731 sf 34.38% Impervious Runoff Depth>1.71"
Flow Length=212' Tc=23.8 min CN=59 Runoff=1.33 cfs 0.163 af

Subcatchment SC-P11: Proposed Parking Runoff Area=45,084 sf 59.53% Impervious Runoff Depth>3.03"
Tc=5.0 min CN=74 Runoff=3.68 cfs 0.262 af

Subcatchment SC-P12: Proposed Loading Runoff Area=9,873 sf 93.93% Impervious Runoff Depth>5.12"
Tc=5.0 min CN=94 Runoff=1.26 cfs 0.097 af

Subcatchment SC-P13: South Parking Area Runoff Area=16,401 sf 92.00% Impervious Runoff Depth>5.00"
Tc=5.0 min CN=93 Runoff=2.07 cfs 0.157 af

Subcatchment SC-P14: Parking Area to BR-2 Runoff Area=7,835 sf 52.99% Impervious Runoff Depth>2.66"
Tc=5.0 min CN=70 Runoff=0.56 cfs 0.040 af

Subcatchment SC-P2: NW Corner w/ Biocell Runoff Area=8,030 sf 0.00% Impervious Runoff Depth>0.39"
Flow Length=150' Tc=11.6 min CN=39 Runoff=0.03 cfs 0.006 af

Subcatchment SC-P3A: Proposed Runoff Area=18,292 sf 100.00% Impervious Runoff Depth>5.58"
Tc=5.0 min CN=98 Runoff=2.41 cfs 0.195 af

Subcatchment SC-P3B: Proposed Runoff Area=21,573 sf 100.00% Impervious Runoff Depth>5.58"
Tc=5.0 min CN=98 Runoff=2.84 cfs 0.230 af

Subcatchment SC-P3C: Proposed Runoff Area=28,468 sf 100.00% Impervious Runoff Depth>5.58"
Tc=5.0 min CN=98 Runoff=3.75 cfs 0.304 af

Subcatchment SC-P3D: Proposed Building Runoff Area=5,624 sf 100.00% Impervious Runoff Depth>5.58"
Tc=5.0 min CN=98 Runoff=0.74 cfs 0.060 af

Subcatchment SC-P3E: Proposed Building Runoff Area=3,890 sf 100.00% Impervious Runoff Depth>5.58"
Tc=5.0 min CN=98 Runoff=0.51 cfs 0.042 af

Subcatchment SC-P5: Existing Roof Runoff Area=63,786 sf 100.00% Impervious Runoff Depth>5.58"
Tc=5.0 min CN=98 Runoff=8.40 cfs 0.681 af

Subcatchment SC-P6: SC-P6-Existing Runoff Area=15,000 sf 38.97% Impervious Runoff Depth>1.96"
Flow Length=799' Tc=9.9 min CN=62 Runoff=0.66 cfs 0.056 af

Subcatchment SC-P7: Employee Entrance Runoff Area=10,596 sf 65.27% Impervious Runoff Depth>3.42"
Tc=5.0 min CN=78 Runoff=0.97 cfs 0.069 af

Subcatchment SC-P8: Existing Parking Runoff Area=58,570 sf 69.35% Impervious Runoff Depth>3.61"
Flow Length=247' Tc=9.7 min CN=80 Runoff=4.95 cfs 0.405 af

Subcatchment SC-P9: Existing LS Runoff Area=9,458 sf 3.85% Impervious Runoff Depth>0.44"
Flow Length=664' Tc=7.3 min UI Adjusted CN=40 Runoff=0.04 cfs 0.008 af

Pond BR-1: Bioretention Cell BR-1 Roof Peak Elev=70.02' Storage=5,367 cf Inflow=2.41 cfs 0.201 af
Outflow=0.11 cfs 0.124 af

Pond BR-2: Bioretention Cell BR-2 Parking Peak Elev=68.20' Storage=1,999 cf Inflow=1.07 cfs 0.081 af
Outflow=0.05 cfs 0.055 af

Pond BR-3: Bioretention Cell BR-3 Parking Peak Elev=69.71' Storage=5,455 cf Inflow=3.68 cfs 0.262 af
Outflow=0.64 cfs 0.190 af

Pond BR-4: Bioretention Cell BR-1 Roof Peak Elev=71.45' Storage=1,301 cf Inflow=0.74 cfs 0.060 af
Outflow=0.04 cfs 0.051 af

Pond RT-1: UG Storage & Treatment Loading Peak Elev=67.20' Storage=8,693 cf Inflow=4.10 cfs 0.327 af
Outflow=0.52 cfs 0.241 af

Pond RT-2: UG Storage & Treatment Parking Peak Elev=70.62' Storage=2,803 cf Inflow=3.75 cfs 0.304 af
Outflow=1.97 cfs 0.284 af

Pond RT-3: UG Storage & Treatment Parking Peak Elev=68.71' Storage=1,154 cf Inflow=2.07 cfs 0.157 af
Outflow=1.57 cfs 0.145 af

Link DP-1: Ex CB (West) Inflow=9.27 cfs 1.314 af
Primary=9.27 cfs 1.314 af

Link DP-2: Ex CB (Southwest) Inflow=6.64 cfs 0.853 af
Primary=6.64 cfs 0.853 af

Link DP-3: Ex DMH (Southeast) Inflow=5.62 cfs 0.469 af
Primary=5.62 cfs 0.469 af

Total Runoff Area = 9.160 ac Runoff Volume = 2.940 af Average Runoff Depth = 3.85"
28.64% Pervious = 2.623 ac 71.36% Impervious = 6.537 ac

Summary for Subcatchment SC-P1: Pelican St

[49] Hint: Tc<2dt may require smaller dt

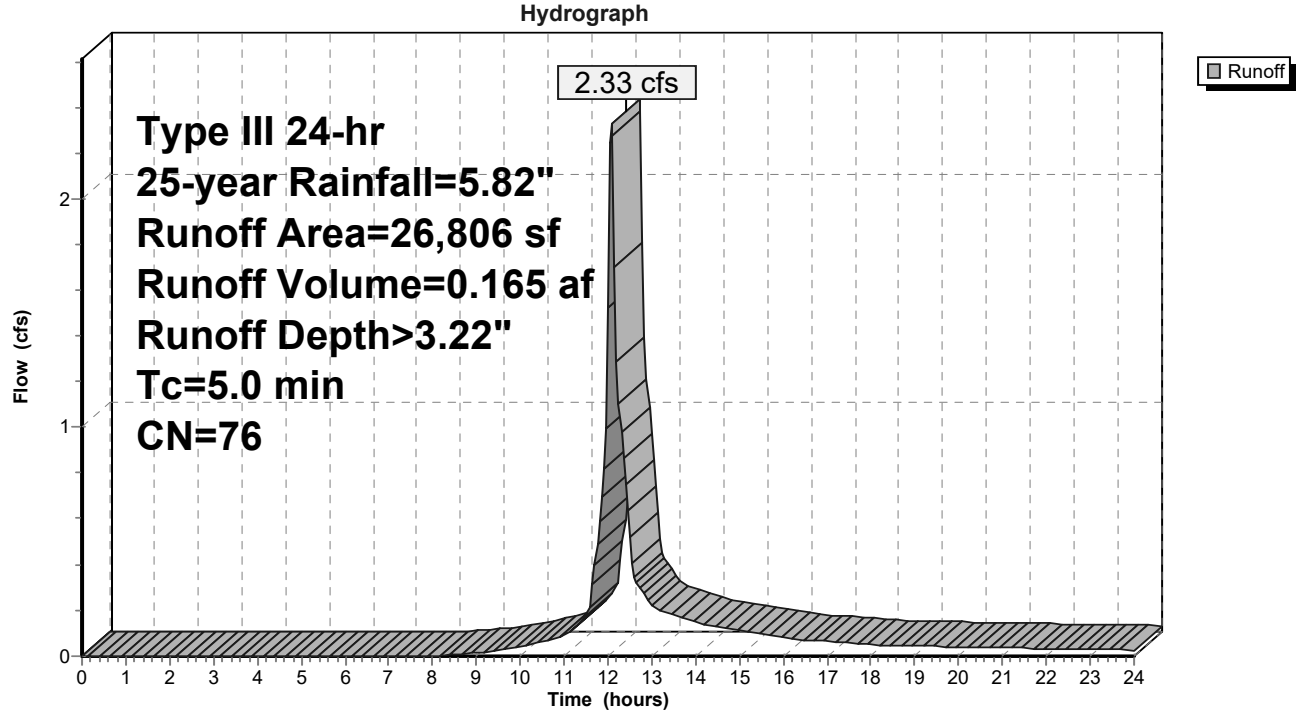
Runoff = 2.33 cfs @ 12.08 hrs, Volume= 0.165 af, Depth> 3.22"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	102	98	Roofs, HSG A
	4,197	98	Paved parking, HSG A
	820	98	Unconnected pavement, HSG A
*	11,801	98	Pelican Street
	9,886	39	>75% Grass cover, Good, HSG A
	26,806	76	Weighted Average
	9,886		36.88% Pervious Area
	16,920		63.12% Impervious Area
	820		4.85% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Road Standard**

Subcatchment SC-P1: Pelican St



Summary for Subcatchment SC-P10: Existing Loading Dock & North Lawn

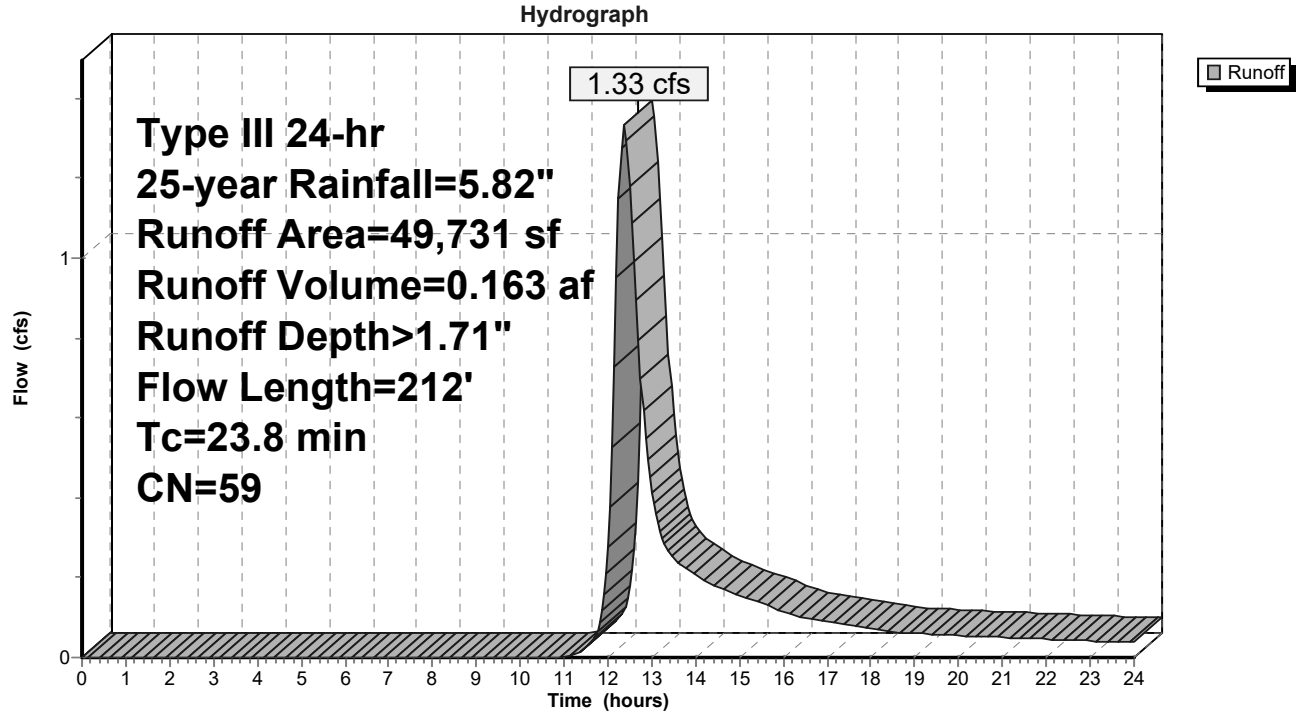
Runoff = 1.33 cfs @ 12.37 hrs, Volume= 0.163 af, Depth> 1.71"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	51	98	Roofs, HSG A
	9,270	98	Paved parking, HSG A
	7,776	98	Unconnected pavement, HSG A
	30,998	39	>75% Grass cover, Good, HSG A
*	1,636	39	Landscaped Area
	49,731	59	Weighted Average
	32,634		65.62% Pervious Area
	17,097		34.38% Impervious Area
	7,776		45.48% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	100	0.0025	0.07		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.6	112	0.0330	2.92		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
23.8	212	Total			

Subcatchment SC-P10: Existing Loading Dock & North Lawn



Summary for Subcatchment SC-P11: Proposed Parking w/ Biocell

[49] Hint: Tc<2dt may require smaller dt

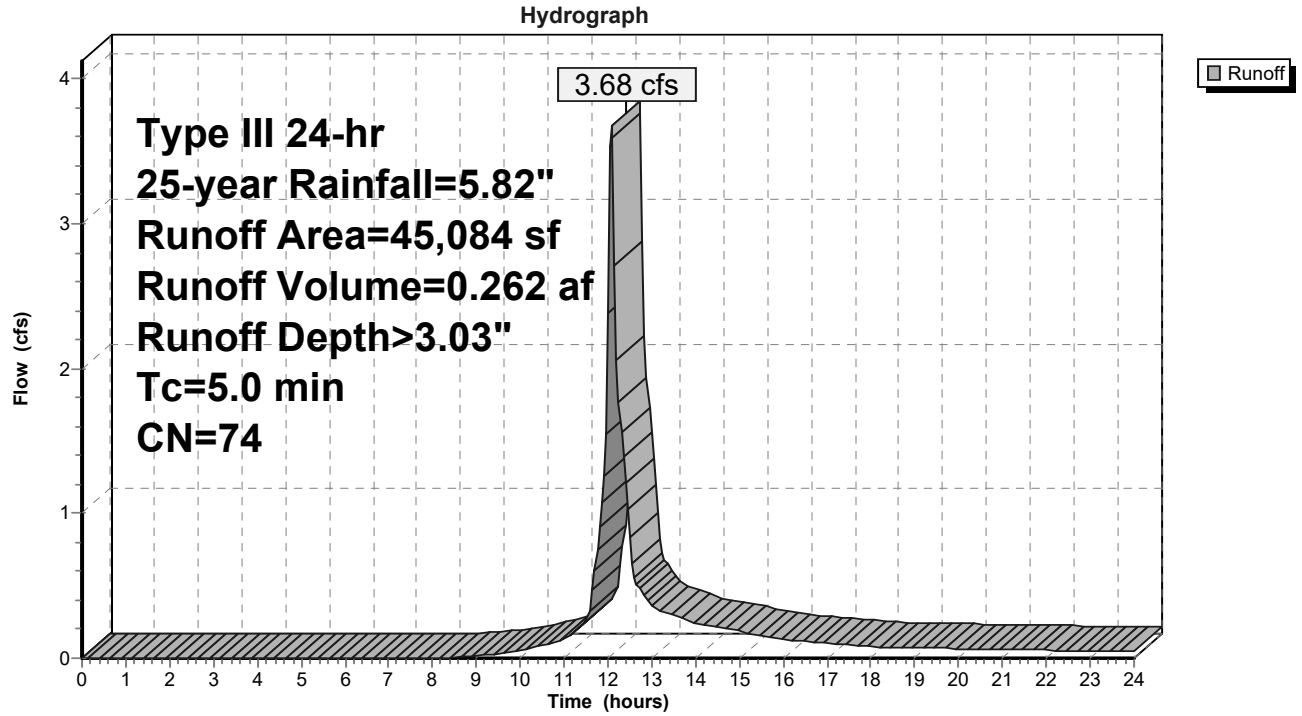
Runoff = 3.68 cfs @ 12.08 hrs, Volume= 0.262 af, Depth> 3.03"
Routed to Pond BR-3 : Bioretention Cell BR-3 Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	169	98	Roofs, HSG A
	23,691	98	Paved parking, HSG A
	2,977	98	Unconnected pavement, HSG A
	17,017	39	>75% Grass cover, Good, HSG A
*	1,230	39	Landscaped Area
	45,084	74	Weighted Average
	18,247		40.47% Pervious Area
	26,837		59.53% Impervious Area
	2,977		11.09% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P11: Proposed Parking w/ Biocell



Summary for Subcatchment SC-P12: Proposed Loading Dock

[49] Hint: Tc<2dt may require smaller dt

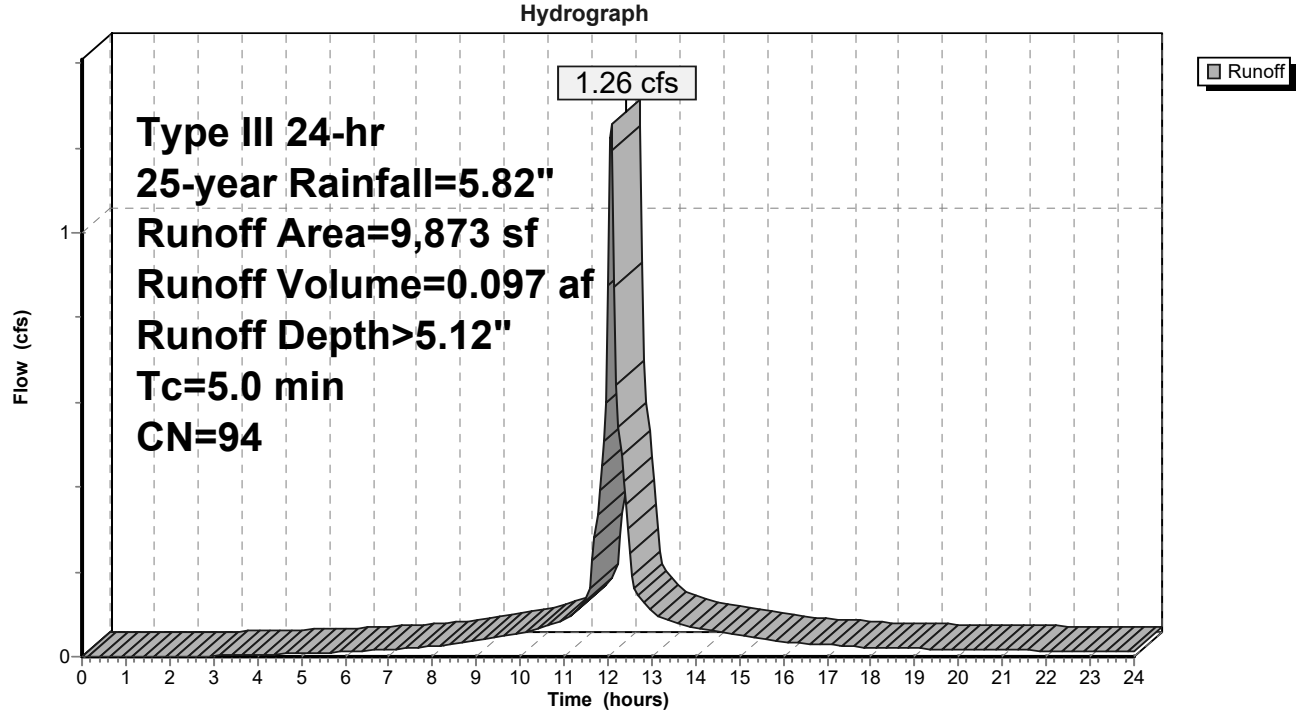
Runoff = 1.26 cfs @ 12.07 hrs, Volume= 0.097 af, Depth> 5.12"
Routed to Pond RT-1 : UG Storage & Treatment Loading Dock

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

Area (sf)	CN	Description
247	98	Roofs, HSG A
6,647	98	Paved parking, HSG A
2,380	98	Unconnected pavement, HSG A
599	39	>75% Grass cover, Good, HSG A
9,873	94	Weighted Average
599		6.07% Pervious Area
9,274		93.93% Impervious Area
2,380		25.66% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P12: Proposed Loading Dock



Summary for Subcatchment SC-P13: South Parking Area

[49] Hint: Tc<2dt may require smaller dt

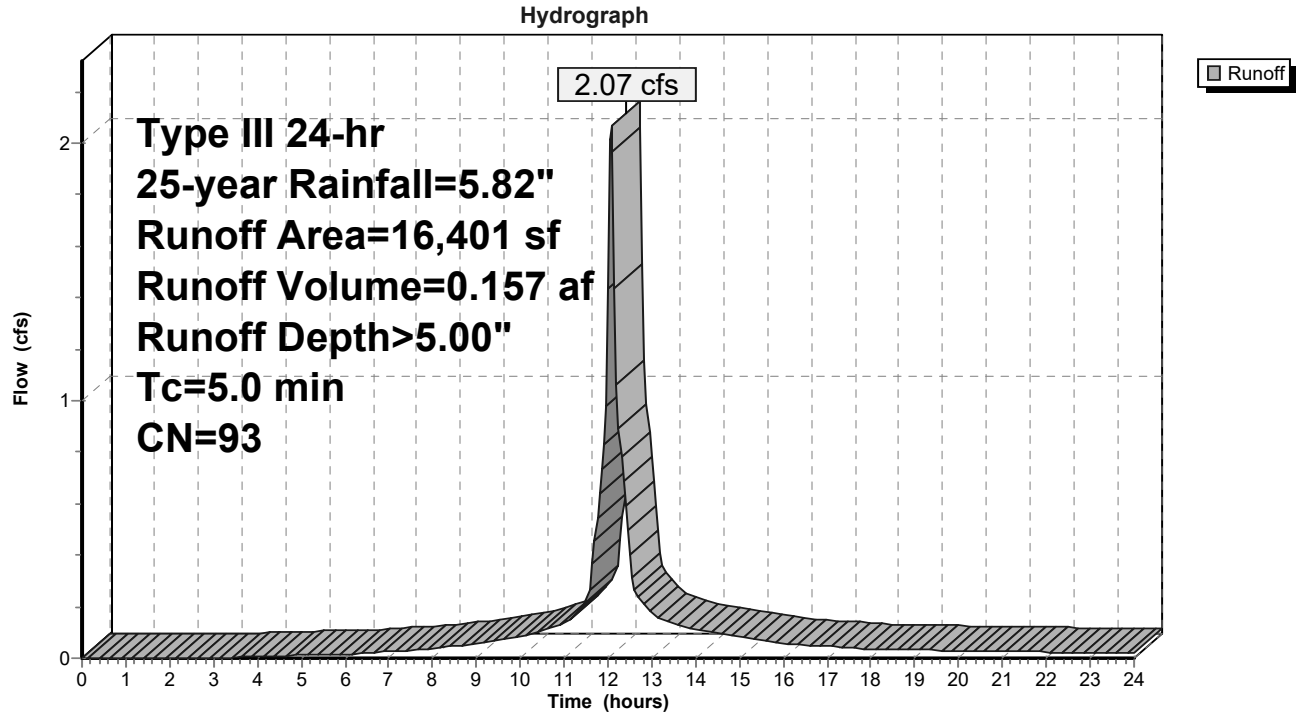
Runoff = 2.07 cfs @ 12.07 hrs, Volume= 0.157 af, Depth> 5.00"
Routed to Pond RT-3 : UG Storage & Treatment Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	123	98	Roofs, HSG A
	14,640	98	Paved parking, HSG A
	326	98	Unconnected pavement, HSG A
	248	39	>75% Grass cover, Good, HSG A
*	1,064	39	Landscaped Area
	16,401	93	Weighted Average
	1,312		8.00% Pervious Area
	15,089		92.00% Impervious Area
	326		2.16% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P13: South Parking Area



Summary for Subcatchment SC-P14: Parking Area to BR-2

[49] Hint: Tc<2dt may require smaller dt

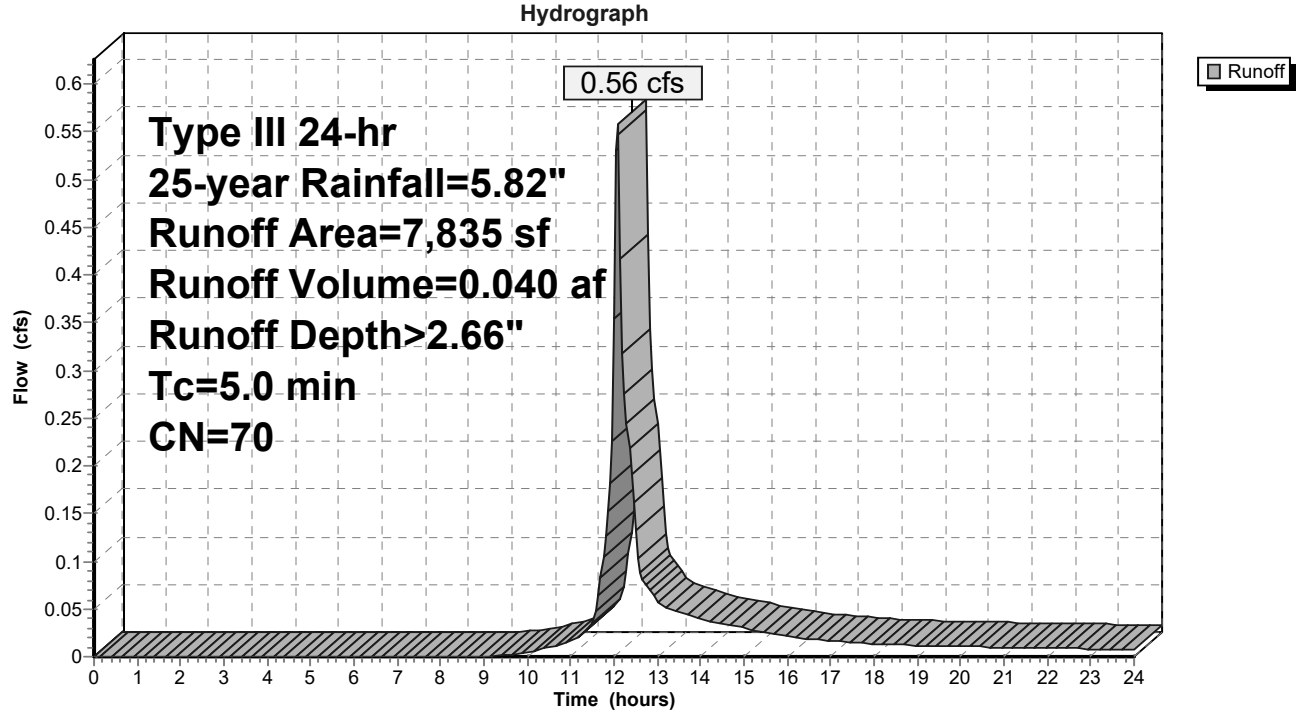
Runoff = 0.56 cfs @ 12.08 hrs, Volume= 0.040 af, Depth> 2.66"
Routed to Pond BR-2 : Bioretention Cell BR-2 Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	3,887	98	Paved parking, HSG A
	265	98	Unconnected pavement, HSG A
	1,192	39	>75% Grass cover, Good, HSG A
*	2,491	39	Landscaped Area
	7,835	70	Weighted Average
	3,683		47.01% Pervious Area
	4,152		52.99% Impervious Area
	265		6.38% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P14: Parking Area to BR-2



Summary for Subcatchment SC-P2: NW Corner w/ Biocell

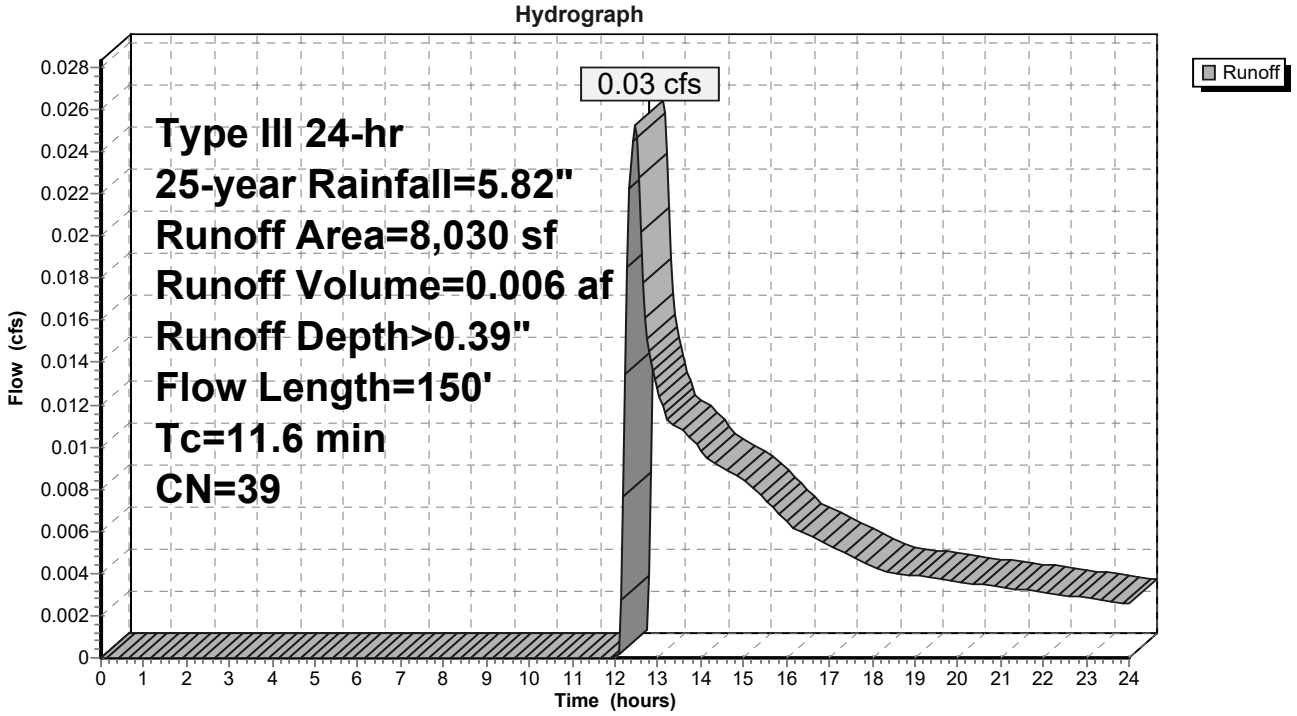
Runoff = 0.03 cfs @ 12.45 hrs, Volume= 0.006 af, Depth> 0.39"
Routed to Pond BR-1 : Bioretention Cell BR-1 Roof

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

Area (sf)	CN	Description
8,030	39	>75% Grass cover, Good, HSG A
8,030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	100	0.0150	0.15		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.2	50	0.1150	5.46		**Shallow Concentrated Flow, Shallow Flow** Unpaved Kv= 16.1 fps
11.6	150	Total			

Subcatchment SC-P2: NW Corner w/ Biocell



Summary for Subcatchment SC-P3A: Proposed Building Roof to BR-1

[49] Hint: Tc<2dt may require smaller dt

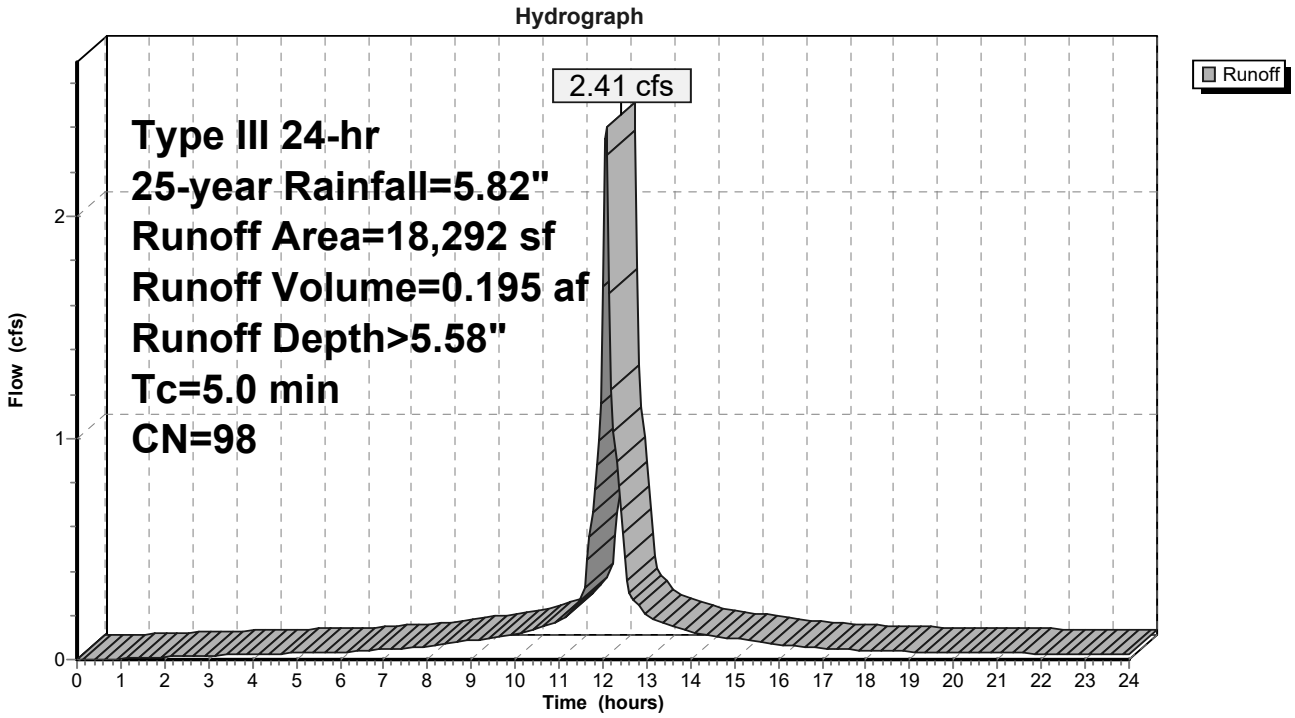
Runoff = 2.41 cfs @ 12.07 hrs, Volume= 0.195 af, Depth> 5.58"
Routed to Pond BR-1 : Bioretention Cell BR-1 Roof

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

Area (sf)	CN	Description
18,292	98	Roofs, HSG A
18,292		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3A: Proposed Building Roof to BR-1



Summary for Subcatchment SC-P3B: Proposed Building High & Central Roof

[49] Hint: Tc<2dt may require smaller dt

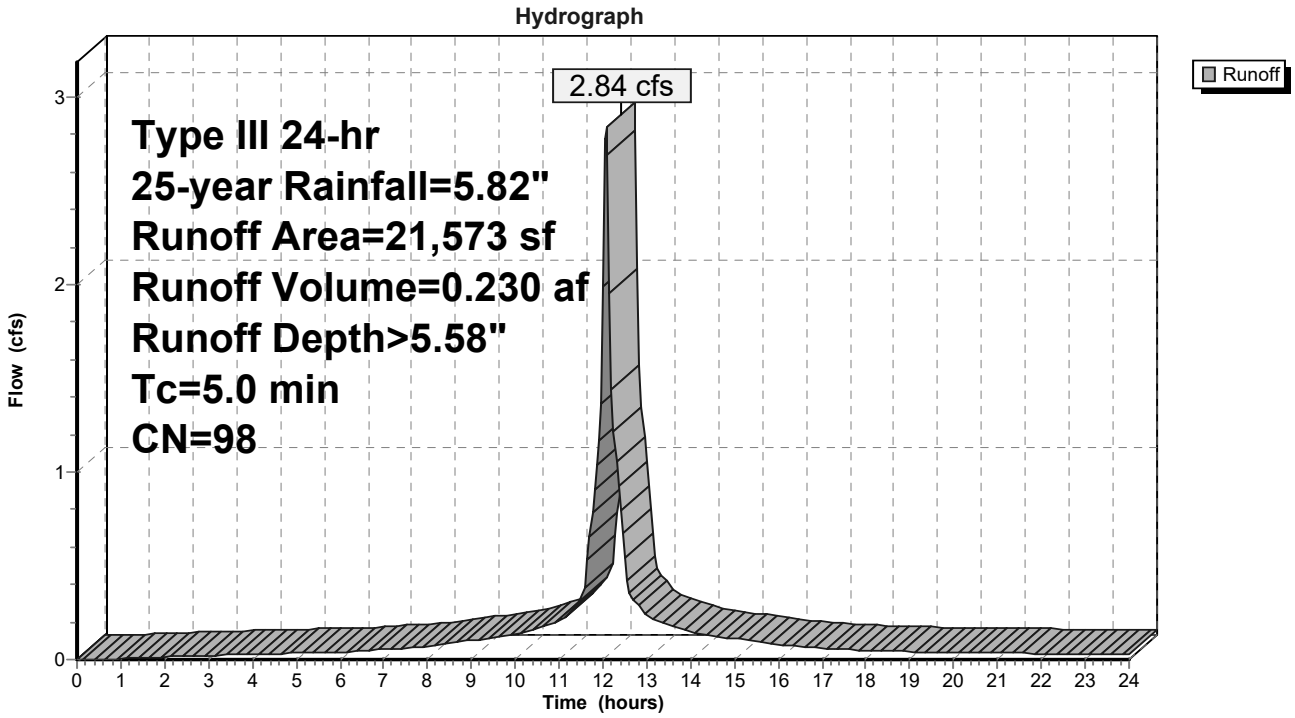
Runoff = 2.84 cfs @ 12.07 hrs, Volume= 0.230 af, Depth> 5.58"
Routed to Pond RT-1 : UG Storage & Treatment Loading Dock

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

Area (sf)	CN	Description
21,573	98	Roofs, HSG A
21,573		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3B: Proposed Building High & Central Roof



Summary for Subcatchment SC-P3C: Proposed Building Low Roof South

[49] Hint: Tc<2dt may require smaller dt

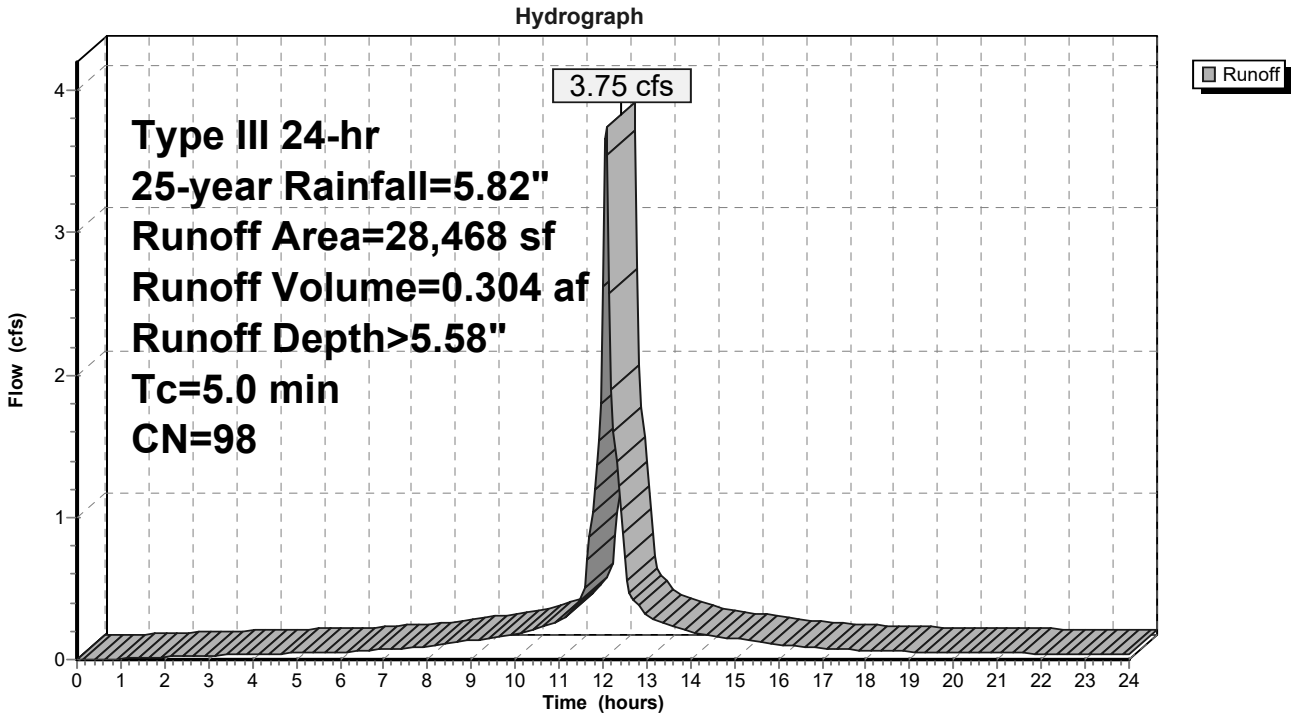
Runoff = 3.75 cfs @ 12.07 hrs, Volume= 0.304 af, Depth> 5.58"
Routed to Pond RT-2 : UG Storage & Treatment Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

Area (sf)	CN	Description
28,468	98	Roofs, HSG A
28,468		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3C: Proposed Building Low Roof South



Summary for Subcatchment SC-P3D: Proposed Building Low Roof North

[49] Hint: Tc<2dt may require smaller dt

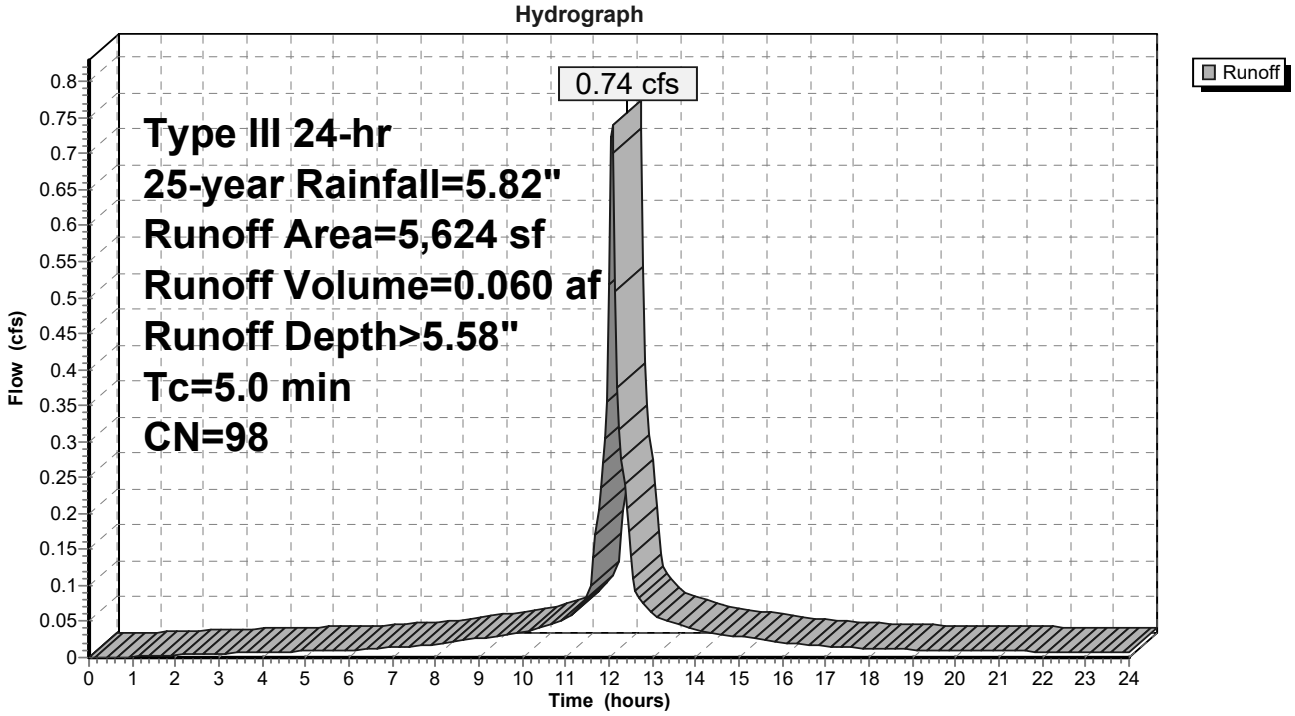
Runoff = 0.74 cfs @ 12.07 hrs, Volume= 0.060 af, Depth> 5.58"
Routed to Pond BR-4 : Bioretention Cell BR-1 Roof

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

Area (sf)	CN	Description
5,624	98	Roofs, HSG A
5,624		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3D: Proposed Building Low Roof North



Summary for Subcatchment SC-P3E: Proposed Building Loading Dock & Garage Roof

[49] Hint: Tc<2dt may require smaller dt

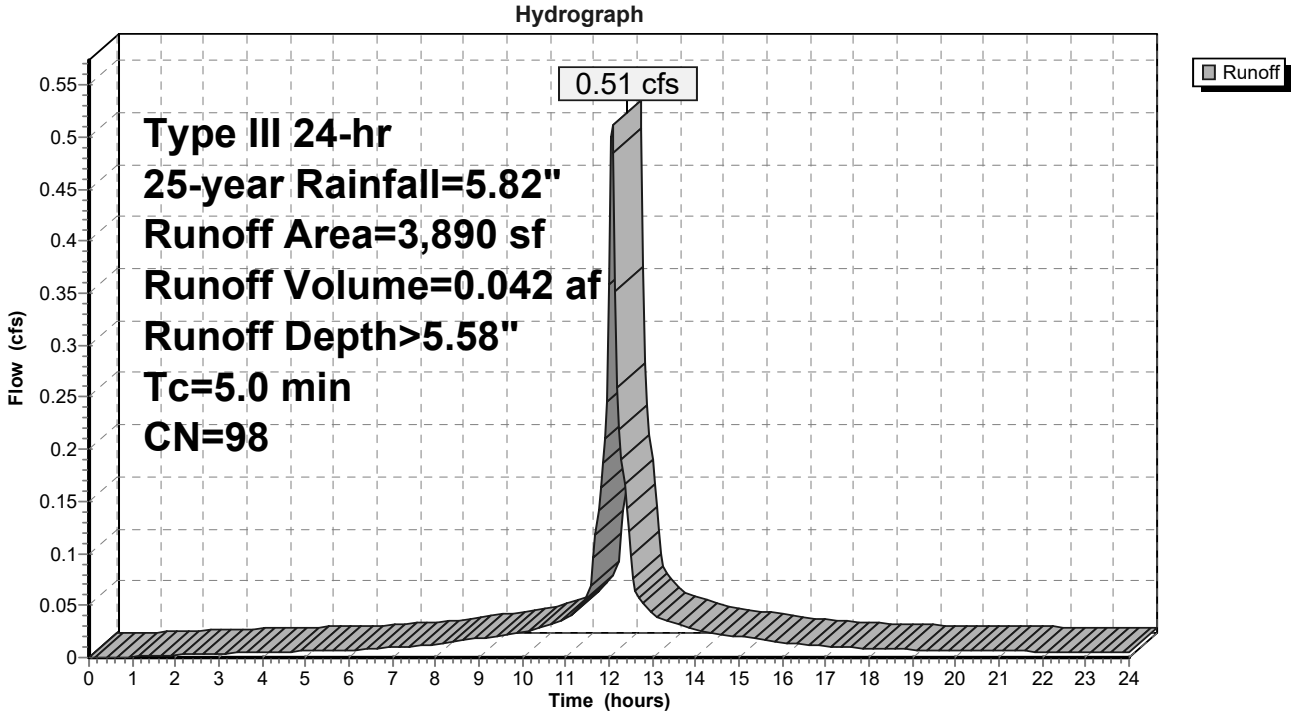
Runoff = 0.51 cfs @ 12.07 hrs, Volume= 0.042 af, Depth> 5.58"
Routed to Pond BR-2 : Bioretention Cell BR-2 Parking Area

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

Area (sf)	CN	Description
3,890	98	Roofs, HSG A
3,890		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P3E: Proposed Building Loading Dock & Garage Roof



Summary for Subcatchment SC-P5: Existing Roof

Via RD

[49] Hint: Tc<2dt may require smaller dt

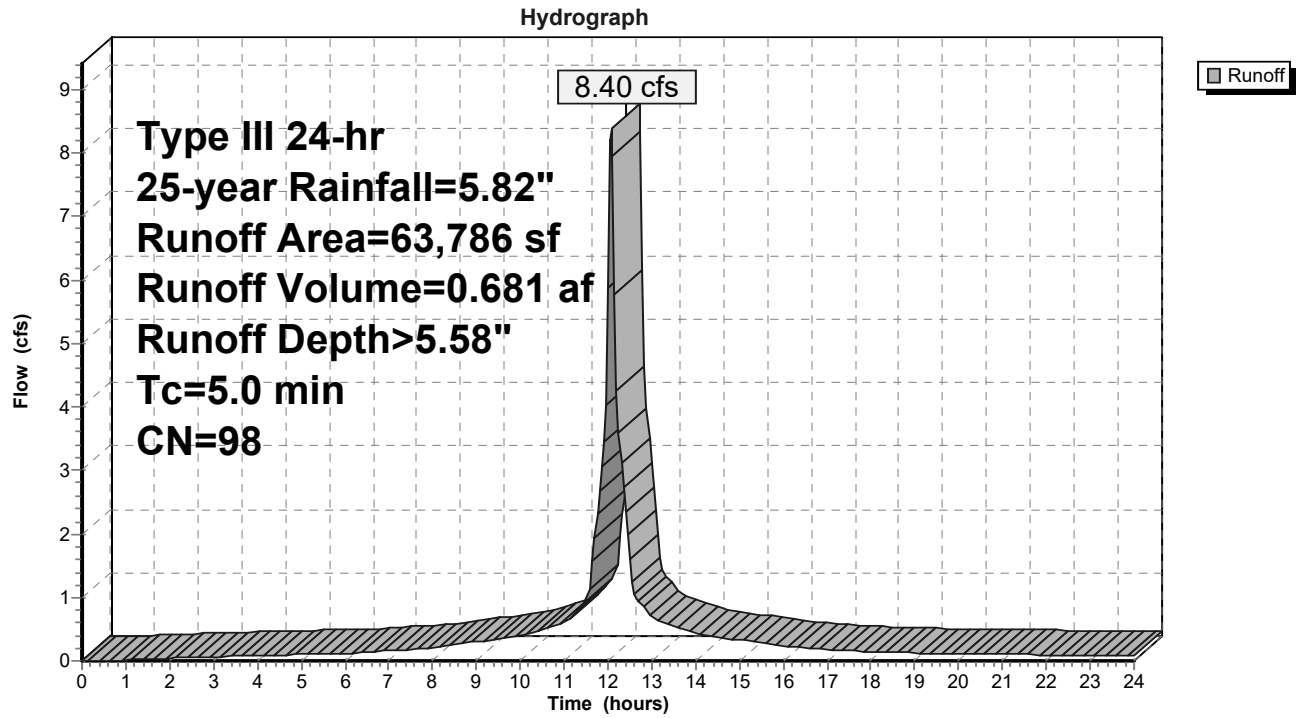
Runoff = 8.40 cfs @ 12.07 hrs, Volume= 0.681 af, Depth> 5.58"
Routed to Link DP-1 : Ex CB (West)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
*	63,786	98	Roofs, HSG A
	63,786		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Roof Standard**

Subcatchment SC-P5: Existing Roof



Summary for Subcatchment SC-P6: SC-P6-Existing Landscape

[47] Hint: Peak is 140% of capacity of segment #2

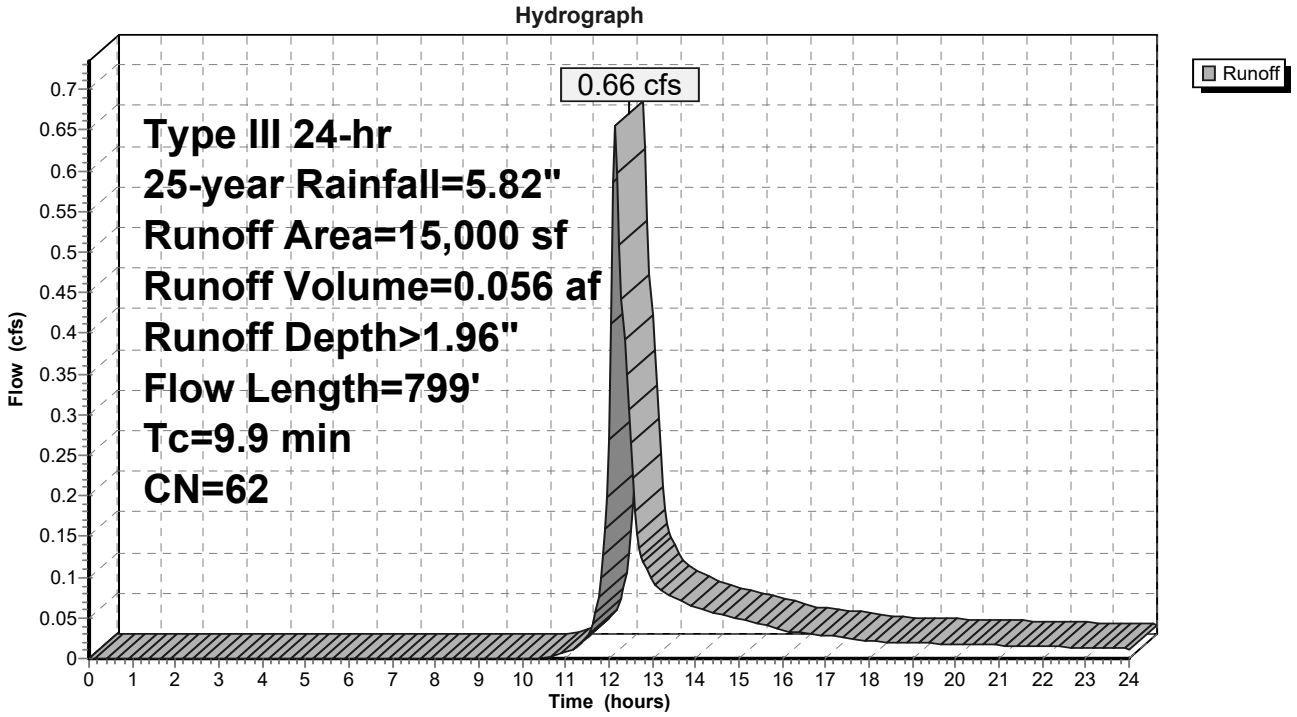
Runoff = 0.66 cfs @ 12.15 hrs, Volume= 0.056 af, Depth> 1.96"
Routed to Link DP-3 : Ex DMH (Southeast)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	4,143	98	Paved parking, HSG A
	1,702	98	Unconnected pavement, HSG A
	7,338	39	>75% Grass cover, Good, HSG A
*	1,817	39	Landscaped Area
	15,000	62	Weighted Average
	9,155		61.03% Pervious Area
	5,845		38.97% Impervious Area
	1,702		29.12% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.2	80	0.0297	0.18		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.5	69	0.0050	2.39	0.47	**Pipe Channel, 6" HDPE** 6.0" Round Area= 0.2 sf Perim= 1.6' r= 0.13' n= 0.011 Concrete pipe, straight & clean
0.3	73	0.0050	3.79	2.98	**Pipe Channel, 12" HDPE** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011 Concrete pipe, straight & clean
1.9	577	0.0050	4.97	8.78	**Pipe Channel, 18" HDPE** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.011 Concrete pipe, straight & clean
9.9	799	Total			

Subcatchment SC-P6: SC-P6-Existing Landscape



Summary for Subcatchment SC-P7: Employee Entrance

[49] Hint: Tc<2dt may require smaller dt

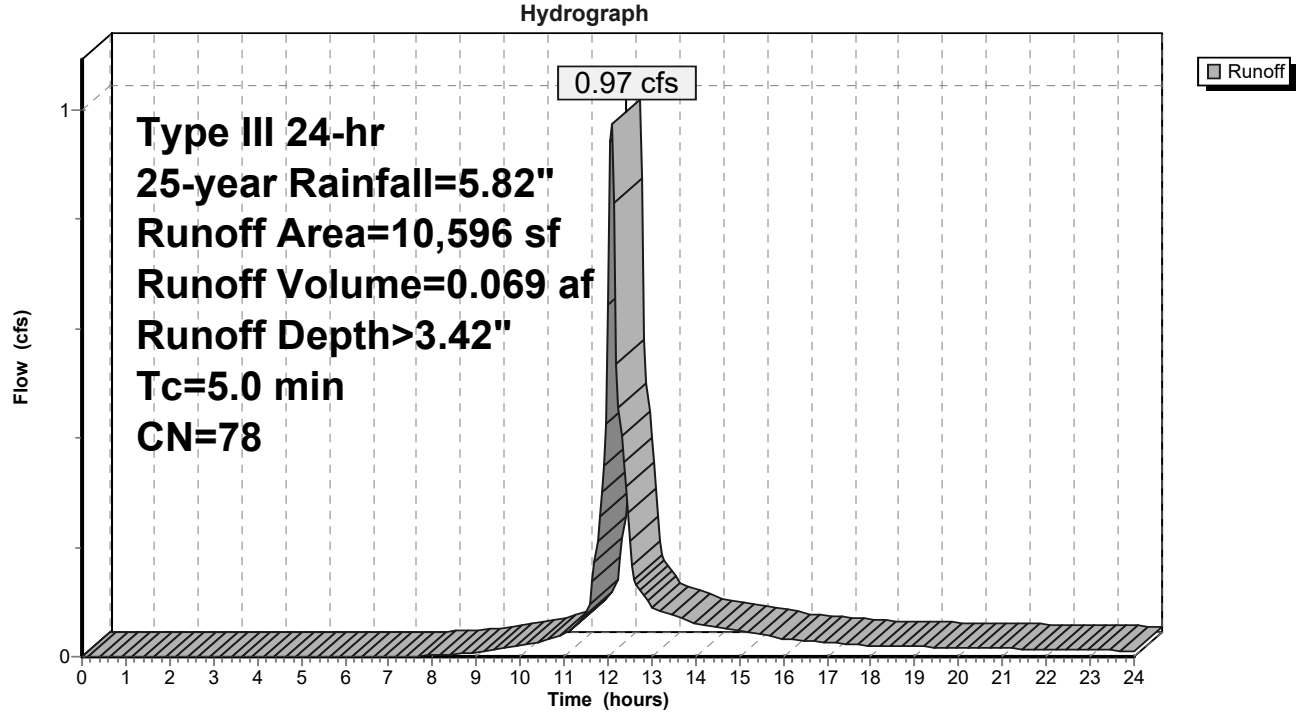
Runoff = 0.97 cfs @ 12.08 hrs, Volume= 0.069 af, Depth> 3.42"
Routed to Link DP-2 : Ex CB (Southwest)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	6,851	98	Paved parking, HSG A
	65	98	Unconnected pavement, HSG A
	903	39	>75% Grass cover, Good, HSG A
*	2,777	39	Landscaped Area
	10,596	78	Weighted Average
	3,680		34.73% Pervious Area
	6,916		65.27% Impervious Area
	65		0.94% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Paved Standard**

Subcatchment SC-P7: Employee Entrance



Summary for Subcatchment SC-P8: Existing Parking Area

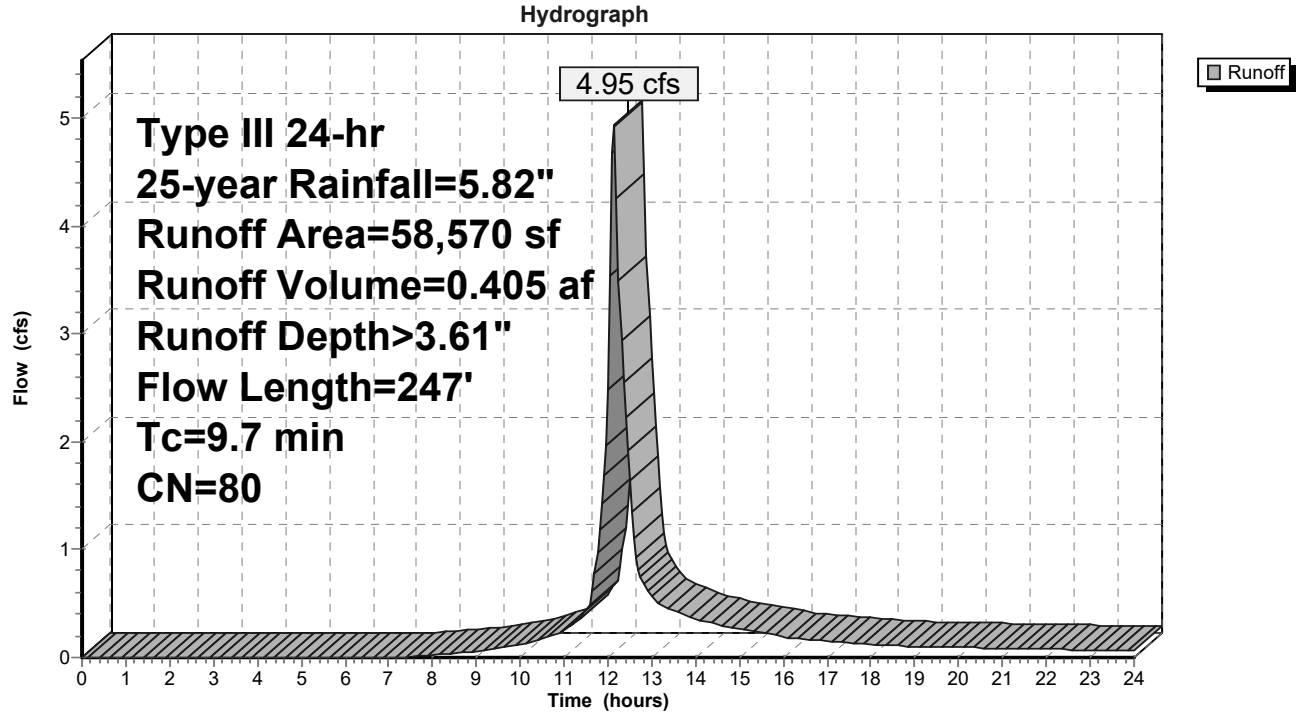
Runoff = 4.95 cfs @ 12.14 hrs, Volume= 0.405 af, Depth> 3.61"
Routed to Link DP-3 : Ex DMH (Southeast)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Description
	30,400	98	Paved parking, HSG A
	4,535	98	Unconnected pavement, HSG A
	5,676	39	>75% Grass cover, Good, HSG A
*	12,276	39	Landscaped Area
*	5,683	98	Gerzofsky Way
	58,570	80	Weighted Average
	17,952		30.65% Pervious Area
	40,618		69.35% Impervious Area
	4,535		11.17% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.7	58	0.0340	0.13		**Sheet Flow, Initial Sheeting** Grass: Dense n= 0.240 P2= 3.00"
2.0	189	0.0060	1.57		**Shallow Concentrated Flow, Shallow Flow** Paved Kv= 20.3 fps
9.7	247	Total			

Subcatchment SC-P8: Existing Parking Area



Summary for Subcatchment SC-P9: Existing LS

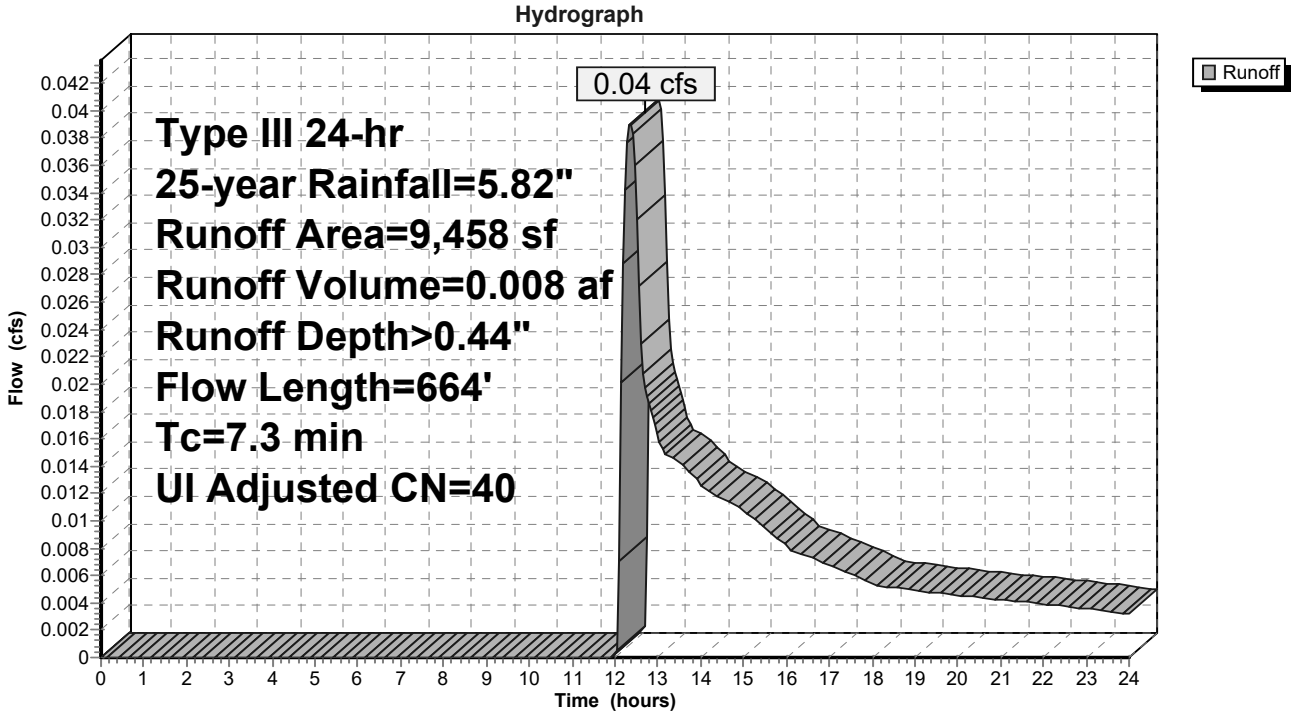
Runoff = 0.04 cfs @ 12.36 hrs, Volume= 0.008 af, Depth> 0.44"
Routed to Link DP-3 : Ex DMH (Southeast)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.82"

	Area (sf)	CN	Adj	Description
	364	98		Unconnected pavement, HSG A
*	9,094	39		Landscaped Area
	9,458	41	40	Weighted Average, UI Adjusted
	9,094			96.15% Pervious Area
	364			3.85% Impervious Area
	364			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	48	0.0375	0.18		**Sheet Flow, Initial Sheeting** Grass: Short n= 0.150 P2= 3.00"
0.3	39	0.0159	2.56		**Shallow Concentrated Flow, Shallow Flow** Paved Kv= 20.3 fps
2.6	577	0.0040	3.76	6.64	**Pipe Channel, 18" HDPE** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Corrugated PE, smooth interior
7.3	664	Total			

Subcatchment SC-P9: Existing LS



Summary for Pond BR-1: Bioretention Cell BR-1 Roof

Inflow Area = 0.604 ac, 69.49% Impervious, Inflow Depth > 4.00" for 25-year event
Inflow = 2.41 cfs @ 12.07 hrs, Volume= 0.201 af
Outflow = 0.11 cfs @ 14.87 hrs, Volume= 0.124 af, Atten= 96%, Lag= 167.8 min
Primary = 0.11 cfs @ 14.87 hrs, Volume= 0.124 af
Routed to Link DP-1 : Ex CB (West)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 70.02' @ 14.87 hrs Surf.Area= 1,915 sf Storage= 5,367 cf
Flood Elev= 72.00' Surf.Area= 3,060 sf Storage= 10,274 cf

Plug-Flow detention time= 378.5 min calculated for 0.124 af (62% of inflow)
Center-of-Mass det. time= 266.7 min (1,017.8 - 751.1)

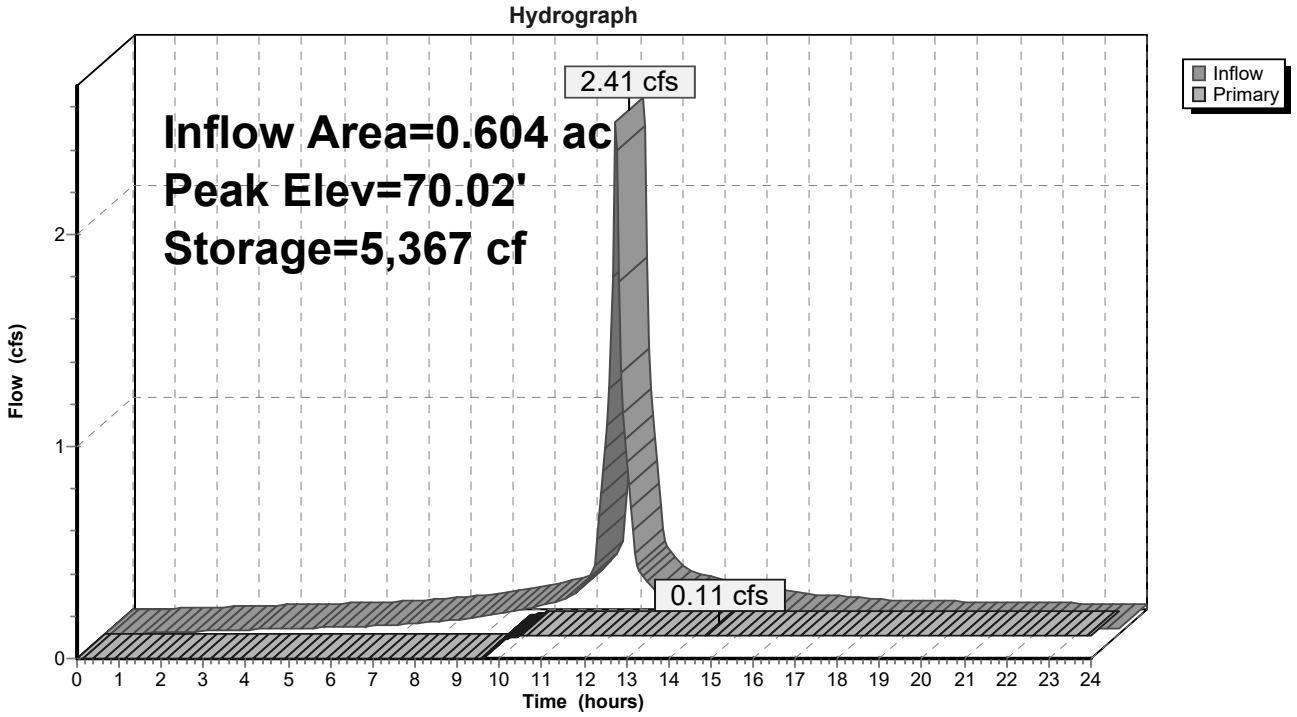
Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	10,274 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	1,905	0.0	0	0
66.50	1,905	40.0	381	381
67.00	1,905	40.0	381	762
68.00	1,905	40.0	762	1,524
70.00	1,905	100.0	3,810	5,334
71.00	2,457	100.0	2,181	7,515
72.00	3,060	100.0	2,759	10,274

Device	Routing	Invert	Outlet Devices
#1	Primary	67.00'	**18.0" Round Culvert** L= 42.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 67.00' / 66.18' S= 0.0195 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 1	67.50'	**6.0" Vert. Orifice/Grate - UD** C= 0.600 Limited to weir flow at low heads
#3	Device 2	66.00'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	70.50'	**18.0" W x 6.0" H Vert. Orifice/Grate - Vert Weir** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.11 cfs @ 14.87 hrs HW=70.02' (Free Discharge)
- **1=Culvert** (Passes 0.11 cfs of 10.12 cfs potential flow)
  - **2=Orifice/Grate - UD** (Passes 0.11 cfs of 1.42 cfs potential flow)
    - **3=Exfiltration** (Exfiltration Controls 0.11 cfs)
  - **4=Orifice/Grate - Vert Weir** (Controls 0.00 cfs)

Pond BR-1: Bioretention Cell BR-1 Roof



Summary for Pond BR-2: Bioretention Cell BR-2 Parking Area

Inflow Area = 0.269 ac, 68.59% Impervious, Inflow Depth > 3.63" for 25-year event
Inflow = 1.07 cfs @ 12.08 hrs, Volume= 0.081 af
Outflow = 0.05 cfs @ 14.90 hrs, Volume= 0.055 af, Atten= 95%, Lag= 169.5 min
Primary = 0.05 cfs @ 14.90 hrs, Volume= 0.055 af
Routed to Link DP-1 : Ex CB (West)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 68.20' @ 14.90 hrs Surf.Area= 922 sf Storage= 1,999 cf
Flood Elev= 71.00' Surf.Area= 2,490 sf Storage= 6,634 cf

Plug-Flow detention time= 334.6 min calculated for 0.054 af (67% of inflow)
Center-of-Mass det. time= 231.6 min (1,022.0 - 790.4)

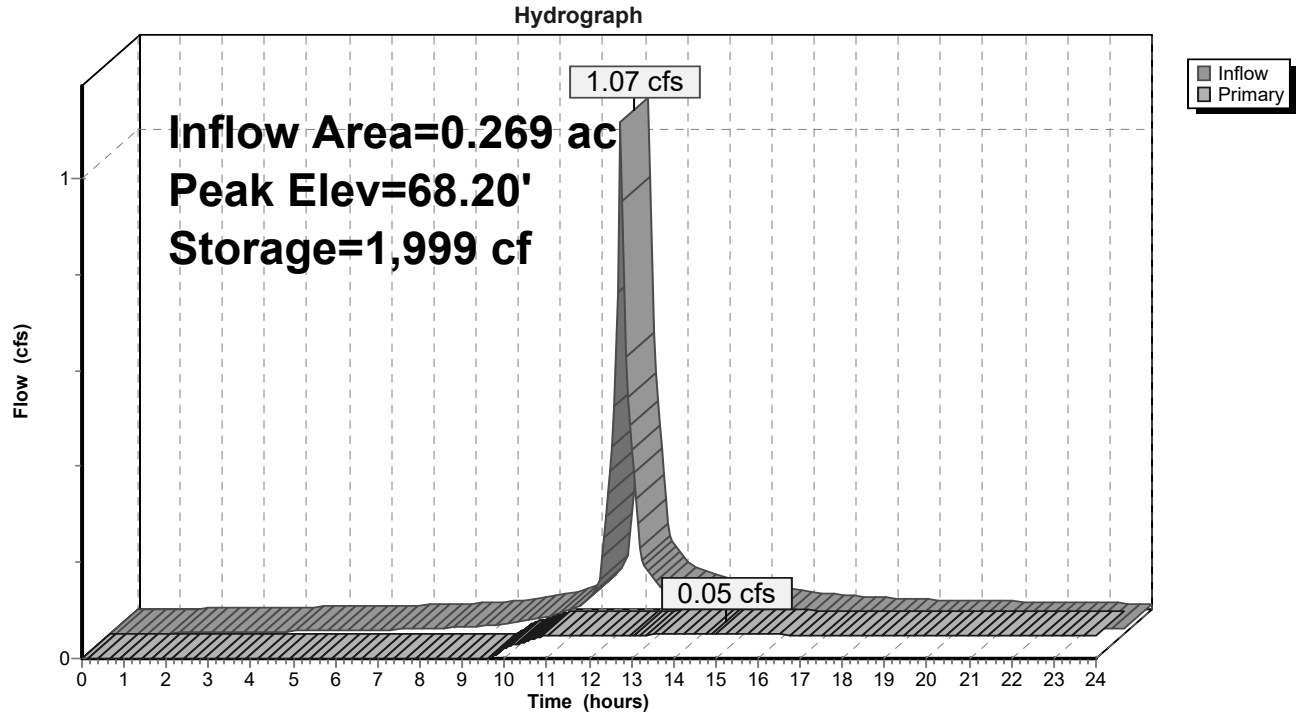
Volume	Invert	Avail.Storage	Storage Description
#1	64.75'	6,634 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.75	830	0.0	0	0
65.25	830	40.0	166	166
66.50	830	40.0	415	581
68.00	830	100.0	1,245	1,826
69.00	1,296	100.0	1,063	2,889
70.00	1,852	100.0	1,574	4,463
71.00	2,490	100.0	2,171	6,634

Device	Routing	Invert	Outlet Devices
#1	Primary	65.25'	**18.0" Round Culvert** L= 50.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 65.25' / 64.50' S= 0.0150 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.77 sf
#2	Device 1	65.50'	**6.0" Vert. Orifice/Grate - UD** C= 0.600 Limited to weir flow at low heads
#3	Device 2	64.75'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	68.50'	**18.0" W x 6.0" H Vert. Orifice/Grate - Vert Weir** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.05 cfs @ 14.90 hrs HW=68.20' (Free Discharge)
- **1=Culvert** (Passes 0.05 cfs of 9.96 cfs potential flow)
  - **2=Orifice/Grate - UD** (Passes 0.05 cfs of 1.48 cfs potential flow)
    - **3=Exfiltration** (Exfiltration Controls 0.05 cfs)
  - **4=Orifice/Grate - Vert Weir** (Controls 0.00 cfs)

Pond BR-2: Bioretention Cell BR-2 Parking Area



Summary for Pond BR-3: Bioretention Cell BR-3 Parking Area

Inflow Area = 1.035 ac, 59.53% Impervious, Inflow Depth > 3.03" for 25-year event
Inflow = 3.68 cfs @ 12.08 hrs, Volume= 0.262 af
Outflow = 0.64 cfs @ 12.57 hrs, Volume= 0.190 af, Atten= 83%, Lag= 29.2 min
Primary = 0.64 cfs @ 12.57 hrs, Volume= 0.190 af
Routed to Link DP-2 : Ex CB (Southwest)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 69.71' @ 12.57 hrs Surf.Area= 3,243 sf Storage= 5,455 cf
Flood Elev= 71.00' Surf.Area= 5,404 sf Storage= 11,059 cf

Plug-Flow detention time= 248.7 min calculated for 0.190 af (73% of inflow)
Center-of-Mass det. time= 156.3 min (985.1 - 828.8)

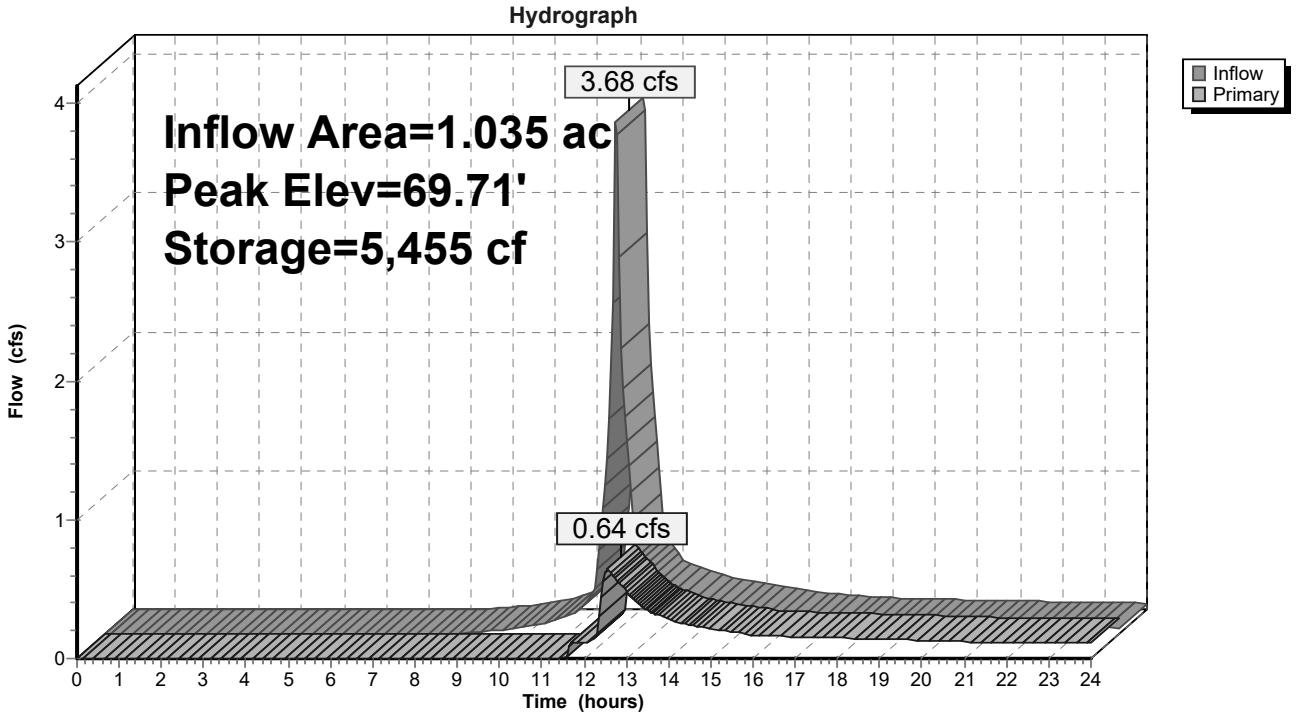
Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	11,059 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	2,000	0.0	0	0
67.00	2,000	40.0	800	800
67.50	2,000	40.0	400	1,200
68.00	2,000	40.0	400	1,600
69.00	2,000	100.0	2,000	3,600
70.00	3,757	100.0	2,879	6,479
71.00	5,404	100.0	4,581	11,059

Device	Routing	Invert	Outlet Devices
#1	Primary	67.05'	**12.0" Round Culvert** L= 92.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 67.05' / 66.20' S= 0.0092 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 1	67.05'	**6.0" Vert. Orifice/Grate - UD** C= 0.600 Limited to weir flow at low heads
#3	Device 2	66.00'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	69.50'	**18.0" W x 6.0" H Vert. Orifice/Grate - Vert Weir** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.63 cfs @ 12.57 hrs HW=69.71' (Free Discharge)
- **1=Culvert** (Passes 0.63 cfs of 4.38 cfs potential flow)
  - **2=Orifice/Grate - UD** (Passes 0.18 cfs of 1.47 cfs potential flow)
    - **3=Exfiltration** (Exfiltration Controls 0.18 cfs)
  - **4=Orifice/Grate - Vert Weir** (Orifice Controls 0.45 cfs @ 1.46 fps)

Pond BR-3: Bioretention Cell BR-3 Parking Area



Summary for Pond BR-4: Bioretention Cell BR-1 Roof

Inflow Area = 0.129 ac,100.00% Impervious, Inflow Depth > 5.58" for 25-year event
Inflow = 0.74 cfs @ 12.07 hrs, Volume= 0.060 af
Outflow = 0.04 cfs @ 10.55 hrs, Volume= 0.051 af, Atten= 95%, Lag= 0.0 min
Primary = 0.04 cfs @ 10.55 hrs, Volume= 0.051 af
Routed to Link DP-1 : Ex CB (West)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 71.45' @ 13.95 hrs Surf.Area= 705 sf Storage= 1,301 cf
Flood Elev= 74.00' Surf.Area= 1,803 sf Storage= 4,410 cf

Plug-Flow detention time= 291.6 min calculated for 0.051 af (84% of inflow)
Center-of-Mass det. time= 225.9 min (970.3 - 744.3)

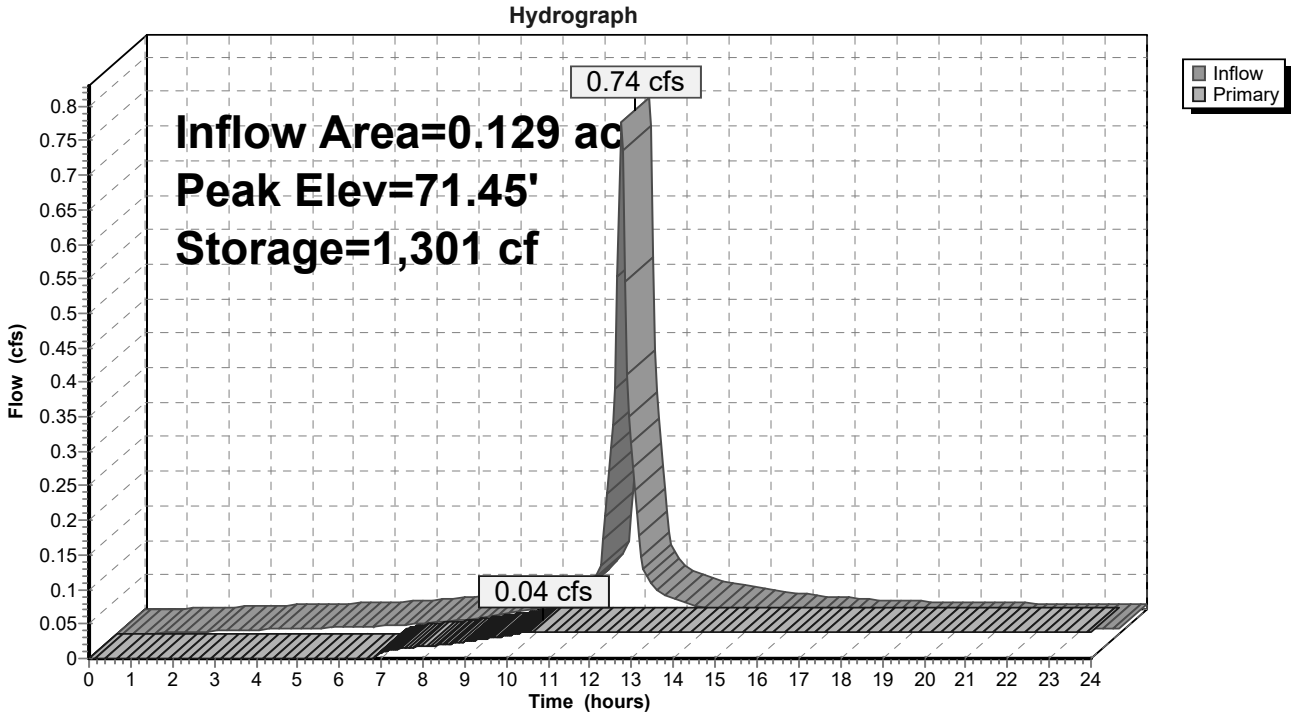
Volume	Invert	Avail.Storage	Storage Description
#1	67.50'	4,410 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
67.50	705	0.0	0	0
68.00	705	40.0	141	141
69.00	705	40.0	282	423
70.00	705	40.0	282	705
71.00	705	40.0	282	987
71.50	705	100.0	353	1,340
72.00	896	100.0	400	1,740
73.00	1,321	100.0	1,109	2,848
74.00	1,803	100.0	1,562	4,410

Device	Routing	Invert	Outlet Devices
#1	Primary	68.00'	**16.0" Round Culvert** L= 29.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 68.00' / 67.65' S= 0.0121 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.40 sf
#2	Device 1	68.00'	**6.0" Vert. Orifice/Grate - UD** C= 0.600 Limited to weir flow at low heads
#3	Device 2	67.50'	**2.410 in/hr Exfiltration over Surface area**
#4	Device 1	72.00'	**18.0" W x 6.0" H Vert. Orifice/Grate - Vert Weir** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.04 cfs @ 10.55 hrs HW=68.15' (Free Discharge)
└**1=Culvert** (Passes 0.04 cfs of 0.09 cfs potential flow)
  ├**2=Orifice/Grate - UD** (Passes 0.04 cfs of 0.07 cfs potential flow)
  │ └**3=Exfiltration** (Exfiltration Controls 0.04 cfs)
  └**4=Orifice/Grate - Vert Weir** (Controls 0.00 cfs)

Pond BR-4: Bioretention Cell BR-1 Roof



Summary for Pond RT-1: UG Storage & Treatment Loading Dock

Inflow Area = 0.722 ac, 98.10% Impervious, Inflow Depth > 5.43" for 25-year event
Inflow = 4.10 cfs @ 12.07 hrs, Volume= 0.327 af
Outflow = 0.52 cfs @ 12.61 hrs, Volume= 0.241 af, Atten= 87%, Lag= 32.4 min
Primary = 0.52 cfs @ 12.61 hrs, Volume= 0.241 af
Routed to Link DP-1 : Ex CB (West)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 67.20' @ 12.61 hrs Surf.Area= 3,820 sf Storage= 8,693 cf
Flood Elev= 68.51' Surf.Area= 3,820 sf Storage= 12,657 cf

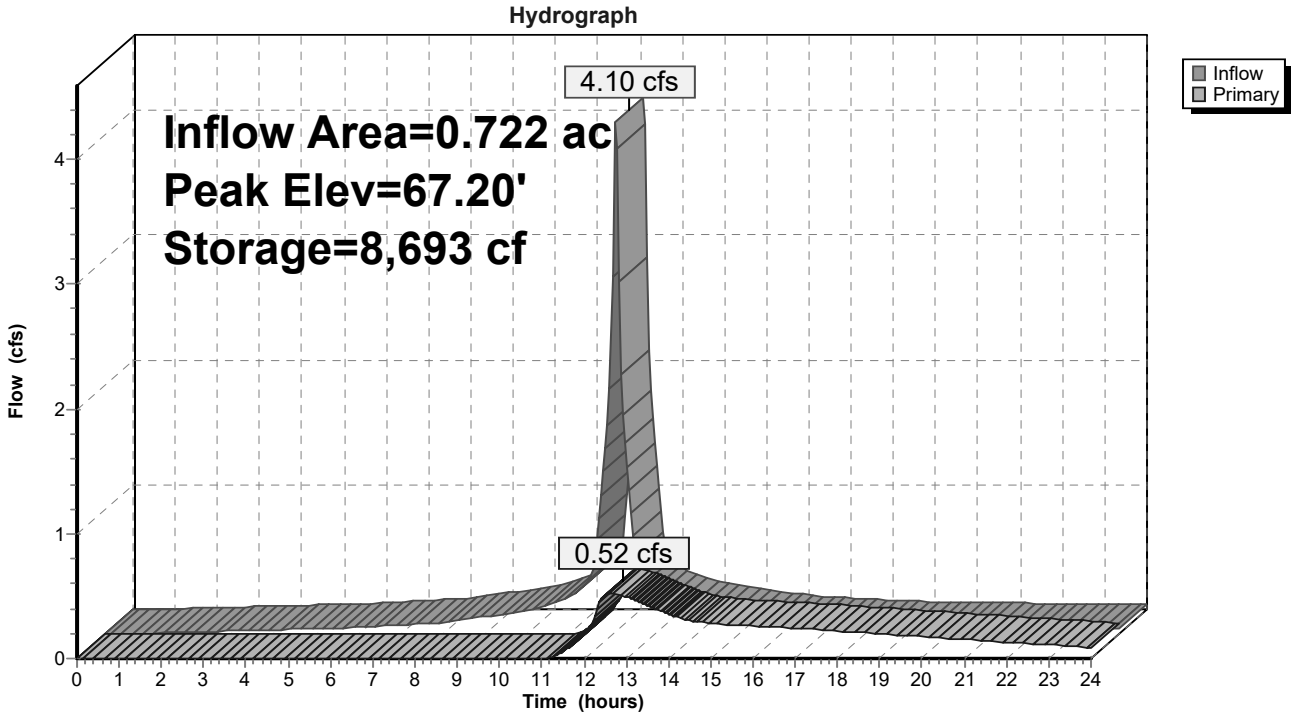
Plug-Flow detention time= 322.2 min calculated for 0.241 af (74% of inflow)
Center-of-Mass det. time= 234.1 min (985.4 - 751.4)

Volume	Invert	Avail.Storage	Storage Description
#1	65.16'	7,256 cf	**Ferguson R-Tank UD 3** x 620 Inside #2 Inside= 23.6"W x 40.2"H => 6.26 sf x 1.97'L = 12.3 cf Outside= 23.6"W x 40.2"H => 6.59 sf x 1.97'L = 13.0 cf 620 Chambers in 10 Rows 8,040 cf Overall x 95.0% Voids
#2	63.51'	2,928 cf	**24.00'W x 128.00'L x 5.00'H Prismatoid** 15,360 cf Overall - 8,040 cf Embedded = 7,320 cf x 40.0% Voids
#3	65.16'	1,755 cf	**Ferguson R-Tank UD 3** x 150 Inside #4 Inside= 23.6"W x 40.2"H => 6.26 sf x 1.97'L = 12.3 cf Outside= 23.6"W x 40.2"H => 6.59 sf x 1.97'L = 13.0 cf 150 Chambers in 10 Rows 1,945 cf Overall x 95.0% Voids
#4	63.51'	718 cf	**22.00'W x 34.00'L x 5.00'H Prismatoid** 3,740 cf Overall - 1,945 cf Embedded = 1,795 cf x 40.0% Voids
		12,657 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	64.71'	**12.0" Round Culvert** L= 64.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 64.71' / 64.39' S= 0.0050 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 3	65.30'	**10.0" Vert. Orifice/Grate - from RTanks** C= 0.600 Limited to weir flow at low heads
#3	Device 1	65.30'	**3.0" Vert. Orifice/Grate- low flow** C= 0.600 Limited to weir flow at low heads
#4	Device 1	66.80'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.52 cfs @ 12.61 hrs HW=67.20' (Free Discharge)
- **1=Culvert** (Passes 0.52 cfs of 4.21 cfs potential flow)
  - **3=Orifice/Grate- low flow** (Orifice Controls 0.31 cfs @ 6.41 fps)
    - **2=Orifice/Grate - from RTanks** (Passes 0.31 cfs of 3.20 cfs potential flow)
  - **4=Orifice/Grate** (Orifice Controls 0.20 cfs @ 2.32 fps)

Pond RT-1: UG Storage & Treatment Loading Dock



Summary for Pond RT-2: UG Storage & Treatment Parking Area

Inflow Area = 0.654 ac,100.00% Impervious, Inflow Depth > 5.58" for 25-year event
Inflow = 3.75 cfs @ 12.07 hrs, Volume= 0.304 af
Outflow = 1.97 cfs @ 12.20 hrs, Volume= 0.284 af, Atten= 48%, Lag= 8.0 min
Primary = 1.97 cfs @ 12.20 hrs, Volume= 0.284 af
Routed to Link DP-2 : Ex CB (Southwest)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 70.62' @ 12.20 hrs Surf.Area= 1,468 sf Storage= 2,803 cf
Flood Elev= 72.20' Surf.Area= 1,468 sf Storage= 3,877 cf

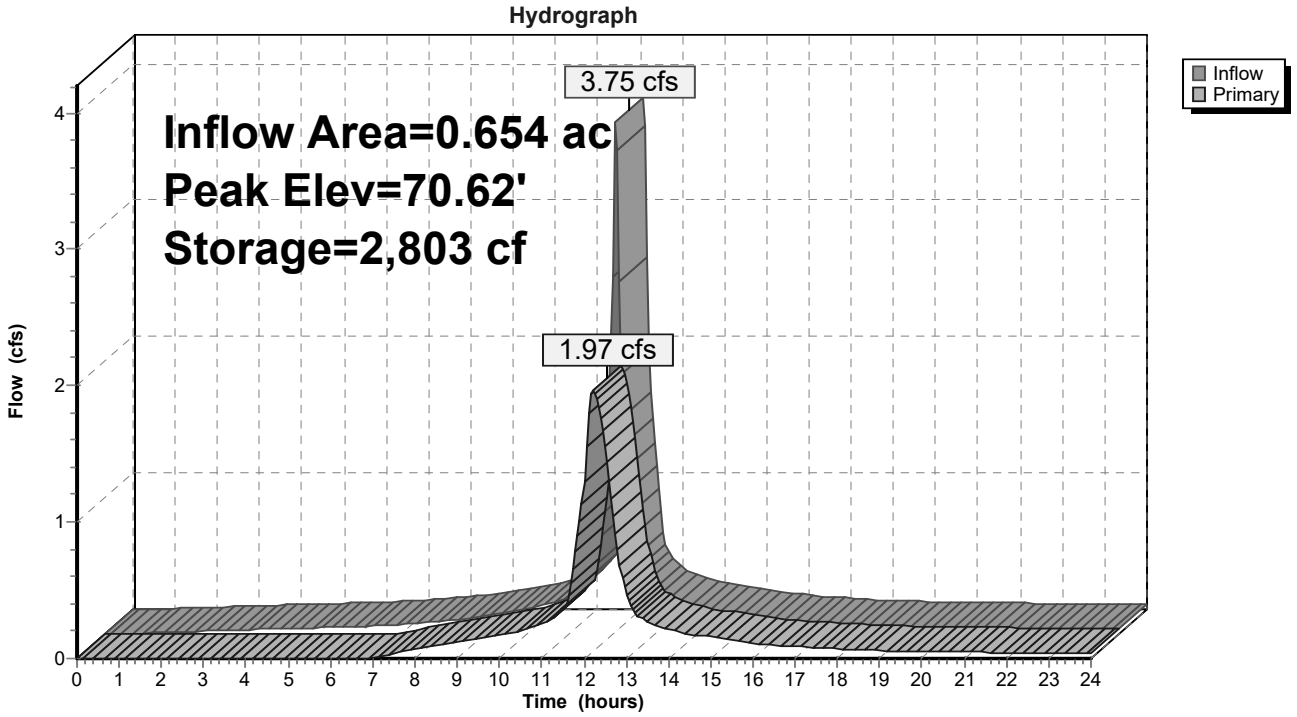
Plug-Flow detention time= 81.7 min calculated for 0.284 af (93% of inflow)
Center-of-Mass det. time= 45.1 min (789.4 - 744.3)

Volume	Invert	Avail.Storage	Storage Description
#1	68.77'	1,710 cf	**Ferguson R-Tank UD 2** x 216 Inside #2 Inside= 23.6"W x 27.2"H => 4.23 sf x 1.97'L = 8.3 cf Outside= 23.6"W x 27.2"H => 4.46 sf x 1.97'L = 8.8 cf 216 Chambers in 9 Rows 1,895 cf Overall x 95.0% Voids
#2	67.77'	946 cf	**20.00'W x 50.00'L x 4.26'H Prismatoid** 4,260 cf Overall - 1,895 cf Embedded = 2,365 cf x 40.0% Voids
#3	68.77'	760 cf	**Ferguson R-Tank UD 2** x 96 Inside #4 Inside= 23.6"W x 27.2"H => 4.23 sf x 1.97'L = 8.3 cf Outside= 23.6"W x 27.2"H => 4.46 sf x 1.97'L = 8.8 cf 96 Chambers in 12 Rows 842 cf Overall x 95.0% Voids
#4	67.77'	461 cf	**26.00'W x 18.00'L x 4.26'H Prismatoid** 1,994 cf Overall - 842 cf Embedded = 1,152 cf x 40.0% Voids
		3,877 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	68.75'	**12.0" Round Culvert** L= 79.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 68.75' / 67.80' S= 0.0120 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#2	Device 3	68.92'	**10.0" Vert. Orifice/Grate - from RTanks** C= 0.600 Limited to weir flow at low heads
#3	Device 1	68.92'	**8.0" Vert. Orifice/Grate - from RTanks** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.97 cfs @ 12.20 hrs HW=70.62' (Free Discharge)
↑**1=Culvert** (Passes 1.97 cfs of 3.50 cfs potential flow)
↑**3=Orifice/Grate - from RTanks** (Orifice Controls 1.97 cfs @ 5.63 fps)
↑**2=Orifice/Grate - from RTanks** (Passes 1.97 cfs of 2.98 cfs potential flow)

Pond RT-2: UG Storage & Treatment Parking Area



Summary for Pond RT-3: UG Storage & Treatment Parking Area

Inflow Area = 0.377 ac, 92.00% Impervious, Inflow Depth > 5.00" for 25-year event
Inflow = 2.07 cfs @ 12.07 hrs, Volume= 0.157 af
Outflow = 1.57 cfs @ 12.14 hrs, Volume= 0.145 af, Atten= 24%, Lag= 4.3 min
Primary = 1.57 cfs @ 12.14 hrs, Volume= 0.145 af
Routed to Link DP-2 : Ex CB (Southwest)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 68.71' @ 12.14 hrs Surf.Area= 920 sf Storage= 1,154 cf
Flood Elev= 73.00' Surf.Area= 920 sf Storage= 2,308 cf

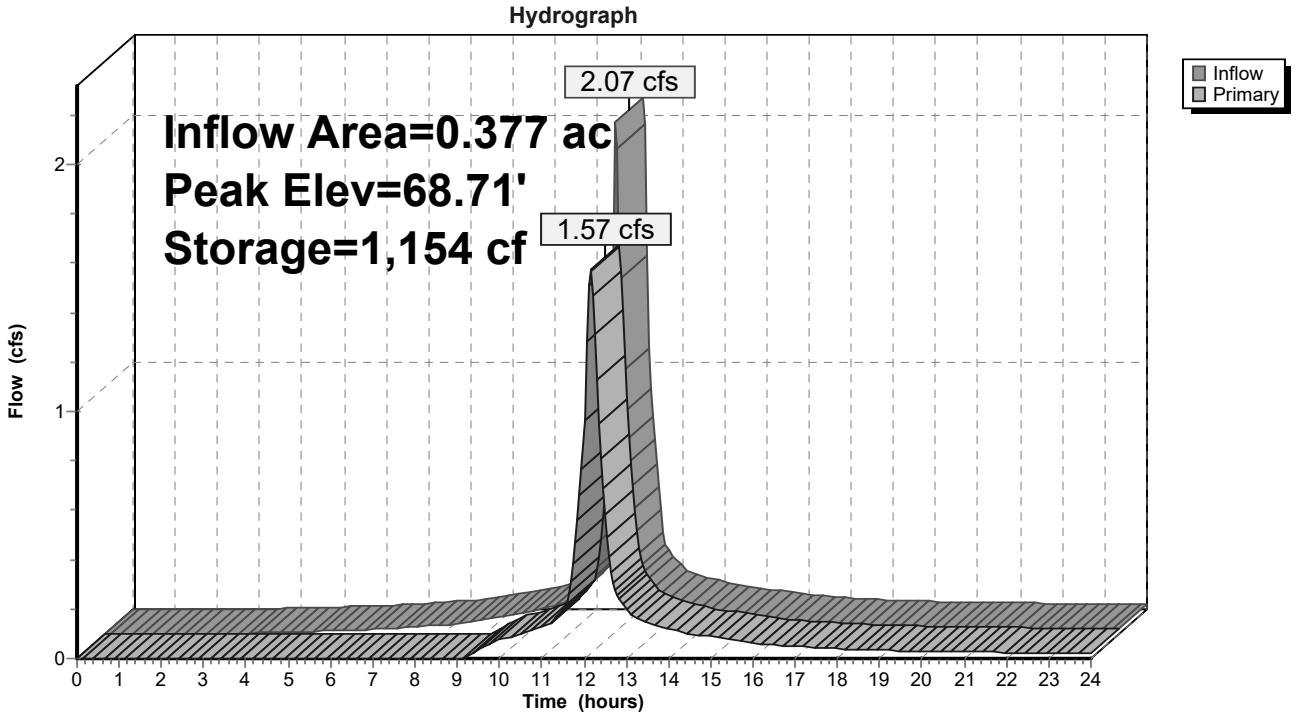
Plug-Flow detention time= 74.6 min calculated for 0.145 af (92% of inflow)
Center-of-Mass det. time= 35.1 min (807.7 - 772.6)

Volume	Invert	Avail.Storage	Storage Description
#1	67.58'	1,330 cf	**Ferguson R-Tank UD 2** x 168 Inside #2 Inside= 23.6"W x 27.2"H => 4.23 sf x 1.97'L = 8.3 cf Outside= 23.6"W x 27.2"H => 4.46 sf x 1.97'L = 8.8 cf 168 Chambers in 8 Rows 1,474 cf Overall x 95.0% Voids
#2	66.58'	978 cf	**20.00'W x 46.00'L x 4.26'H Prismatoid** 3,919 cf Overall - 1,474 cf Embedded = 2,445 cf x 40.0% Voids
		2,308 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	67.72'	**10.0" Round Culvert** L= 124.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 67.72' / 66.54' S= 0.0095 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	67.72'	**10.0" Vert. Orifice/Grate - from RTanks** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.56 cfs @ 12.14 hrs HW=68.70' (Free Discharge)
↑**1=Culvert** (Inlet Controls 1.56 cfs @ 2.86 fps)
↑**2=Orifice/Grate - from RTanks** (Passes 1.56 cfs of 1.98 cfs potential flow)

Pond RT-3: UG Storage & Treatment Parking Area

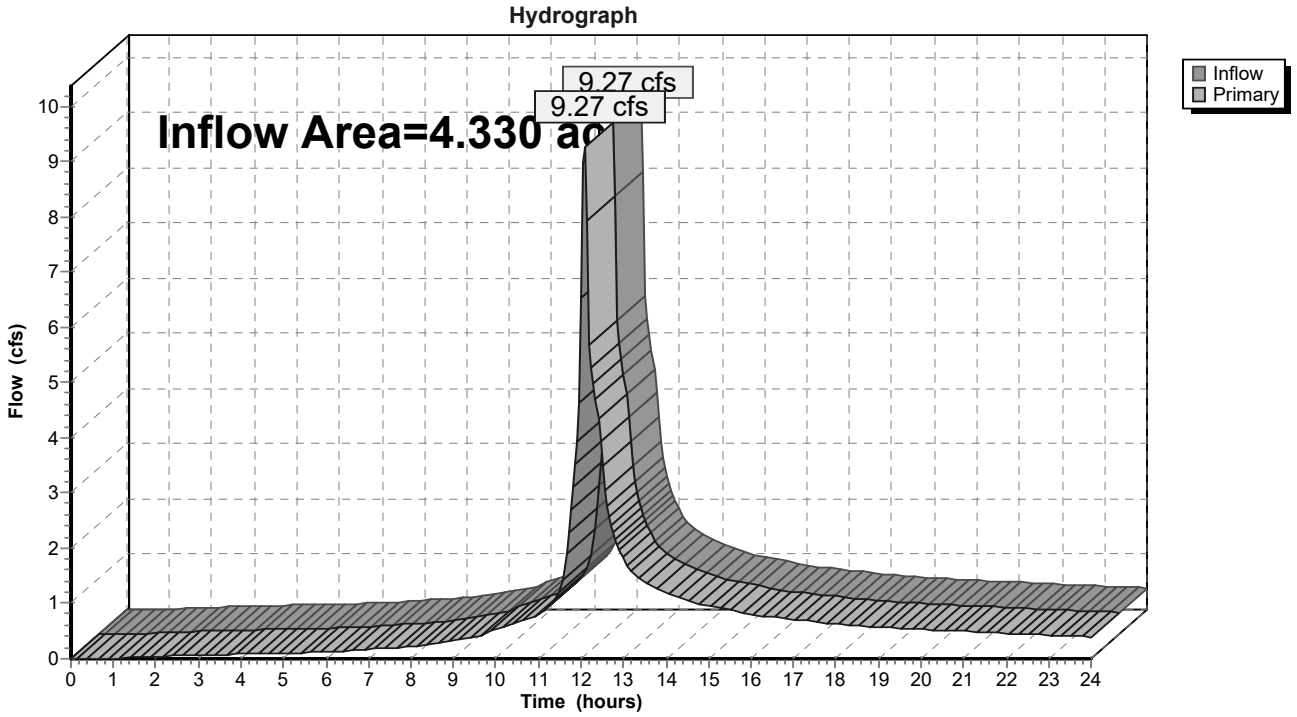


Summary for Link DP-1: Ex CB (West)

Inflow Area = 4.330 ac, 76.17% Impervious, Inflow Depth > 3.64" for 25-year event
Inflow = 9.27 cfs @ 12.07 hrs, Volume= 1.314 af
Primary = 9.27 cfs @ 12.07 hrs, Volume= 1.314 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-1: Ex CB (West)

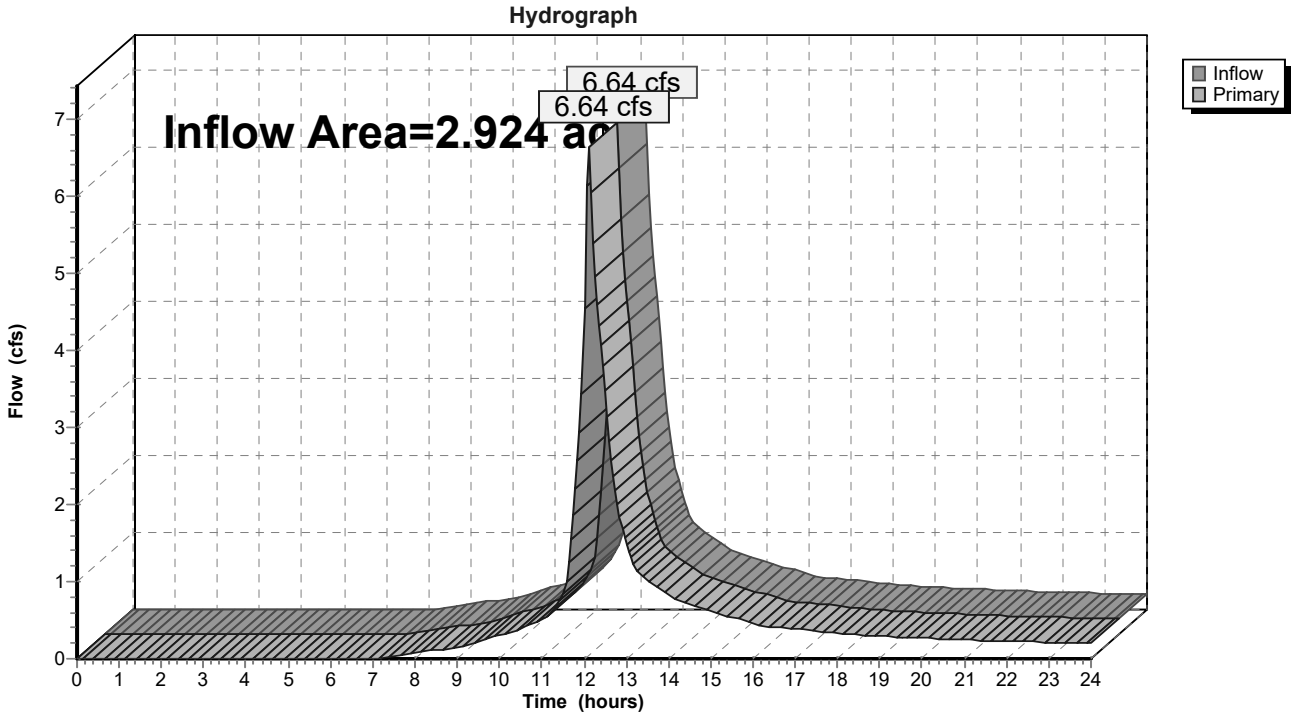


Summary for Link DP-2: Ex CB (Southwest)

Inflow Area = 2.924 ac, 73.99% Impervious, Inflow Depth > 3.50" for 25-year event
Inflow = 6.64 cfs @ 12.10 hrs, Volume= 0.853 af
Primary = 6.64 cfs @ 12.10 hrs, Volume= 0.853 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-2: Ex CB (Southwest)

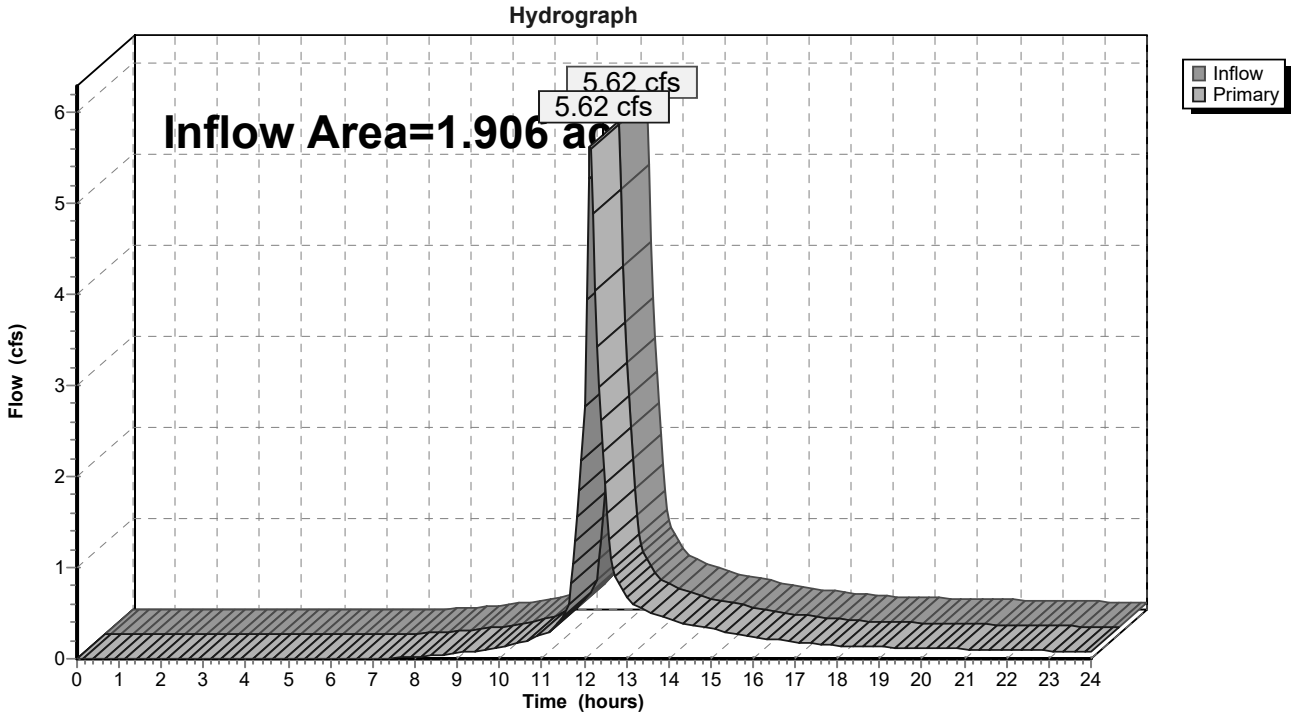


Summary for Link DP-3: Ex DMH (Southeast)

Inflow Area = 1.906 ac, 56.40% Impervious, Inflow Depth > 2.95" for 25-year event
Inflow = 5.62 cfs @ 12.14 hrs, Volume= 0.469 af
Primary = 5.62 cfs @ 12.14 hrs, Volume= 0.469 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link DP-3: Ex DMH (Southeast)



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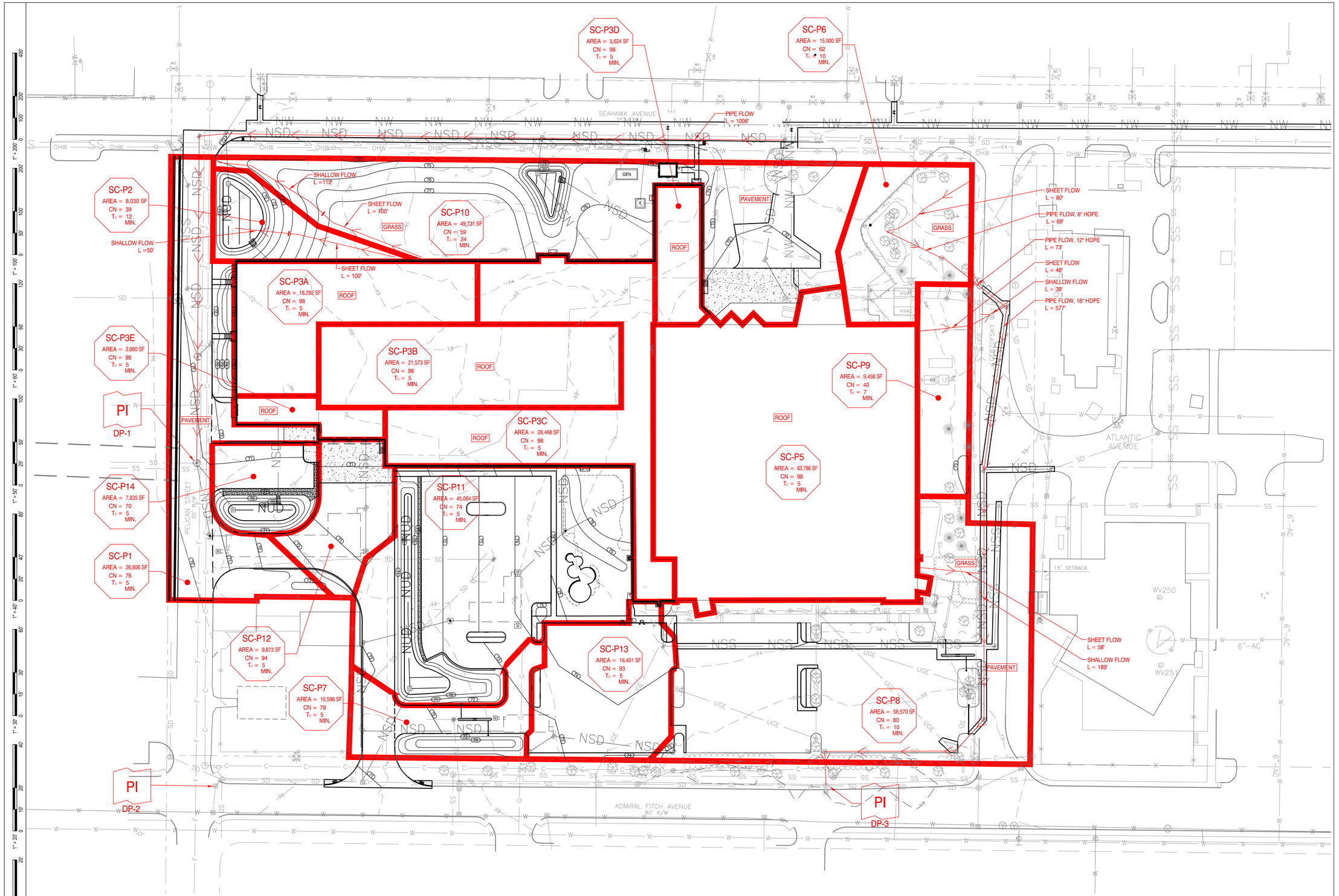

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In Association With

TRUE NORTH

STATE OF MAINE
MELISSA ANN FLYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

#	REVISION	DATE
1	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

POST-DEVELOPMENT WATERSHED PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 40'	DESIGNED BY:	WSM
SMRT PROJECT #:	24040	DRAWN BY:	WSM

C-121

NOT FOR CONSTRUCTION

Exhibit 11b

REPORT – rev. 1

24-2370 S

September 9, 2025

Explorations and Geotechnical Engineering Services

Proposed Molnlycke Expansion
192 Admiral Fitch Avenue
Brunswick, Maine

Prepared For:
SMRT
Attention: Matthew Ranger, AIA
75 Washnington Avenue, Suite 3A
Portland, ME 04101

Prepared By:
S. W. Cole Engineering, Inc.
286 Portland Road
Gray, ME 04039
T: 207-657-2866

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24-2370 S

September 9, 2025

SMRT
Attention: Matthew Ranger, AIA
75 Washington Avenue, Suite 3A
Portland, ME 04101

Subject: Explorations and Geotechnical Engineering Services – Rev. 1
Proposed Molnlycke Expansion
192 Admiral Fitch Avenue
Brunswick, Maine

Dear Matt:

In accordance with our Proposal, dated December 6, 2024, our Contract Addendum, dated June 4, 2025, and our Contract Addendum 2, dated July 16, 2025, we have performed subsurface explorations for the subject project. This report summarizes our findings and geotechnical recommendations and its contents are subject to the limitations set forth in Appendix A.

1.0 INTRODUCTION

1.1 Scope and Purpose

The purpose of our services was to obtain subsurface information at the site in order to develop geotechnical recommendations relative to foundations and earthwork associated with the proposed construction. Our scope of services included a review of prior explorations by others, test boring, test pit, and Cone Penetration Test explorations, soils laboratory testing, a geotechnical analysis of the subsurface findings, and preparation of this report.

1.2 Site and Proposed Construction

We understand the site is located at the existing Molnlycke facility at 192 Admiral Fitch Avenue in Brunswick, Maine. The facility includes an existing one and two-story building with associated paved and landscape areas in the easterly portion, and an

undeveloped lot with some relic U.S. Navy structures and paved areas to the west, fronting Pelican Street. Numerous underground utilities are present at the site including water, sanitary sewer, storm drain, steam, and gas. Existing grades are relatively flat and level across the proposed expansion site, ranging from about elevation 72 to 76 feet (project datum). We understand the existing building has a finish floor elevation of about 75.6 feet.

We understand project planning is still in the early stages for a new building addition with future expansion area in the undeveloped portion of the site, off the northwest corner of the existing building. We anticipate the addition will be one to two-story, high-bay construction with on-grade floor slabs. Finish floor elevation will match that of the existing building, requiring tapered grade-raise fills approaching about 4 feet and tapered cuts approaching about 0.5-foot.

Proposed and existing site features are shown on the "Exploration Location Plan" attached in Appendix B.

2.0 EXPLORATION AND TESTING

2.1 Explorations

2.1.1 Current Explorations

Four Cone Penetration Tests (CPT-101 through CPT-104) were made at the site on December 20, 2024. Fourteen test pits (TP-101 through TP-114) were made at the site on August 1, 2025. Two test borings (B-101 and B-102) were made at the site on August 19, 2025. The explorations were made by Seaboard Drilling, LLC working under subcontract to S. W. Cole Engineering, Inc. (S.W.COLE). The locations of test pits TP-111 through TP-114 were requested by SMRT; the remainder of the exploration locations were selected and established in the field by S.W.COLE using measurements from existing site features. The approximate exploration locations are shown on the "Exploration Location Plan" attached in Appendix B. Logs of the explorations are attached in Appendix C.

Test pits TP-111 through TP-114 were also logged by a Maine Certified Soil Scientist working under subcontract to S.W.COLE; these logs are also attached in Appendix C.

2.1.2 Prior Explorations

A test boring exploration program was made in 2010 by Summit Geoengineering Services (SGS) for the existing Molnlycke building. Select test borings from this prior program were reviewed by S.W.COLE as they pertain to the current proposed development. The approximate locations of these prior test borings are shown on the "Exploration Location Plan" attached in Appendix B. Logs of these prior test borings are attached in Appendix C.

2.2 Field Testing

The test borings were drilled using a combination of solid-stem auger and cased wash-boring techniques. The soils were samples at 2 to 5 foot intervals using a split spoon sampler and Standard Penetration Testing (SPT) methods. Pocket Penetrometer Tests (PPT) were performed where stiffer cohesive soils were encountered. Shelby tube sampling and Vane Shear testing (VST) were performed where softer cohesive soils were encountered, SPT blow counts, PPT, and VST results are shown on the boring logs.

The CPT's were made by pushing a Vertek digital cone to collect cone resistance (q_c), sleeve friction (f_s), and pore water pressure (u) data. Additionally, shear wave velocity (V_s) testing was performed at approximate 1-meter intervals during CPT advancement. CPT data and shear wave velocity testing results are noted on the CPT logs.

2.3 Laboratory Testing

Soil samples obtained from the explorations were returned to our laboratory for further classification and testing. Atterberg Limits and moisture content tests results are noted on the logs. The results of two, one-dimensional laboratory consolidation tests are attached in Appendix D.

3.0 SUBSURFACE CONDITIONS

3.1 Soil and Bedrock

Underlying a surficial layer of topsoil, the explorations encountered a subsurface profile generally consisting of fill overlying native glacial outwash sand and glaciomarine silt and silty clay, overlying refusal surfaces. The principal soils encountered at the explorations

are summarized below. Not all of the strata were encountered at each exploration; refer to the attached logs for more detailed subsurface information.

Uncontrolled Fill: Underlying a surficial layer of topsoil, the explorations encountered a layer of uncontrolled fill, up to about 5 feet thick, where penetrated. . The uncontrolled fill consisted of loose to medium dense sand with varying portions of silt, gravel, cobbles, organics, and miscellaneous rubble and debris including concrete, rebar, pipe, wire, bricks, glass, plastic, and paper. Test boring B-101 and test pits TP-112 and TP-113 encountered refusal on buried relic concrete slabs or foundations at depths of about 5 to 6 feet below existing ground surface (bgs). Considering the previous U.S. Navy site usage and infrastructure, we anticipate a greater thickness of uncontrolled fill and buried rubble, foundations, slabs, and utilities are present in portions of the site.

Buried Relic Organics: Underlying the uncontrolled fill, test pits TP-101, TP-104, TP-106, TP-108, TP-109, and TP-111 encountered layers of buried relic topsoil, peat, and organics up to about 1.5 feet thick.

Glacial Outwash: Underlying the fill and buried relic organics, where penetrated, the explorations encountered native deposits of glacial outwash sands with varying portions of silt and gravel. Where penetrated in the borings and CPTs, the glacial outwash extended to depths ranging from about 10 to 35 feet below existing ground surface (bgs).

Glaciomarine Soils: Underlying the glacial outwash, the native deposits transitioned to layered glaciomarine silty clay, silty sand, and clayey silt, transitioning to an underlying layer of medium gray silty clay. The CPTs and test borings penetrated the glaciomarine deposits at depths ranging from about 40 to 100 feet bgs.

Refusal Surfaces: Refusal surfaces, defined as sufficient resistance to stop advancement of the rod probes and CPT probe, such as on dense granular soil, boulders, or bedrock, were encountered at depths ranging from about 42 to 103 feet bgs. Shallow refusal surfaces were encountered on buried relic concrete slabs, foundations in borings B-101 and test pits TP-112 and TP-113.

3.2 Groundwater

Saturated soils were encountered in the test borings at depths ranging from about 9 to 10 feet bgs. Groundwater likely becomes perched in the uncontrolled fill and on the relatively impervious silts and clays encountered in the explorations. Long term groundwater information is not available. It should be anticipated that groundwater levels will fluctuate, particularly in response to periods of snowmelt and precipitation, as well as changes in site use.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. The principle geotechnical considerations include:

- The explorations encountered uncontrolled fills, buried relic foundations and slabs, and buried relic organics extending to depths of up to about 6 feet bgs, where penetrated, which are unsuitable for support of the proposed building foundations and floor slabs. Considering the previous U.S. Navy site usage and infrastructure, we anticipate additional uncontrolled fill, buried relic foundations, utilities, and relic backfill may be present across the site. We recommend existing fill, backfill, organics, pavement, utilities, structures, foundations, and debris be completely removed from beneath the proposed building addition, including foundations, floor slabs, entrance slabs, and the future building addition, to expose the underlying native sand. The exposed native sands should be proof-rolled and densified, and the overexcavation backfilled with compacted Granular Borrow.

- We recommend the construction documents include unit price rates for removal and disposal of existing fill and unsuitable materials, and backfilling with imported compacted Granular Borrow. We recommend the design team review available historical mapping of the site to help identify potential buried foundations and utilities.

- Portions of the existing sandy fill, free from organics, debris, and deleterious material, appear suitable for reuse as Granular Borrow to backfill the building overexcavation provided they are at a compactable moisture content at the time of

reuse. Debris, rubble, organics, and deleterious material must be culled from the sand fill prior to reuse. Additionally, existing concrete foundations and slabs could be crushed and processed onsite and blended with the sand to make Granular Borrow.

- We understand the site soils and groundwater may be environmentally impacted, which may result in premium handling and disposal. We recommend the owner coordinate environmental requirements with MRRA, and retain a qualified environmental consultant prior to construction, as necessary, to provide recommendations for handling and disposal of site soils and groundwater.

- Following removal and replacement of unsuitable materials, spread footing foundations and a slab-on-grade floors bearing on properly prepared subgrades appear suitable for the proposed building addition. Footings should bear on at least 6-inches of compacted Crushed Stone overlying densified native non-organic outwash sands, or overlying compacted Granular Borrow overlying densified native non-organic outwash sands. On-grade floor slabs should bear on at least 12-inches of properly compacted Structural Fill overlying compacted Granular Borrow overlying native non-organic outwash sands.

- Considering the underlying compressible silty clay soils, we recommend the proposed building addition pad, including the future expansion area, be filled to within 2 feet of finish floor elevation prior to excavating for foundations.

- Relatively shallow groundwater was encountered in the explorations. Well point dewatering will likely be needed for excavations extending below groundwater.

- Subgrades across the site will consist of sensitive silts and clays. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Rubber tired construction equipment should not operate directly on the native silt and clays when wet. Excavation of bearing surfaces should be completed with a smooth-edged bucket to lessen subgrade disturbance.

- S.W.COLE should be engaged to review our geotechnical recommendations once final site layout, grading, and structural loading is available, and revise, as necessary.

4.2 Site and Subgrade Preparation

We recommend that site preparation begin with the construction of an erosion control system to protect adjacent drainage ways and areas outside the construction limits. Surficial organics, roots and topsoil should be completely removed from areas of proposed fill and construction. As much vegetation as possible should remain outside the construction areas to lessen the potential for erosion and site disturbance.

As discussed, the explorations encountered fill soils, buried relic foundations and slabs, and buried relic organics extending to depths of up to about 6 feet where penetrated. Considering the previous U.S. Navy site usage and infrastructure, we anticipate additional uncontrolled fill, buried relic foundations, utilities, and relic backfill are likely present across the site.

We recommend existing fill, backfill, organics, pavement, utilities, structures, foundations, and debris be completely removed from beneath the proposed building addition, including foundations, floor slabs, entrance slabs, and the future expansion area, to expose the underlying non-organic native sand. The extent of removal should extend 1 foot laterally outward from outside edge of perimeter footings for every 1-foot of excavation depth (1H:1V bearing splay). The exposed native sand should be proof-rolled and densified with 3 to 5 passes of a 5-ton vibratory roller. Areas which become soft or continue to yield after densification should be overexcavated and replaced with compacted Structural Fill. After densifying the native sand, the overexcavated area should be backfilled with compacted Granular Borrow.

Additionally, site grades should be raised with compacted Granular Borrow. Considering the underlying compressible silty clay soils, we recommend the proposed building addition pad, including the future expansion area, be filled to within 2 feet of finish floor elevation prior to excavating for foundations.

We recommend that footings be excavated using a smooth-edged bucket and that footings be underlain by at least 6 inches of compacted Crushed Stone overlying properly prepared subgrade soils.

4.3 Excavation and Dewatering

Excavation work will generally encounter existing fill, backfill, utilities, structures, and buried relic organics, overlying native glacial outwash sands and glaciomarine silts and clays. Care must be exercised during construction to limit disturbance of the bearing soils. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer and Fall. Final cuts to subgrade should be performed with a smooth-edged bucket to help reduce strength loss from soil disturbance.

Vibrations from construction should be controlled below threshold limits of 0.5 in/sec for structures, water supply wells and infrastructure within 500 feet of the project site. More restrictive vibration limits may be warranted in specific cases with sensitive equipment, historic structures or artifacts on-site or within close proximity.

Sumping and pumping dewatering techniques should be adequate to control groundwater in shallow excavations above groundwater. Well-point dewatering will likely be required for excavations extending below groundwater. Controlling the water levels to at least one foot below planned excavation depths will help stabilize subgrades during construction.

Excavations must be properly shored or sloped in accordance with OSHA Regulations to prevent sloughing and caving of the sidewalls during construction. Care must be taken to preclude undermining adjacent structures, utilities and roadways.

The design and planning of excavations, excavation support systems, and dewatering is the responsibility of the contractor.

4.4 Foundations

We recommend the proposed building addition be supported on spread footings founded on at least 6-inches of compacted Crushed Stone overlying undisturbed, native, non-organic sand, or overlying compacted Granular Borrow used to backfill the overexcavation of unsuitable soils. For foundations bearing on properly prepared

subgrades, we recommend the following geotechnical parameters for design consideration:

Geotechnical Parameters for Spread Footings and Foundation Walls	
Design Frost Depth (100 year AFI)	4.5 feet
Net Allowable Soil Bearing Pressure	2.0 ksf
Base Friction Factor	0.35
Total Unit Weight of Backfill	125 pcf
At-Rest Lateral Earth Pressure Coefficient	0.5
Internal Friction Angle of Backfill	30°
Seismic Soil Site Class	D (IBC 2021 Shear Wave Velocity Method)
Estimated Total Settlement	1-inch
Differential Settlement	½-inch

4.5 Foundation Drainage

We recommend an underdrain system be installed on the outside edge of the perimeter footings. The underdrain pipe should consist of 4-inch diameter, perforated SDR-35 foundation drain pipe bedded in Crushed Stone and wrapped in non-woven geotextile fabric. The underdrain pipe must have a positive gravity outlet protected from freezing, clogging and backflow. Surface grades should be sloped away from the building for positive surface water drainage. General underdrain details are illustrated on the "Foundation Detail Sketch" attached in Appendix B.

4.6 Slab-On-Grade

On-grade floor slabs in heated areas may be designed using a subgrade reaction modulus of 100 pci (pounds per cubic inch) provided the slab is underlain by at least 12-inches of compacted Structural Fill placed over properly prepared, densified subgrades. The structural engineer or concrete consultant must design steel reinforcing and joint spacing appropriate to slab thickness and function, as well as cracking and curling.

We recommend a sub-slab vapor retarder particularly in areas of the building where the concrete slab will be covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors. The vapor retarder must have a permeance that is less than the floor cover or surface treatment that is applied to the slab. The vapor retarder must have sufficient durability to withstand direct contact with the sub-slab base material and construction activity. The vapor retarder material should be

placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant should select the vapor retarder products compatible with flooring and adhesive materials.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed surface treatments, flooring and adhesive materials.

4.7 Entrance Slabs and Sidewalks

Entrance slabs and sidewalks adjacent to the building must be designed to reduce the effects of differential frost action between adjacent pavement, doorways, and entrances. We recommend that non-frost susceptible Structural Fill be provided to a depth of at least 4.5 feet below the top of entrance slabs. This thickness of Structural Fill should extend the full footprint of the entrance slab, thereafter transitioning up to the bottom of the adjacent sidewalk or pavement gravels at a 3H:1V or flatter slope. General details of this frost transition zone are shown on the "Foundation Detail Sketch" attached in Appendix B.

4.8 Fill, Backfill and Compaction

We recommend the following fill and backfill materials: recycled products must also be tested in accordance with applicable environmental regulations and approved by a qualified environmental consultant.

Common Borrow: Fill to raise grades in landscape areas should be non-organic compactable earth meeting the requirements of 2020 MaineDOT Standard Specification 703.18 Common Borrow.

Granular Borrow: Fill to raise grades in building and paved areas, and backfill for overexcavations, should be sand meeting the requirements of 2020 MaineDOT Standard Specification 703.19 Granular Borrow. Granular Borrow for Underwater Backfill may be required in wet conditions.

Structural Fill: Backfill for foundations, slab base material, material below exterior entrances slabs, and backfill to repair soft areas, should be clean, non-frost susceptible sand and gravel meeting the gradation requirements for Structural Fill as given below:

Structural Fill	
Sieve Size	**Percent Finer by Weight**
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
No. 40	0 to 30
No. 200	0 to 6

Crushed Stone: Crushed Stone, used beneath foundations and for underdrain aggregate should be washed ¾-inch crushed stone meeting the requirements of 2020 MaineDOT Standard Specification 703.13 Crushed Stone ¾-Inch.

Reuse of Site Soils: The native sands and portions of the sand fill, free of silt and clay layers, organics, rubble, debris, and deleterious material, may be suitable for reuse as Granular Borrow provided they are at a compactable moisture content at the time of reuse. The existing silts and clays are unsuitable for reuse in building and paved areas, but may be suitable for reuse as Common Borrow in landscape areas, provided they are at a compactable moisture content at the time of reuse

Placement and Compaction: Fill should be placed in horizontal lifts and compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. Loose lift thicknesses for grading, fill and backfill activities should not exceed 12 inches. We recommend that fill and backfill in building and paved areas be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Crushed Stone should be compacted with 3 to 5 passes of a vibratory plate compactor having a static weight of at least 500 pounds.

4.9 Weather Considerations

Construction activity should be limited during wet and freezing weather and the site soils may require drying or thawing before construction activities may continue. The contractor should anticipate the need for water to temper fills in order to facilitate compaction during dry weather. If construction takes place during cold weather, subgrades, foundations and floor slabs must be protected during freezing conditions. Concrete and fill must not be

placed on frozen soil; and once placed, the concrete and soil beneath the structure must be protected from freezing.

4.10 Design Review and Construction Testing

S.W.COLE should be retained to review the construction documents prior to bidding to determine that our foundation and earthwork recommendations have been properly interpreted and implemented.

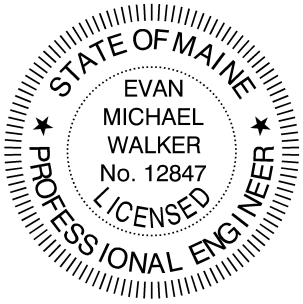
A construction materials testing and quality assurance program should be implemented during construction to observe compliance with the design concepts, plans, and specifications. S.W.COLE is available to observe earthwork activities, the preparation of foundation bearing surfaces and pavement subgrades, as well as to provide testing and IBC Special Inspection services for soils, concrete, steel, spray-applied fireproofing, structural masonry and asphalt construction materials.

5.0 CLOSURE

It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

Sincerely,

S. W. Cole Engineering, Inc.



Evan M. Walker, P.E.
Senior Geotechnical Engineer

EMW:tjb

APPENDIX A

Limitations

This report has been prepared for the exclusive use of SMRT for specific application to the proposed Molnlycke Expansion at 192 Admiral Fitch Avenue in Brunswick, Maine. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct our services in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

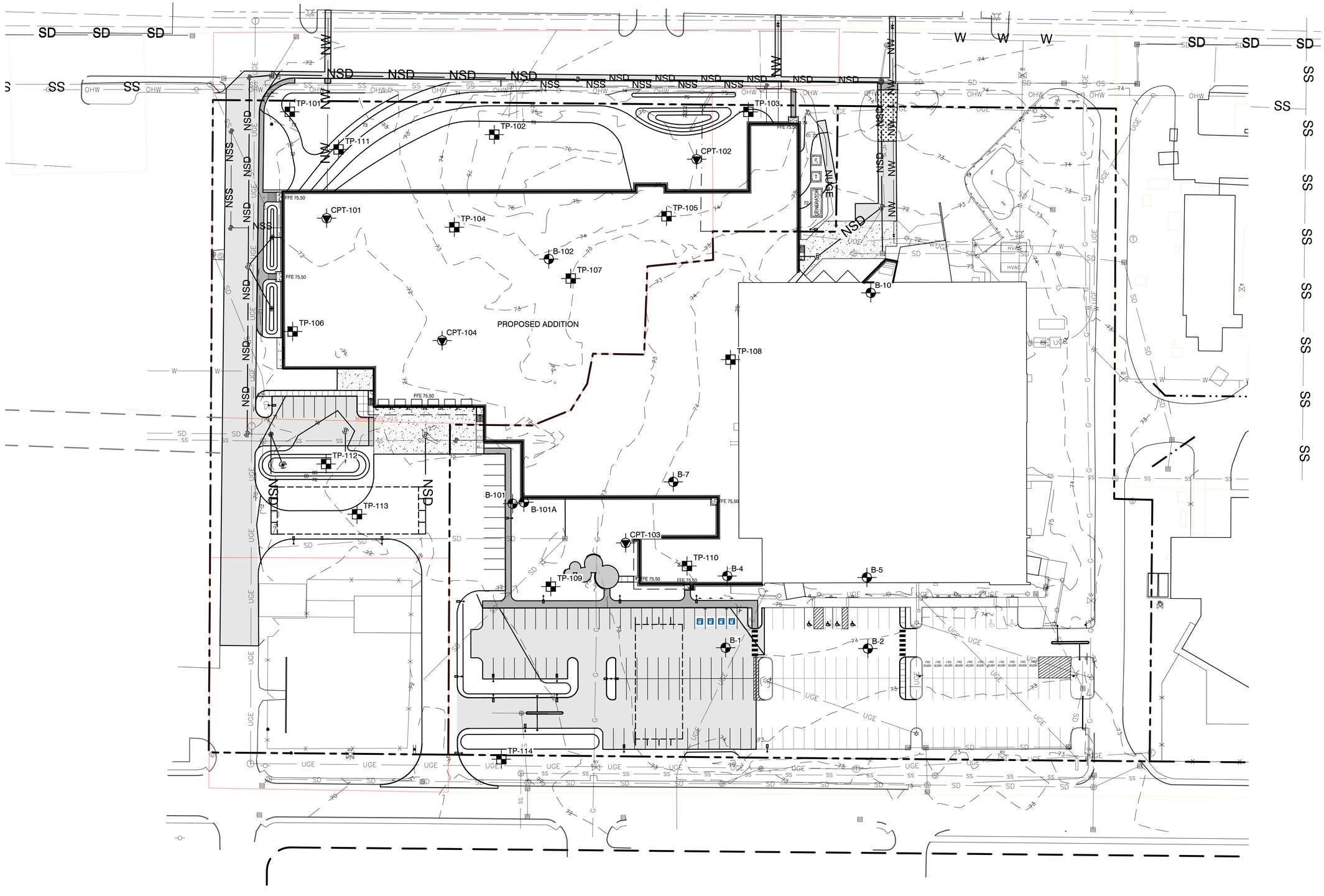
Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S.W.COLE's scope of services has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE.

APPENDIX B

Figures



LEGEND:

- APPROXIMATE BORING LOCATION
- APPROXIMATE CONE PENETRATION TEST LOCATION
- APPROXIMATE TEST PIT LOCATION

NOTES:

1. EXPLORATION LOCATION PLAN WAS PREPARED FROM A 1"=30' SCALE PLAN OF THE SITE TITLED "MOLNLYCKE ADDITION SCHEMATIC SITE PLAN," PREPARED BY SMRT, DATED 08/4/2025.
2. BORINGS B-101, B-101A AND B-102 WERE LOCATED IN THE FIELD BY MEASUREMENTS FROM EXISTING SITE FEATURES.
3. THE TEST PITS WERE LOCATED IN THE FIELD BY MEASUREMENTS FROM EXISTING SITE FEATURES.
4. THE CONE PENETRATION TESTS WERE PERFORMED UNDER THE DIRECTION OF S. W. COLE ENGINEERING, INC. ON DECEMBER 20, 2024.
5. BORINGS B-1, B-2, B-4, B-5, B-7 AND B-10 WERE PERFORMED UNDER THE DIRECTION OF SUMMIT GEOENGINEERING SERVICES IN DECEMBER 2010.
6. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S. W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT.
7. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.

0 40 80 Feet

NO.	DATE	DESCRIPTION	BY
2	09/09/2025	ADD BORINGS B-101 THRU B-102	CEM
1	08/08/2025	INTERIM SUBMISSION - ADD TEST PITS AND PROPOSED BORINGS	CEM
0	02/05/2025	REPORT SUBMISSION	CEM

S.W.COLE ENGINEERING, INC.

SMRT

EXPLORATION LOCATION PLAN

PROPOSED MOLNLYCKE EXPANSION
192 ADMIRAL FITCH AVENUE
BRUNSWICK, MAINE

Job No.: 24-2370 Scale: 1" = 40'
Date : 02/05/2025 Sheet: 1

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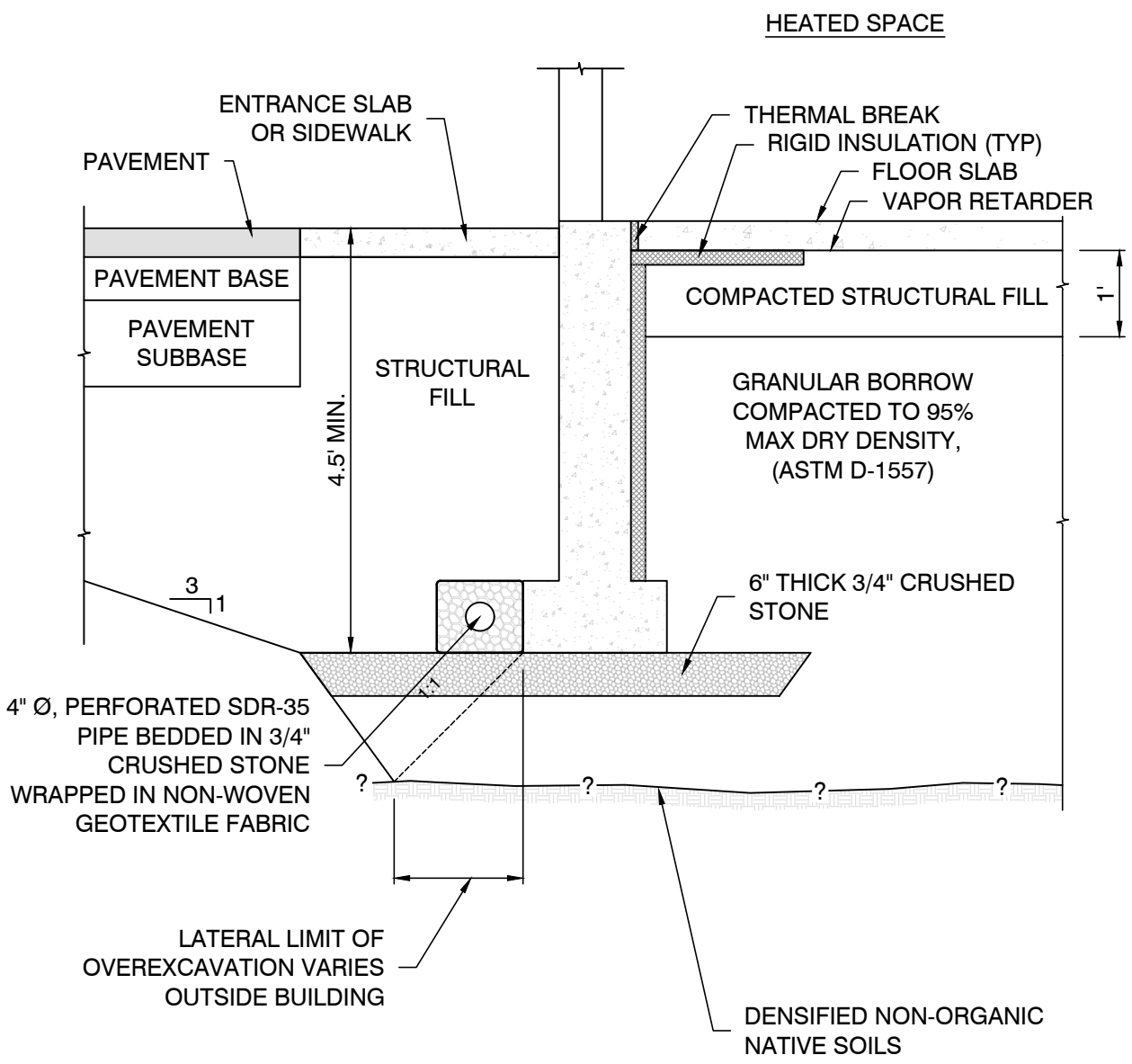


NOTE:

1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THIS REPORT.
2. DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.

S.W.COLE ENGINEERING, INC.

SMRT

FOUNDATION DETAIL SKETCH

PROPOSED MOLNLYCKE EXPANSION
192 ADMIRAL FITCH AVENUE
BRUNSWICK, MAINE

Job No.:	24-2370	Scale:	Not to Scale
Date :	02/05/2025; Rev. 9/9/2025	Sheet:	2

R:\2024\24-2370\CAD\Drawings\24-2370 FDS Rev1.dwg, 9/9/2025 2:59:40 PM, CEM, S. W. Cole Engineering, Inc.

APPENDIX C

Exploration Logs and Key

BORING LOG

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

BORING NO.: B-101
SHEET: 1 of 1
PROJECT NO. 24-2370
DATE START: 8/19/2025
DATE FINISH: 8/19/2025

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 73' +/- | **TOTAL DEPTH (FT):** 5.0 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Jeremy Adams | **DRILLING METHOD:** Cased Boring
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** N/A / N/A | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic / Automatic | **HAMMER WEIGHT (lbs):** 140 / 140 | **CASING ID/OD:** 3 in / 3 1/2 in | **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30 / 30
WATER LEVEL DEPTHS (ft): No Freewater Observed
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/14	4-4-7-9			0.2 Grass/Topsoil (FILL)		
										0.8 Medium dense, light brown, fine SAND, trace silt, with concrete (FILL)		
70			2D		2-4	24/14	9-7-6-6			2.0 Medium dense, dark brown, fine to medium SAND, some silt, trace gravel (FILL)		
	5		3D		5-5	0/0	50/0"			Medium dense, brown, fine to medium SAND, trace silt, trace gravel, trace clay (FILL)		Metal and concrete in wash
										Refusal at 5.0 feet Buried Concrete Slab or Foundation		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-2370.GPJ SWCE TEMPLATE.GDT 9/9/25

BORING LOG

BORING NO.: B-101A
SHEET: 1 of 2
PROJECT NO. 24-2370
DATE START: 8/19/2025
DATE FINISH: 8/19/2025

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

Drilling Information

LOCATION: See Exploration Location Plan **ELEVATION (FT):** 73' +/- **TOTAL DEPTH (FT):** 44.7 **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling **DRILLER:** Jeremy Adams **DRILLING METHOD:** Cased Boring
RIG TYPE: Track Mounted Diedrich D-50 **AUGER ID/OD:** N/A / N/A **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic / Automatic **HAMMER WEIGHT (lbs):** 140 / 140 **CASING ID/OD:** 3 in / 3 1/2 in **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: **HAMMER DROP (inch):** 30 / 30
WATER LEVEL DEPTHS (ft): ▽ 9 ft Soils Saturated Below 9' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_u = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
										Advanced with Auger. See B-101 for Strata		
70												
	5		3D		5-7	24/18	3-3-2-2			5.0 Loose, brown, fine to medium SAND, trace silt, trace gravel		
65			4D		7-9	24/18	2-1/12"-1				▽	
	10		5D		10-12	24/0	WOH/18"-2					
60												
	15		6D		15-17	24/12	3-4-5-7			15.0 Loose, gray-brown, fine to medium SAND, trace silt		
55												
	20		7D		20-22	24/10	3-4-5-4					
50												
	25		8D		25-27	24/14	2-3-1-4			25.0 Very soft to loose, gray, layered, SAND, SILT, and CLAY		
45												
	30		9D		30-32	24/14	5-5-3-3					
40												
	35		10D		35-37	24/24	1-1/12"-1			35.0 Very soft, gray, silty CLAY		
35										ROD PROBE Depth: 37-42.7 — Resistance: HYD — Interpreted Soil Type: Silty Clay		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

(Continued Next Page)

BORING / WELL 10-12-2022 24-2370.GPJ SWCE TEMPLATE.GDT 9/9/25

BORING LOG

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

BORING NO.: B-101A
SHEET: 2 of 2
PROJECT NO. 24-2370
DATE START: 8/19/2025
DATE FINISH: 8/19/2025

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
30										42.7 ROD PROBE Depth / Resistance / Interpreted Soil Type 42.7-43.7 / 54 / Granular 43.7-44.7 / 52 / Granular Bottom of Exploration at 44.7 feet		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-2370.GPJ SWCE TEMPLATE.GDT 9/9/25

BORING LOG

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

BORING NO.: B-102
SHEET: 1 of 2
PROJECT NO. 24-2370
DATE START: 8/19/2025
DATE FINISH: 8/19/2025

Drilling Information

LOCATION: See Exploration Location Plan | **ELEVATION (FT):** 73' +/- | **TOTAL DEPTH (FT):** 50.6 | **LOGGED BY:** Kyle Kaserman
DRILLING CO.: Seaboard Drilling | **DRILLER:** Jeremy Adams | **DRILLING METHOD:** Cased Boring
RIG TYPE: Track Mounted Diedrich D-50 | **AUGER ID/OD:** N/A / N/A | **SAMPLER:** Standard Split-Spoon
HAMMER TYPE: Automatic / Automatic | **HAMMER WEIGHT (lbs):** 140 / 140 | **CASING ID/OD:** 3 in / 3 1/2 in | **CORE BARREL:** N/A
HAMMER CORRECTION FACTOR: | **HAMMER DROP (inch):** 30 / 30
WATER LEVEL DEPTHS (ft): ▽ 10 ft Soils Saturated Below 10' +/-
GENERAL NOTES:

KEY TO NOTES AND SYMBOLS:
Water Level: ▽ At time of Drilling; ▼ At Completion of Drilling; ▼ After Drilling
D = Split Spoon Sample; U = Thin Walled Tube Sample; R = Rock Core Sample; V = Field Vane Shear
Pen. = Penetration Length; Rec. = Recovery Length; bpf = Blows per Foot; mpf = Minute per Foot
WOR = Weight of Rods; WOH = Weight of Hammer; RQD = Rock Quality Designation; PID = Photoionization Detector
S_v = Field Vane Shear Strength, kips/sq.ft.; q_U = Unconfined Compressive Strength, kips/sq.ft.; Ø = Friction Angle (Estimated); N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
			1D		0-2	24/14	3-3-7-7			0.5 Vegetation/Topsoil (FILL)		
			2D		2-4	24/14	9-10-9-8			2.0 Loose, orange-brown, fine to medium SAND, trace gravel (FILL)		
70										Medium dense, light brown, fine SAND, trace silt		
	5		3D		5-7	24/18	3-4-6-5					
			4D		7-9	24/18	7-7-5-5					
65										9.0 Medium dense, orange-brown, fine to medium SAND, trace silt	▽	
	10		5D		10-12	24/12	6-10-11-9					
60												
	15		6D		15-17	24/12	4-2-3-3	q_P=0-0.5 ksf		15.0 Loose, gray, fine to medium SAND, trace silt 15.3 Very soft to soft, gray, silty CLAY, with occasional sand seams		
55												
	20		7D		20-22	24/24	WOH/24"					
50												
	25		1U		25-27	24/24						
			1V		27-27.8	10		w =31.6 % W_L=39 W_P=19				
45			1V'		27.8-28.6	10		S_V=0.64/0.12ksf S_V=1.0/0.12ksf				
	30											
40												
	35		2U		35-37	24/24						
			2V		37-37	0		w =36.6 % W_L=35 W_P=22				
35										ROD PROBE Depth 37-50.5 / Resistance HYD / Interpreted Soil Type Silty Clay		Incomplete Vane Penetration at 2V - Sand Seam

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

(Continued Next Page)

BORING / WELL 10-12-2022 24-2370.GPJ SWCE TEMPLATE.GDT 9/9/25

BORING LOG

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

BORING NO.: B-102
SHEET: 2 of 2
PROJECT NO. 24-2370
DATE START: 8/19/2025
DATE FINISH: 8/19/2025

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION: Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD	Field / Lab Test Data	Graphic Log	Sample Description & Classification	H_20 Depth	Remarks
	30											
	45											
	25											
	50											
										50.5 ROD PROBE Depth: 50.5-50.6 Resistance: 25 Interpreted Soil Type: Granular Bottom of Exploration at 50.6 feet		

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

BORING / WELL 10-12-2022 24-2370.GPJ SWCE TEMPLATE.GDT 9/9/25

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-101

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 6.5
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.5 Light brown, gravelly SAND, some silt, with rebar, concrete blocks and rubble, pipe, (FILL)					
		3.0 Buried Relic Topsoil and Organics					
		4.0 Gray-brown to orange-brown, silty SAND					
5							

Bottom of Exploration at 6.5 feet

TEST PIT TP-102

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 75' +/- **COMPLETION DEPTH (FT):** 5.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.5 Light brown, silty fine SAND					
5							

Bottom of Exploration at 5.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-103

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 74' +/- **COMPLETION DEPTH (FT):** 4.5
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.4 Dark brown,SAND, some silt, some gravel, with occasional cobbles (FILL)					
		2.5 Light brown, silty fine SAND					
		4.0 Very dense / Cemented, dark rust-brown, silty SAND					

Bottom of Exploration at 4.5 feet

TEST PIT TP-104

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 73' +/- **COMPLETION DEPTH (FT):** 5.3
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.9 Brown, silty SAND, with roots, bricks (FILL)					
		2.0 Buried Relic Topsoil and Organics					
		2.5 Light orange-brown, silty fine SAND, trace gravel					
5							

Bottom of Exploration at 5.25 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT 24-2370.GPJ SWCE TEMPLATE.GDT 8/8/25

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-105

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 74' +/- **COMPLETION DEPTH (FT):** 5.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.8 Dark brown, fine SAND, some silt, with glass, roots, and organics (FILL)					
		2.0 Light brown, silty fine SAND					
5		Bottom of Exploration at 5.0 feet					

TEST PIT TP-106

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 4.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.6 Brown, fine SAND, some silt, some gravel, with bricks and concrete (FILL)					
		2.5 Buried Relic Topsoil and Organics					
		3.0 Light brown, silty fine SAND					
		Bottom of Exploration at 4.0 feet					

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-107

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 73' +/- **COMPLETION DEPTH (FT):** 5.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.5 Dark brown, fine SAND, some silt, trace gravel (FILL)					
		1.3 Light brown, silty fine SAND					
5		Bottom of Exploration at 5.0 feet					

TEST PIT TP-108

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 74' +/- **COMPLETION DEPTH (FT):** 7.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.8 Gray-brown, fine SAND, some silt, some gravel (FILL)					
		4.3 Buried Relic Topsoil, PEAT, and Organics					
5		5.0 Very dense/cemented, gray-brown to rust-brown, silty SAND					
		Bottom of Exploration at 7.0 feet					

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-109

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 73' +/- **COMPLETION DEPTH (FT):** 4.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		0.3 Vegetation / Topsoil (FILL)					
		Light brown, fine SAND, some silt, trace gravel (FILL)					
		1.5 Buried Relic Topsoil and Organics					
		3.0 Light brown, silty fine SAND, some gravel					

Bottom of Exploration at 4.0 feet

TEST PIT TP-110

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 74' +/- **COMPLETION DEPTH (FT):** 7.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		0.5 Vegetation / Topsoil (FILL)					
		Gray-brown, gravelly silty SAND, with concrete rubble (FILL)					
		2.5 Light brown, silty SAND (FILL)					
5		5.0 Very dense / Cemented, dark rust-brown silty SAND					

Bottom of Exploration at 7.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-111

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 8.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Vegetation / Topsoil (FILL)					
		0.5 Brown to dark brown, silty SAND, some gravel, with sandy silt layers (FILL)					
		3.5 Buried Relic Topsoil and Organics					
		4.5 Orange-brown, fine SAND, trace silt					
5							
		7.5 Gray, silty SAND					

Bottom of Exploration at 8.0 feet

TEST PIT TP-112

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 71' +/- **COMPLETION DEPTH (FT):** 5.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Grass/topsoil (FILL)					
		0.5 Brown, silty SAND, some gravel, with relic foundation, rebar, steel pipes, plastic, wires (FILL)					
5							

Refusal at 5.0 feet
Buried Concrete Slab or Foundation

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT LOGS

CLIENT: SMRT
PROJECT: Proposed Molnlycke Expansion
LOCATION: 192 Admiral Fitch Avenue, Brunswick, Maine

PROJECT NO.: 24-2370
LOGGED BY: Kyle Kaserman
CONTRACTOR: Seaboard Drilling
EQUIPMENT: Bobcat E42

TEST PIT TP-113

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 6.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Grass/topsoil (FILL)					
		0.5 Light brown to brown, silty SAND, trace gravel, with brick, plastic, rebar, steel pipe, paper (FILL)					
5							

Refusal at 6.0 feet
Buried Concrete Slab or Foundation

TEST PIT TP-114

DATE: 8/1/2025 **LOCATION:** See Exploration Location Plan **SURFACE ELEVATION (FT):** 72' +/- **COMPLETION DEPTH (FT):** 8.0
WATER LEVEL DEPTHS (FT): No Free Water Observed **REMARKS:**

Depth (feet)	Graphic Log	Stratum Description	H_20 Depth	Sample No.	Type	Sample Depth (ft)	Field / Lab Test Data
		Grass/topsoil (FILL)					
		1.0 Brown, gravelly fine SAND, some silt, with roots and cobbles (FILL)					
		2.0 Gray-brown to orange-brown, silty SAND, some gravel					
5							

Bottom of Exploration at 8.0 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

KEY TO NOTES AND SYMBOLS:

Water Level
▽ At time of Digging
▼ At Completion of Digging
▼ After Digging

q_p = Pocket Penetrometer Strength, kips/sq.ft.

TEST PIT 24-2370.GPJ SWCE TEMPLATE.GDT 8/8/25

FORM F 250560

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

Project Name:	Applicant Name:	Project Location (municipality):
192 ADMIRAL FITCH AVENUE	MOLNLYCKE HEALTH CARE FACILITY	BRUNSWICK

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-111 ■ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
LOAMY FILL WITH SILT LENSES		2.5Y 3/1 VERY DARK GRAY	
			NONE OBSERVED
	FRIABLE		
		10YR 3/6 DARK YELLOWISH	
LOAMY SAND FILL		BROWN AND 10YR 3/1 VERY DARK GRAY	
		10YR 3/1 VERY DARK GRAY	
LOAMY SAND			
		5Y 4/1	
	FRIABLE	DARK GRAY	
		10YR 5/6	
FINE SAND		YELLOWISH BROWN	COMMON, MEDIUM AND DISTINCT
SILTY SAND		5Y 5/1 GRAY	
LIMIT OF EXCAVATION = 96"			

hydric	non-hydric	Slope %	Limiting factor	ground water	restrictive layer	bedrock
☐	■	0-3	54"	■	☐	☐

L.S.S. Soil Series / phase name: 36" FILL OVER ADAMS SAND | Drainage Class: SED | Hydrologic Group: A

L.S.E. Soil Classification: Profile: ____ | Drainage Condition: ____

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-112 ■ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
SANDY FILL WITH REBAR, ASPHALT, AND PIPING	FRIABLE	10YR 4/3 BROWN	NONE OBSERVED
REFUSAL/ CONCRETE SLAB OR FOOTING AT 60"			

hydric	non-hydric	Slope %	Limiting factor	ground water	restrictive layer	bedrock
☐	■	0-3	60"	☐	■	☐

L.S.S. Soil Series / phase name: N/A | Drainage Class: --- | Hydrologic Group: ---

L.S.E. Soil Classification: Profile: ____ | Drainage Condition: ____

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-113 ■ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
SANDY FILL		2.5Y 5/3 LIGHT OLIVE BROWN	
		2.5Y 4/4	NONE OBSERVED
LOAMY FILL WITH BRICKS, CONCRETE, REBAR AND PIPING		OLIVE BROWN	
REFUSAL/ CONCRETE SLAB OR FOOTING AT 72"			

hydric	non-hydric	Slope %	Limiting factor	ground water	restrictive layer	bedrock
☐	■	0-3	72"	☐	■	☐

L.S.S. Soil Series / phase name: N/A | Drainage Class: --- | Hydrologic Group: ---

L.S.E. Soil Classification: Profile: ____ | Drainage Condition: ____

SOIL DESCRIPTION AND CLASSIFICATION

Exploration Symbol: TP-114 ■ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistence	Color	Redox
GRAVELLY FINE SAND FILL	FRIABLE	2.5Y 5/4 LIGHT OLIVE BROWN	
SANDY LOAM		10YR 3/2 VERY DARK GRAYISH BROWN	
	FRIABLE	10YR 4/6 DARK YELLOWISH BROWN	
FINE SAND		10YR 5/6 YELLOWISH BROWN	
		2.5Y 5/3 LIGHT OLIVE BROWN	COMMON, MEDIUM AND DISTINCT
LIMIT OF EXCAVATION = 96"			

hydric	non-hydric	Slope %	Limiting factor	ground water	restrictive layer	bedrock
☐	■	0-3	54"	■	☐	☐

L.S.S. Soil Series / phase name: 24" FILL OVER ADAMS SAND | Drainage Class: SED | Hydrologic Group: A

L.S.E. Soil Classification: Profile: ____ | Drainage Condition: ____

Professional Endorsements *(as applicable)*

L.S.S. signature: [signature] Date: 8/1/25

name printed/typed: Gary M. Fullerton Lic.#: 462

L.S.E. signature: Date:

name printed/typed: Lic.#:

STATE OF MAINE GARY M. FULLERTON NO. 462 LICENSED SOIL SCIENTIST

affix professional seal

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-1**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	1 of 1
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	Parking lot south of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/3/2010	Date Completed: 12/3/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	2 1/4" HSA	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/3/2010	8.7'	64.3' +/-	Measured in borehole

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
					Pavement = 4 inches		PAVEMENT
1	S-1	24/18	0.5 - 2.5	16	Brown SAND, little Gravel, trace Silt, damp,		0.3'
				14	compact, SP		FILL
2				13	Light brown SAND, trace Silt, damp, compact, SP		1.4'
				12			MARINE
3							REGRESSIVE
4							
5							
	S-2	24/20	5 - 7	3	Same as above, damp, loose, SP		
6				3			
				7	Dark brown Silty fine SAND, damp, compact, SM		6'
7				14	Orange brown SAND, little Silt, damp to moist,		6.4'
					compact, SP-SM		
8							
9							
10							
	S-3	24/24	10 - 12	3	Same as above, trace to little Silt, loose, wet, SP-SM		
11				3			
				5			
12				4			
13							
14							
15							
	S-4	24/24	15 - 17	3	Same as above, loose, wet, SP-SM		
16				4			
				6			
17				6			
					End of exploration, running sand plugged augers		17'
18							
19							
20							
21							
22							

Granular Soils		Cohesive Soils		% Composition		NOTES:	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency				Dry: S = 0%
0-4	V. Loose	<2	V. soft			Bedrock Joints	Humid: S = 1 to 25%
4-10	Loose	2-4	Soft	<5%	trace	Shallow = 0 to 35 degrees	Damp: S = 26 to 50%
10-30	Compact	4-8	Firm	5-15	little	Dipping = 35 to 55 degrees	Moist: S = 51 to 75%
30-50	Dense	8-15	Stiff	15-25	some	Steep = 55 to 90 degrees	Wet: S = 76 to 99%
>50	V. Dense	15-30	V. Stiff	>25	and		Saturated: S = 100%
		>30	Hard			Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-2**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	1 of 1
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	Parking lot south of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/6/2010	Date Completed: 12/6/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	2 1/4" HSA	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/6/2010	6.5'	66.5' +/-	Measured on Rods

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
					Pavement = 4.5 inches		PAVEMENT
1	S-1	24/11	0.5 - 2.5	5	Brown SAND, some Gravel, trace Silt, damp,		0.4'
				5	compact, SP		FILL
2				8	Brown SAND, trace Silt, damp, compact, SP		1.4'
				8			MARINE
3							REGRESSIVE
4							
5							
	S-2	24/16	5 - 7	8	Orange brown SAND, little Silt, moist,		
6				8	compact, SP-SM		
				10			
7				11			
8							
9							
10							
	S-3	24/20	10 - 12	5	Brown SAND, little Silt, wet, compact, SP-SM		
11				6			
				7			
12				8			
13							
14							
15							
	S-4	18/18	15 - 16.5	4	Same as above, wet, compact, SP-SM		
16				4			
				8			
17					End of exploration, running sand plugged augers		16.5'
18							
19							
20							
21							
22							

Granular Soils		Cohesive Soils		% Composition		NOTES:	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency				Dry: S = 0%
0-4	V. Loose	<2	V. soft			Bedrock Joints	Humid: S = 1 to 25%
4-10	Loose	2-4	Soft	<5%	trace	Shallow = 0 to 35 degrees	Damp: S = 26 to 50%
10-30	Compact	4-8	Firm	5-15	little	Dipping = 35 to 55 degrees	Moist: S = 51 to 75%
30-50	Dense	8-15	Stiff	15-25	some	Steep = 55 to 90 degrees	Wet: S = 76 to 99%
>50	V. Dense	15-30	V. Stiff	>25	and		Saturated: S = 100%
		>30	Hard			Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-4**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	1 of 1
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	Southwest corner of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/6/2010	Date Completed: 12/6/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	2 1/4" HSA	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/6/2010	8.5' +/-	64.5' +/-	Observed moisture change in sample

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
					Pavement = 6 inches		PAVEMENT
1	S-1	24/18	0.6 - 2.6	8	Brown SAND, little Gravel, trace Silt, damp,		0.5'
				9	compact, SP		FILL
2				10			
				10	Brown SAND, trace Silt, damp, compact, SP		1.9'
3							MARINE
							REGRESSIVE
4							
5							
	S-2	24/14	5 - 7	7	Dark orange-brown Silty SAND, dense, moist, SM		5'
6				16			
				18			
7				18	Brown SAND, trace Silt, moist, compact, SP		6.2'
8							
9							
10							
	S-3	24/24	10 - 12	3	Same as above, wet, loose, SP		
11				3			
				3			
12				3			
13							
14							
15							
	S-4	24/20	15 - 17	3	Same as above, wet, loose, SP		
16				4			
				3	Gray SAND, little Silt, wet, loose, SP-SM		16'
17				4			
18							
19							
20							
					End of exploration, running sand plugged augers,		20'
21					unable to advance drilling rods to 20'		
22							

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES:

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition

Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Boring #: **B-5**

Project: Manufacturing Facility
Location: Fourth Street - BNAS Base
Brunswick, Maine

Project #: 10111
Sheet: 1 of 4
Chkd by: WMP

Drilling Co: Northern Test Boring
Personnel: Nick Voltolina
Summit Staff: Adam Lyons, E.I.

Boring Location: South wall of building 294
Elevation: 73' +/- from siteplan topography
Date started: 12/3/2010 Date Completed: 12/3/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4 " Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/3/2010	8' +/-	65' +/-	Observed moisture change in sample

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
					Pavement = 3.5 inches		PAVEMENT
1	S-1	24/14	0.5 - 2.5	9	Brown SAND, little Gravel, trace Silt, damp,		0.3' FILL
				11	compact, SP		1.1'
2				8	Brown SAND, trace Silt, damp, compact, SP		MARINE
				8			REGRESSIVE
3							
4							
5							
	S-2	24/24	5 - 7	4	Same as above, moist, loose, SP		
6				5			
				18	Dark brown fine SAND, little to some Silt,		6'
7				34	trace organics, moist, dense, SM		
							7'
8							
9							
10							
	S-3	24/24	10 - 12	6	Brown SAND, trace Silt, wet, loose, SP		
11				4			
				5			
12				6			
13							
14							
							14' +/-
15							
	S-4	24/12	15 - 17	8	Gray - brown fine SAND, little to some Silt,	Gravel = 0%	
16				9	wet, compact, SM	Sand = 50.5%	
				9		Silt = 49.5%	
17				11		w = 27.8%	
18							
19							
20							
	S-5	24/12	20 - 22	2	Gray Silty SAND, little Clay, wet, loose, SM		
21				3			
				3	Clay seam 21.3' - 21.6'		
22				5			

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES:

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition
Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-5**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	2 of 4
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	South wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/3/2010	Date Completed: 12/3/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4 " Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/3/2010	8' +/-	65' +/-	Observed moisture change in sample

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
							MARINE
23							REGRESSIVE
24							
25							
	S-6	24/14	25 - 27	3	Gray Silty SAND, little Clay, wet, loose, SM		
26				3			
				10			
27				8			
28							
29							
30							
	S-7	24/24	30 - 32	2	Gray SILT, little to some SAND, wet, firm, ML		30' +/-
31				2			
				2	Clayey seams present 30.4' to 30.8' and 31.2' - 31.4'	pp = 1000 psf	
32				2			
33							
34							
35							
	S-8	24/10	35 - 37	7	Same as above, wet, firm, ML		
36				7			
				2	Interbedded with clay seams		
37				1			
38							
39							
40							
	S-9	24/24	40 - 42	2	Gray Silty CLAY, trace to little Sand, wet, soft, CL		40' +/-
41				1	Sand seam 40.8' to 40.9'	pp = 1500 psf	
				2			
42				1	Sand seam 41.5' to 42'		
43							
44							

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES: pp = pocket penetrometer

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition
Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-5**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	3 of 4
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	South wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/3/2010	Date Completed: 12/3/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4 " Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/3/2010	8' +/-	65' +/-	Observed moisture change in sample

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
							MARINE
45							REGRESSIVE
					Sv = 780 psf, 55 psf remold at 45'		
46					Sv = 815 psf, 45 psf remold at 45.8'		
47					Hydraulic rod probe advancement to 55'		
48							
49							
50							
51							
52							
53							
54							
55							
				2	Auto hammer rod probe advancement to refusal		
56				2			
				2			
57				2			
				2			
58				2			
				2			
59				3			
				2			
60				2			
				2			
61				2			
				3			
62				2			
				2			
63				2			
				3			
64				2			
				2			
65				2			
				3			
66				2			
				3			

Granular Soils		Cohesive Soils		% Composition		NOTES: Sv = field shear vane	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency				Dry: S = 0%
0-4	V. Loose	<2	V. soft			Bedrock Joints	Humid: S = 1 to 25%
4-10	Loose	2-4	Soft	<5%	trace	Shallow = 0 to 35 degrees	Damp: S = 26 to 50%
10-30	Compact	4-8	Firm	5-15	little	Dipping = 35 to 55 degrees	Moist: S = 51 to 75%
30-50	Dense	8-15	Stiff	15-25	some	Steep = 55 to 90 degrees	Wet: S = 76 to 99%
>50	V. Dense	15-30	V. Stiff	>25	and		Saturated: S = 100%
		>30	Hard			Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-5**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	4 of 4
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	South wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/3/2010	Date Completed: 12/3/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4 " Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/3/2010	8' +/-	65' +/-	Observed moisture change in sample

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
				3	Auto hammer rod probe advancement to refusal		MARINE
67				2			REGRESSIVE
				3			
68				2			
				2			
69				3			
				2			
70				3			
				2			
71				3			
				2			
72				3			
				3			
73				2			
				3			
74				2			
				3			
75				3			
				3			
76				2			
				3			
77				2			
				3			
78				3			
				3			
79				3			
				3			
80				2			
				3			
81				2			
				3			
82				3			
				3			
83				3			
				2			
84				3			
				6			
85				25			
				22			
86				10			
				6			
87				50/2"			
					End of exploration, rod refusal on dense stratum		86.7'
88							

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES:

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition

Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Boring #: **B-7**

Project:	Manufacturing Facility	Project #:	10111
Location:	Fourth Street - BNAS Base	Sheet:	1 of 5
	Brunswick, Maine	Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	West wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/6/2010	Date Completed: 12/6/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4" Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/6/2010	8.5' +/-	64.5' +/-	Observed on rods

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
	S-1	24/20	0 - 2	2	Dark brown Sandy SILT, damp, loose, ML		TOPSOIL
1				3	Light brown SAND, trace to little Silt, damp,		0.7'
				3	loose, SP-SM		
2				3			
3							
4							
5							
	S-2	24/16	5 - 7	5	Same as above, moist, compact, SP-SM		
6				7	Dark brown Silty fine SAND, moist to wet,		5.5'
				12	compact, SM		
7				15			
8							
9							
10							
	S-3	24/15	10 - 12	4	Same as above, wet, compact, SM		
11				5	Gray SAND, some Silt, wet, loose, SM		10.5'
				7			
12				7	3" gray clayey silt layer in spoon tip		
13							
14							
15							
	S-4	24/16	15 - 17	3	Brown SAND, trace to little Silt, wet, loose, SP-SM		15' +/-
16				1			
				1			
17				1			
18							
19							
20							
	S-5	24/13	20 - 22	7	Same as above, little Silt, wet, compact, SP-SM		
21				8			
				8			
22				7			

Granular Soils		Cohesive Soils		% Composition		NOTES:	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency				Dry: S = 0%
0-4	V. Loose	<2	V. soft			Bedrock Joints	Humid: S = 1 to 25%
4-10	Loose	2-4	Soft	<5%	trace	Shallow = 0 to 35 degrees	Damp: S = 26 to 50%
10-30	Compact	4-8	Firm	5-15	little	Dipping = 35 to 55 degrees	Moist: S = 51 to 75%
30-50	Dense	8-15	Stiff	15-25	some	Steep = 55 to 90 degrees	Wet: S = 76 to 99%
>50	V. Dense	15-30	V. Stiff	>25	and		Saturated: S = 100%
		>30	Hard			Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-7**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	2 of 5
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	West wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/6/2010	Date Completed: 12/6/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4" Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/6/2010	8.5' +/-	64.5' +/-	Observed on rods

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
					Rotary wash advancement to 30'		
23							
24							
25							
26							
27							
28							
29							
30							
					Hydraulic rod probe advancement to 31'		
31							
				8	Auto hammer rod probe advancement to refusal		
32				8			
				9			
33				13			
				10			
34				8			
				12			
35				11			
				10			
36				9			
				10			
37				8			
				9			
38				10			
				9			
39				10			
				8			
40				9			
				10			
41				9			
				8			
42				9			
				10			
43				10			
				12			
44				15			
				13			

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES:

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition

Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-7**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	3 of 5
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	West wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/6/2010	Date Completed: 12/6/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4" Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/6/2010	8.5' +/-	64.5' +/-	Observed on rods

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
				13	Auto hammer rod probe advancement to refusal		
45				13			
				12			
46				14			
				17			
47				15			
				12			
48				13			
				15			
49				11			
				8			
50				12			
				14			
51				10			
				7			
52				8			
				7			
53				8			
				10			
54				7			
				6			
55				6			
				6			
56				6			
				5			
57				5			
				6			
58				7			
				6			
59				7			
				7			
60				5			
				5			
61				7			
				5			
62				5			
				7			
63				6			
				5			
64				6			
				4			
65				4			
				5			
66				4			
				4			

Granular Soils		Cohesive Soils		% Composition		NOTES:	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency				Dry: S = 0%
0-4	V. Loose	<2	V. soft			Bedrock Joints	Humid: S = 1 to 25%
4-10	Loose	2-4	Soft	<5%	trace	Shallow = 0 to 35 degrees	Damp: S = 26 to 50%
10-30	Compact	4-8	Firm	5-15	little	Dipping = 35 to 55 degrees	Moist: S = 51 to 75%
30-50	Dense	8-15	Stiff	15-25	some	Steep = 55 to 90 degrees	Wet: S = 76 to 99%
>50	V. Dense	15-30	V. Stiff	>25	and		Saturated: S = 100%
		>30	Hard			Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-7**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	4 of 5
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	West wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/6/2010	Date Completed: 12/6/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4" Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/6/2010	8.5' +/-	64.5' +/-	Observed on rods

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
				4	Auto hammer rod probe advancement to refusal		
67				3			
				6			
68				5			
				6			
69				5			
				5			
70				5			
				4			
71				5			
				4			
72				5			
				6			
73				6			
				6			
74				8			
				6			
75				6			
				6			
76				5			
				5			
77				6			
				6			
78				6			
				6			
79				5			
				5			
80				5			
				5			
81				6			
				6			
82				7			
				6			
83				6			
				6			
84				5			
				6			
85				6			
				7			
86				7			
				7			
87				6			
				6			
88				6			
				7			

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES:

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition

Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-7**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	5 of 5
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	West wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/6/2010	Date Completed: 12/6/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4" Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/6/2010	8.5' +/-	64.5' +/-	Observed on rods

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
				7	Auto hammer rod probe advancement to refusal		
89				8			
				7			
90				7			
				6			
91				6			
				7			
92				6			
				6			
93				7			
				7			
94				8			
				7			
95				7			
				8			
96				8			
				7			
97				7			
				8			
98				10			
				7			
99				8			
				7			
100				7			
				8			
101				8			
				7			
102				7			
				8			
103				20			
				50/3"			
104					End of exploration, rod refusal		103.5' BEDROCK
105							
106							
107							
108							
109							
110							

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES:

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition

Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Boring #: **B-10**

Project:	Manufacturing Facility
Location:	Fourth Street - BNAS Base
	Brunswick, Maine
Project #:	10111
Sheet:	1 of 4
Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	North wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/3/2010	Date Completed: 12/3/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4 " Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/3/2010	5.4' +/-	67.6' +/-	Measured in borehole

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
					Pavement = 5 inches		PAVEMENT
1	S-1	24/17	0.5 - 2.5	13	Brown Sandy GRAVEL, trace Silt, damp,		0.4' FILL
				14	compact, GP		1.1'
2				13	Brown SAND, little Silt, damp, compact, SP-SM		MARINE
				8			REGRESSIVE
3							
4							
5							
	S-2	24/16	5 - 7	3	Same as above, moist, loose, SP-SM		
6				7	Dark brown Silty SAND, trace organics, moist,		5.5'
				11	compact, SM		
7				11	Light brown SAND, little Silt, moist to wet,		6.5'
					compact, SP-SM		
8							
9							
10							
	S-3	24/22	10 - 12	8	Brown SAND, little Silt, wet, compact, SP-SM		
11				8			
				6			
12				7			
13							
14							
15							
	S-4	24/13	15 - 17	5	Same as above, wet, compact, SP-SM		
16				6	Orange stain at 15.4'		
				6	Gray to brown Silty fine SAND, wet, compact, SM		16'
17				7			
18							
19							
20							
	S-5	24/13	20 - 22	5	Gray fine SAND, little to some Silt, wet, compact, SM		
21				6			
				6			
22				5			
					Rotary wash advancement to 30'		

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES:

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition

Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-10**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	2 of 4
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	North wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/3/2010	Date Completed: 12/3/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4 " Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/3/2010	5.4' +/-	67.6' +/-	Measured in borehole

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
					Rotary wash advancement to 30'		MARINE
23							REGRESSIVE
24							
25							
26							
27							
28							
29							
30							
				3	Auto hammer rod probe advancement to refusal		
31				2			
				3			
32				4			
				5			
33				6			
				16			
34				22			
				21			
35				12			
				6			
36				14			
				16			
37				14			
				13			
38				15			
				8			
39				10			
				9			
40				10			
				9			
41				13			
				10			
42				12			
				10			
43				11			
				8			
44				10			
				8			

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES:

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition

Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-10**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	3 of 4
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	North wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/3/2010	Date Completed: 12/3/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4 " Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/3/2010	5.4' +/-	67.6' +/-	Measured in borehole

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
				8	Auto hammer rod probe advancement to refusal		MARINE
45				8			REGRESSIVE
				7			
46				8			
				6			
47				7			
				8			
48				8			
				7			
49				8			
				7			
50				7			
				7			
51				5			
				5			
52				6			
				6			
53				8			
				6			
54				6			
				5			
55				6			
				6			
56				7			
				7			
57				6			
				7			
58				7			
				7			
59				7			
				6			
60				6			
				6			
61				6			
				5			
62				7			
				7			
63				7			
				7			
64				7			
				7			
65				7			
				5			
66				6			
				7			

Granular Soils		Cohesive Soils		% Composition		NOTES:	Soil Moisture Condition
Blows/ft.	Density	Blows/ft.	Consistency				Dry: S = 0%
0-4	V. Loose	<2	V. soft			Bedrock Joints	Humid: S = 1 to 25%
4-10	Loose	2-4	Soft	<5%	trace	Shallow = 0 to 35 degrees	Damp: S = 26 to 50%
10-30	Compact	4-8	Firm	5-15	little	Dipping = 35 to 55 degrees	Moist: S = 51 to 75%
30-50	Dense	8-15	Stiff	15-25	some	Steep = 55 to 90 degrees	Wet: S = 76 to 99%
>50	V. Dense	15-30	V. Stiff	>25	and		Saturated: S = 100%
		>30	Hard			Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches	

SUMMIT
GEOENGINEERING SERVICES

SOIL BORING LOG

Project:	Manufacturing Facility	Boring #:	**B-10**
Location:	Fourth Street - BNAS Base	Project #:	10111
	Brunswick, Maine	Sheet:	4 of 4
		Chkd by:	WMP

Drilling Co:	Northern Test Boring	Boring Location:	North wall of building 294
Personnel:	Nick Voltolina	Elevation:	73' +/- from siteplan topography
Summit Staff:	Adam Lyons, E.I.	Date started: 12/3/2010	Date Completed: 12/3/2010

DRILLING METHOD		SAMPLER	
Vehicle:	ATV	Type:	24" SS
Model:	Diedrich D-50	Hammer:	140 lb
Method:	4 " Casing/RW	Fall:	30"

ESTIMATED GROUND WATER DEPTH

Date	Depth	Elevation	Reference
12/3/2010	5.4' +/-	67.6' +/-	Measured in borehole

Depth (ft.)	No.	Pen/Rec (in)	Depth (ft)	Blows/6 in.	SAMPLE DESCRIPTION	Geological/ Test Data	Geological Stratum
				7	Auto hammer rod probe advancement to refusal		MARINE
67				6			REGRESSIVE
				6			
68				6			
				7			
69				8			
				8			
70				6			
				6			
71				8			
				7			
72					Hydraulic rod probe advancement to dense stratum		
73							
74							
75							
76							
77							
78							
79							
80							
81							
82							
					End of exploration, rod refusal on dense stratum		82'
83							
84							
85							
86							
87							
88							

Granular Soils		Cohesive Soils		% Composition	
Blows/ft.	Density	Blows/ft.	Consistency		
0-4	V. Loose	<2	V. soft		
4-10	Loose	2-4	Soft	<5%	trace
10-30	Compact	4-8	Firm	5-15	little
30-50	Dense	8-15	Stiff	15-25	some
>50	V. Dense	15-30	V. Stiff	>25	and
		>30	Hard		

NOTES:

Bedrock Joints
Shallow = 0 to 35 degrees
Dipping = 35 to 55 degrees
Steep = 55 to 90 degrees

Boulders = diameter > 12 inches, Cobbles = diameter < 12 inches and > 3 inches

Soil Moisture Condition

Dry: S = 0%
Humid: S = 1 to 25%
Damp: S = 26 to 50%
Moist: S = 51 to 75%
Wet: S = 76 to 99%
Saturated: S = 100%

KEY TO NOTES & SYMBOLS

Test Boring and Test Pit Explorations

Stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q_u	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S_v	-	field vane shear strength, kips/sq. ft.
L_v	-	lab vane shear strength, kips/sq. ft.
q_p	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W_L	-	liquid limit - Atterberg test
W_P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ_T	-	total soil weight
γ_B	-	buoyant soil weight

Description of Proportions:

Trace:	0 to 5%
Some:	5 to 12%
"Y"	12 to 35%
And	35+%
With	Undifferentiated

Description of Stratified Soils

Parting:	0 to 1/16" thickness
Seam:	1/16" to 1/2" thickness
Layer:	½" to 12" thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

REFUSAL: **Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: **Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

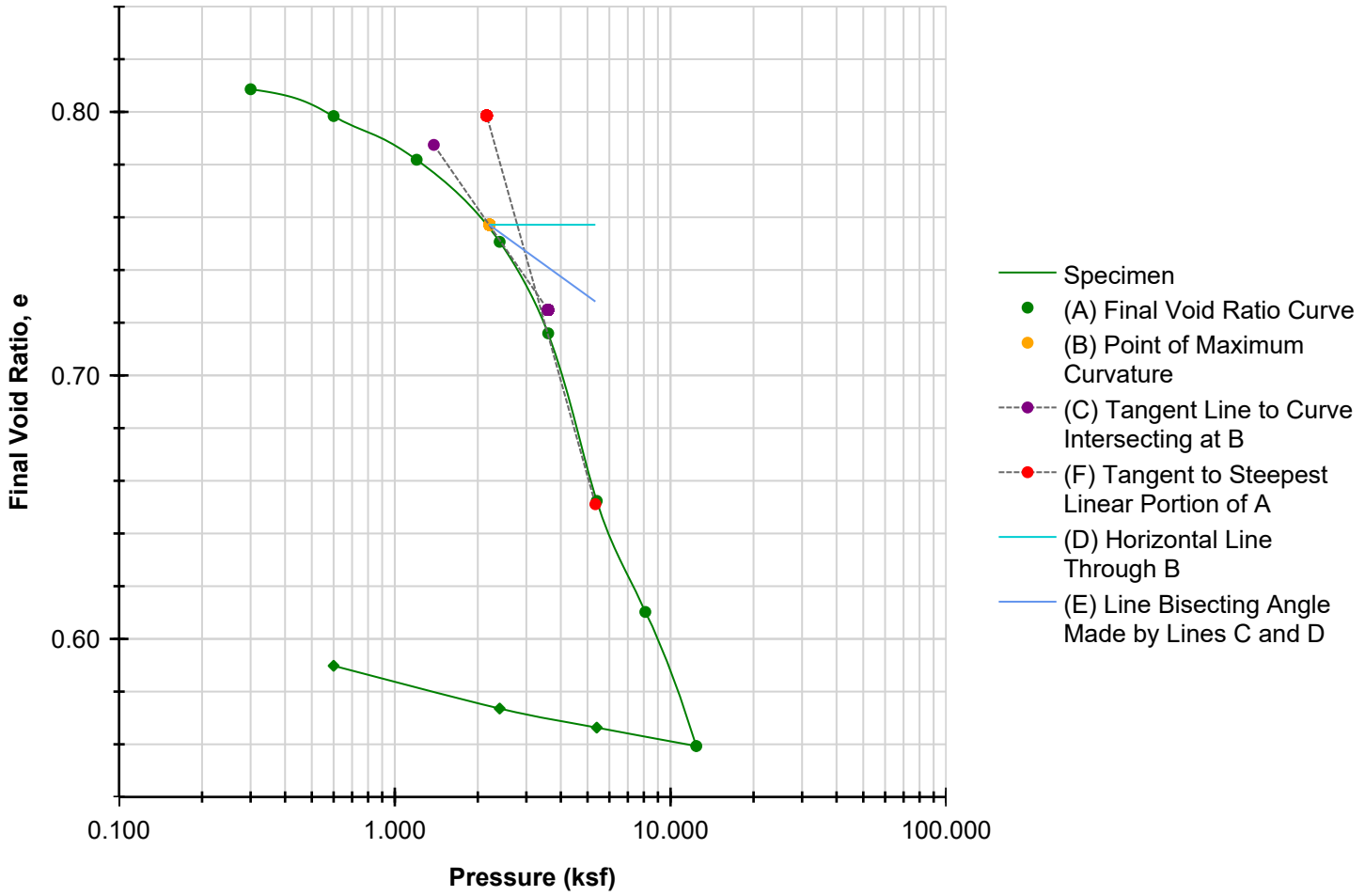
APPENDIX D

Laboratory Testing Results

S. W. Cole Engineering, Inc.
10 Centre Road, Somersworth, NH 03878
603-692-0088

Final Voids [Log]

ASTM D2435



Preconsolidation Stress (ksf)	2.950	**Cc**	0.395	**Cr**	0.049

	BEFORE	AFTER			
			Liquid Limits	39	**Test Date** 8/21/2025
Moisture (%)	31.6	30.2	**Plastic Limits**	19	
Dry Density (pcf)	93.2	102.1			
Saturation (%)	104.7	123.7			
Void Ratio	0.82	0.66	**Specific Gravity**	2.72	ASSUMED

Sample Description				
Project Number	24-2370	**Depth (ft)**	25-27	**Remarks**
Sample Number	1U	**Boring Number**	B-102	
Project	Proposed MoInlycke Expansion			
Client	SMRT			
Location	Brunswick, ME			

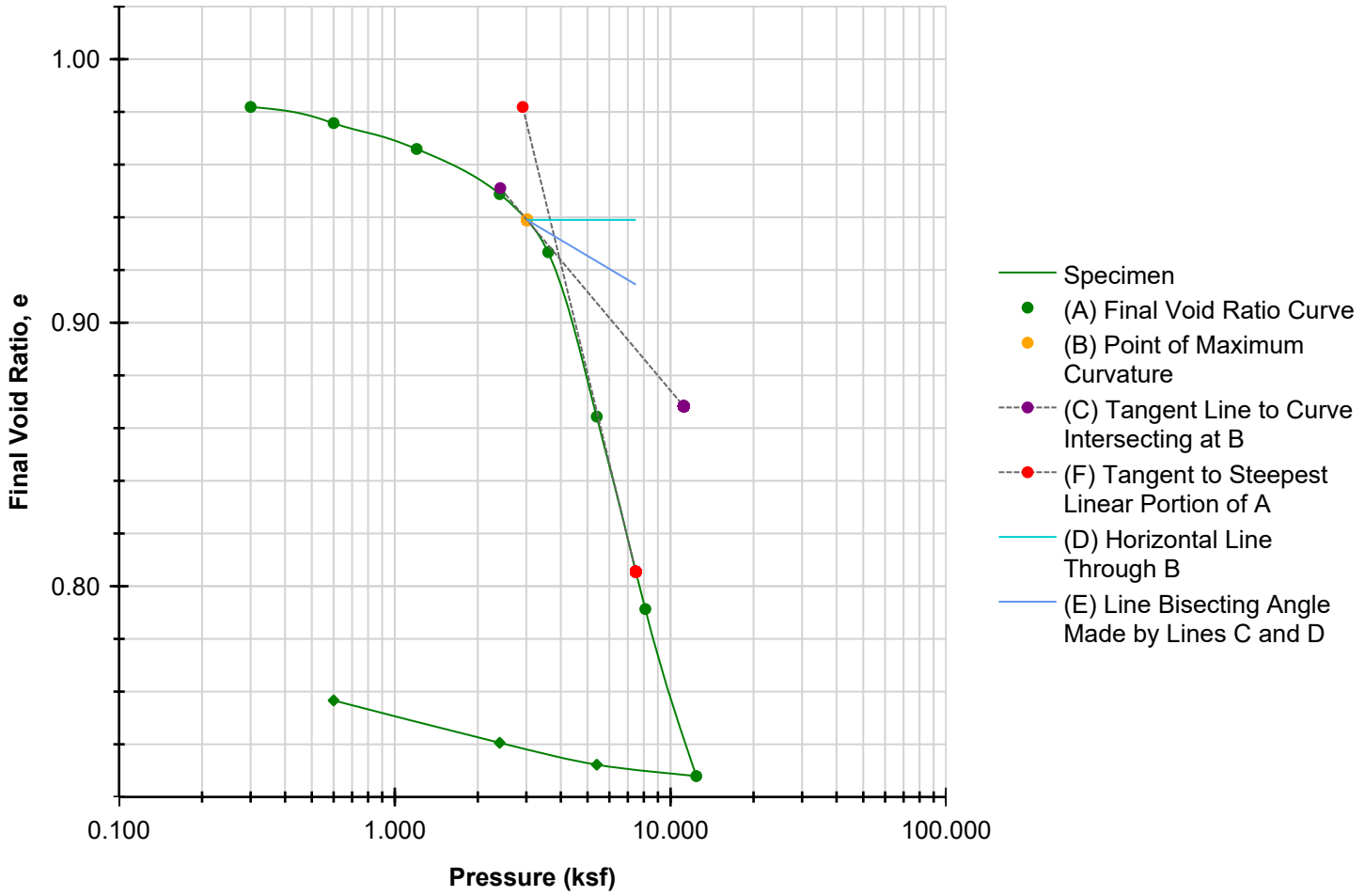
Project Name: Proposed MoInlycke Expansion Project Number: 24-2370

Technician: Test Date: 8/21/2025 Checked By: _____ Date: _____

S. W. Cole Engineering, Inc.
10 Centre Road, Somersworth, NH 03878
603-692-0088

Final Voids [Log]

ASTM D2435



Preconsolidation Stress (ksf)	3.782	**Cc**	0.350	**Cr**	0.026

	BEFORE	AFTER			
			Liquid Limits	35	**Test Date** 9/2/2025
Moisture (%)	36.6	30.3	**Plastic Limits**	22	
Dry Density (pcf)	85.2	95.2			
Saturation (%)	100.1	105.3			
Void Ratio	0.99	0.78	**Specific Gravity**	2.72	ASSUMED

Sample Description				
Project Number	24-2370	**Depth (ft)**	35-37	**Remarks**
Sample Number	2U	**Boring Number**	B-102	
Project	Proposed MoInlycke Expansion			
Client	SMRT			
Location	Brunswick, ME			

Project Name: Proposed MoInlycke Expansion Project Number: 24-2370

Technician: Test Date: 9/2/2025 Checked By: _____ Date: _____

Exhibit 11a

MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI
Md	Made Land	11.6	100.0%

Map Scale: 1:2,470 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

NRCS SOILS MAP

Molnlycke Health Care - Brunswick Landing

Brunswick, Maine

OCTOBER 2025

SMRT

Architecture • Engineering • Planning

Wendy MacDaniels

From: Gary Fullerton <gfullerton@sebagotechnics.com>
Sent: Friday, September 19, 2025 4:49 PM
To: Wendy MacDaniels
Cc: Melissa Flynn
Subject: RE: Molnlycke Brunswick Landing Soils testing
Attachments: 250560soillog.pdf

Hi Wendy,

Attached is the test pit log I provided to Evan. This would be Adams soils with fill over the top. Two of the test pits contained no original soil and inside the old building footprint so I couldn't really describe a 'best fit' soil series. Let me know if you still have any questions.

Gary Fullerton, LSS, LSE, CWS
Director, Natural Resources
Sebago Technics, Inc. | An Employee-Owned Company
75 John Roberts Rd., Suite 4A, South Portland, ME 04106
Office: 207.200.2100 | Direct: 207.200.2063 | Mobile: 207.232.1758
gfullerton@sebagotechnics.com | https://link.edgepilot.com/s/ee512696/u4yy7konLEC6DJO0Q4sM1w?u=http://www.sebagotechnics.com/

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From: Wendy MacDaniels <WMACDANIELS@smrtinc.com>
Sent: Wednesday, September 17, 2025 11:45 AM
To: Gary Fullerton <gfullerton@sebagotechnics.com>
Cc: Melissa Flynn <mflynn@smrtinc.com>
Subject: [External] Molnlycke Brunswick Landing Soils testing

Hi Gary,

Evan Walker at SW Cole gave me your contact information as we recently had Cole do some test pits for us at the Molnlycke Health Care site on Admiral Fitch Avenue in Brunswick Landing. I am hoping you can help solve a mystery. The NRCS soils report gives a soil category of "made land", which DEP has told us will not be an acceptable classification for our permitting efforts. We know the site was filled (probably repeatedly) with random soils and debris, so this classification makes sense from NRCS's perspective. Should we describe the soils as type A without a classification, or is there a standard classification we can refer to for this type of situation? I have attached the NRCS report.

Thank you,

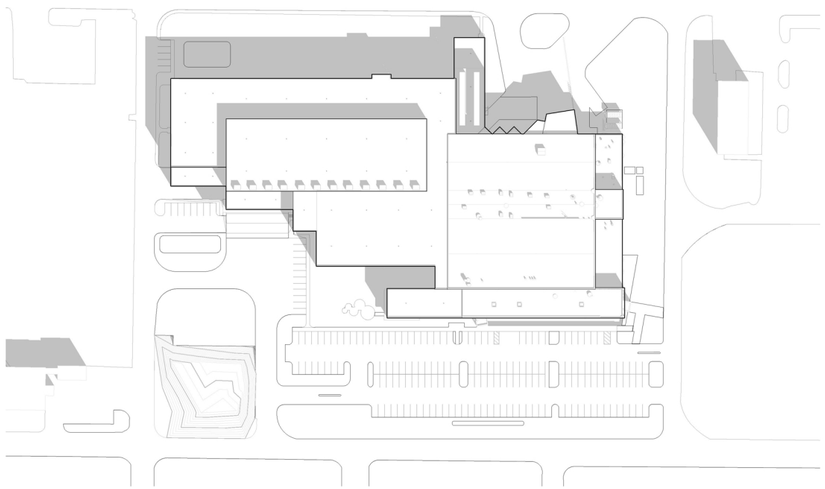
Wendy MacDaniels EI
Civil Engineer

SMRT Architects and Engineers
| d: 207.321.3894
smrtinc.com

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

ATTACHMENTS 15a and 15b

Exhibit 24a



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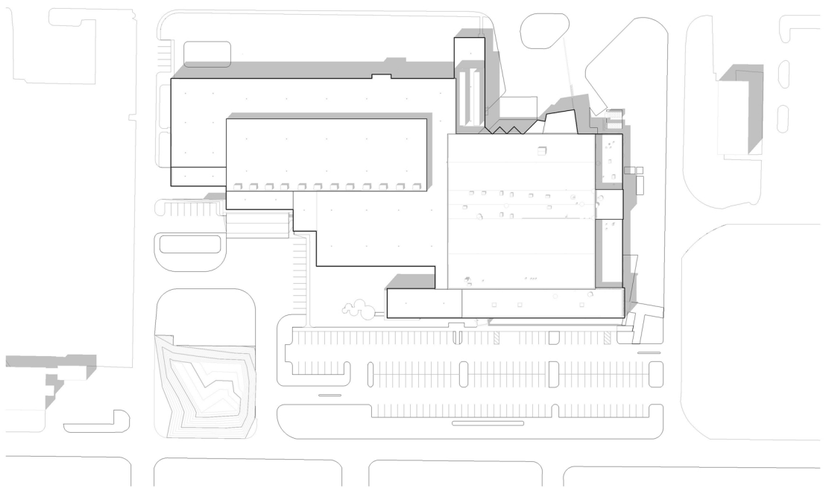
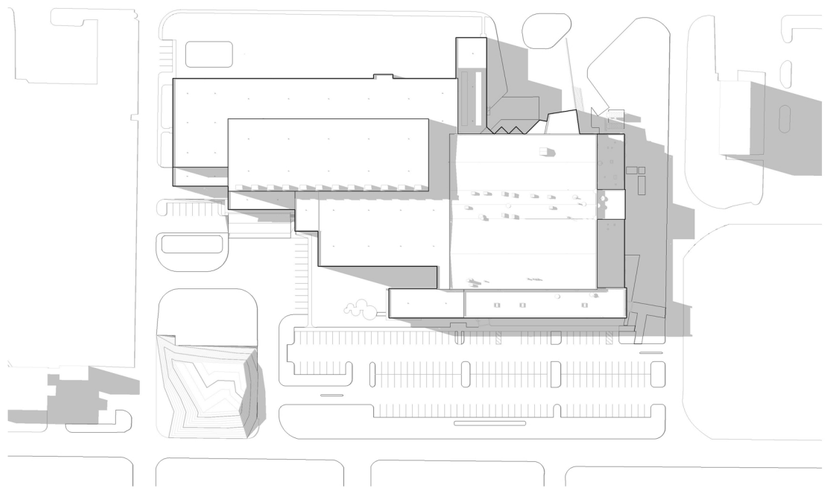


NOON

FALL EQUINOX



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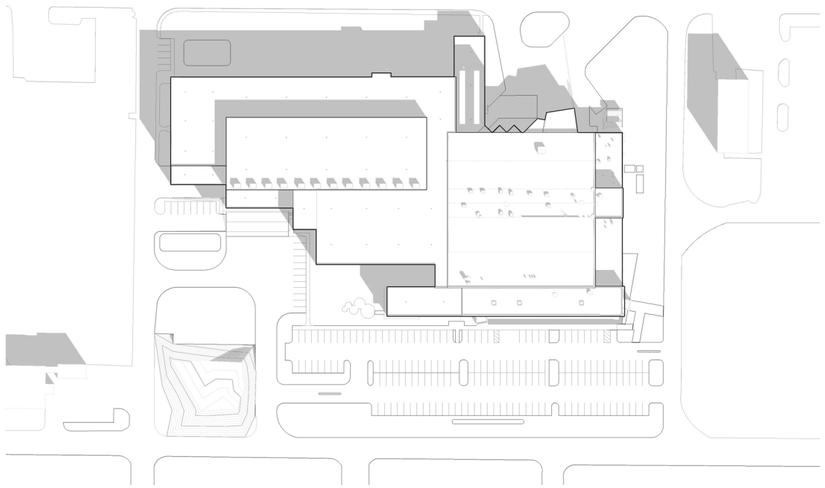

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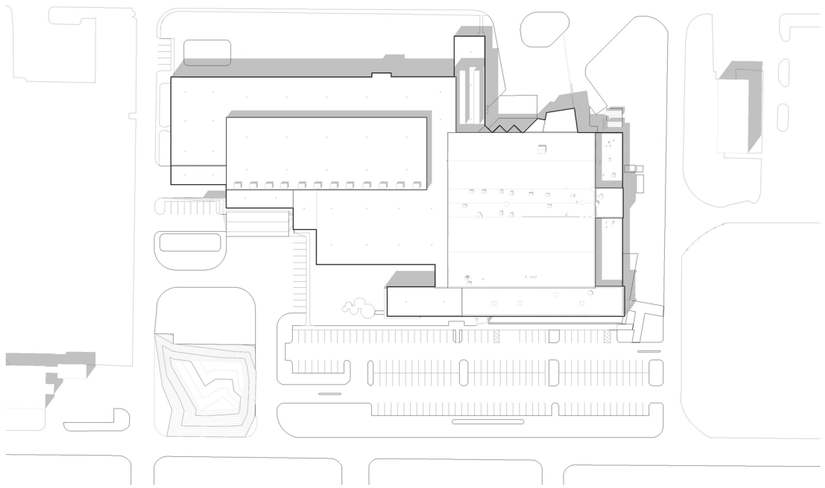
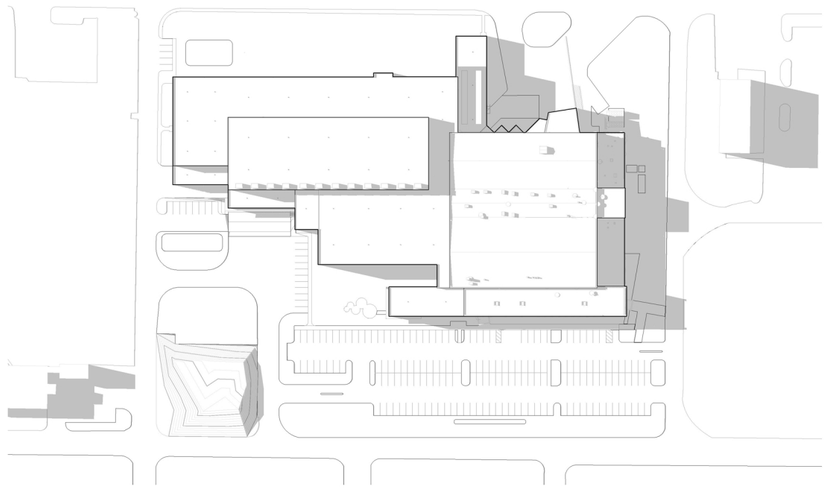


NOON

SPRING EQUINOX



4:00 PM

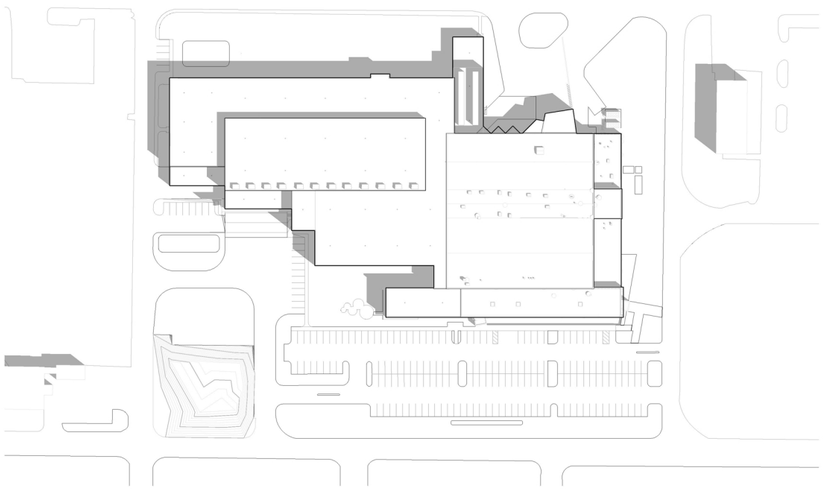
Renderings are for representation purposes only. Refer to contract documents for project requirements.

SOLAR STUDY - EQUINOXES

Molnlycke Health Care Expansion

SMRT

Exhibit 24b



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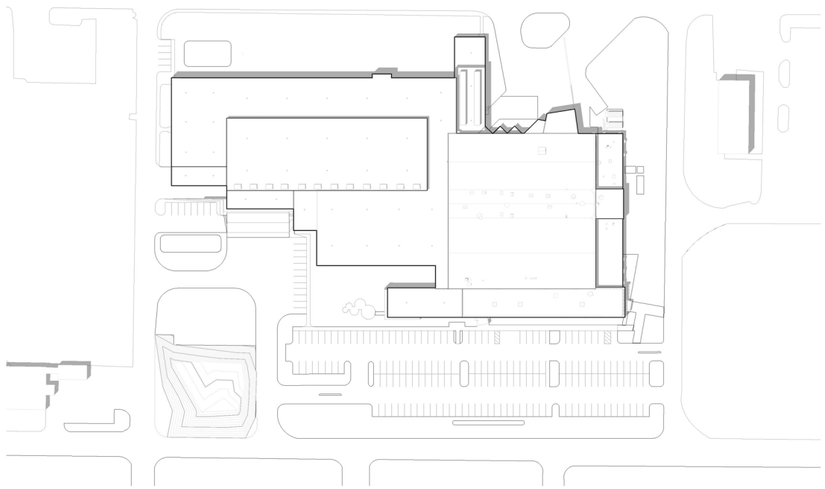
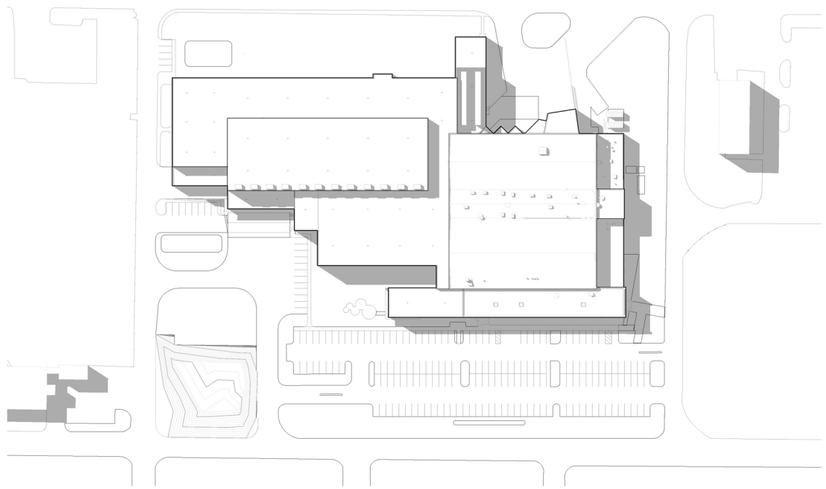


NOON

SUMMER SOLSTICE



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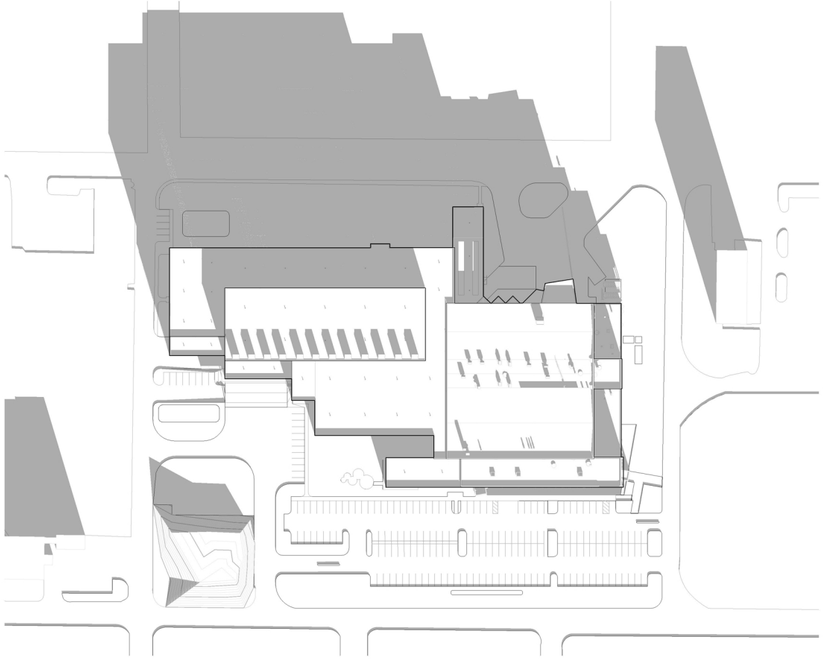

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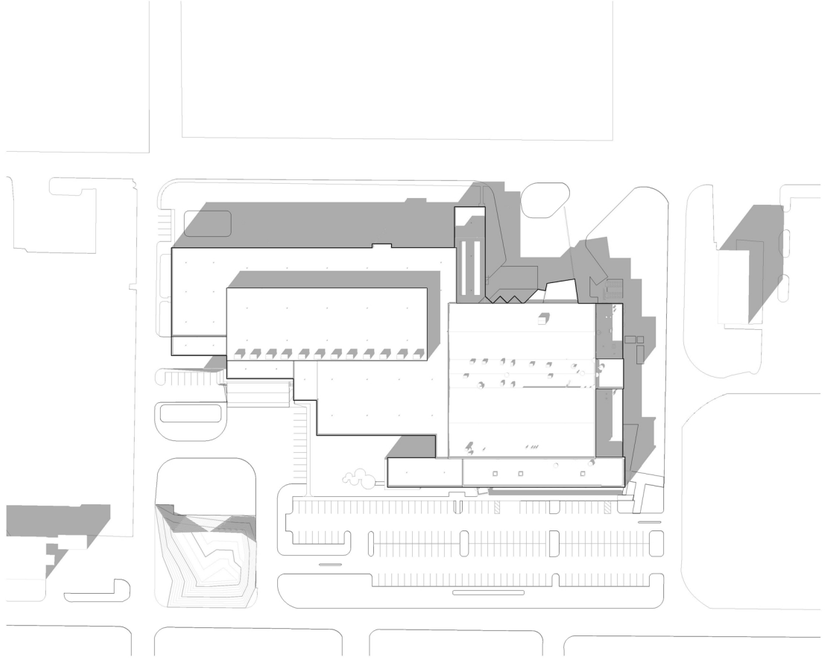
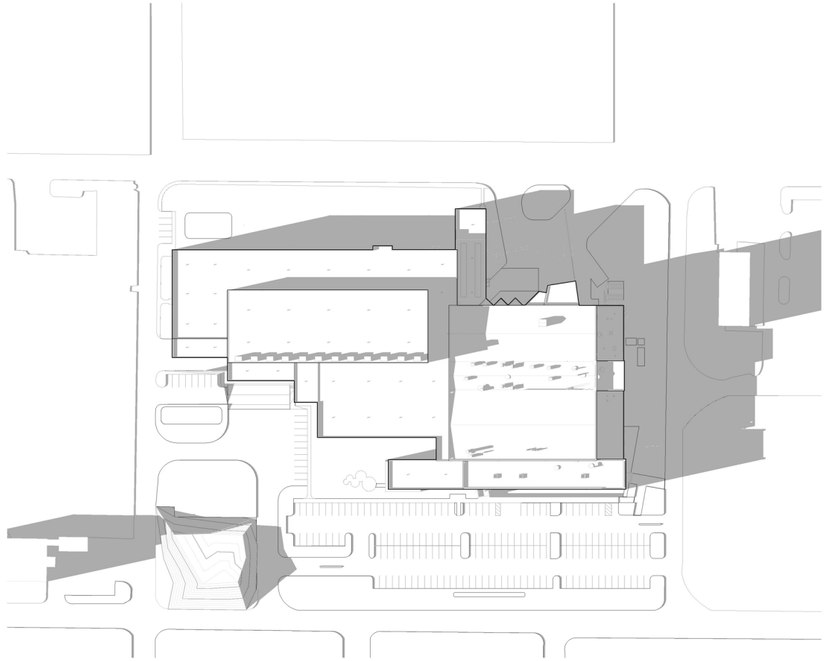


NOON

WINTER SOLSTICE



3:00 PM

Renderings are for representation purposes only. Refer to contract documents for project requirements.

SOLAR STUDY - SOLSTICES

Molnlycke Health Care Expansion

SMRT

ATTACHMENTS 16a, 16b, 16c, 17, 18, 19, 20

LEASE AGREEMENT

BY AND BETWEEN

BRUNSWICK LANDING MHC USA, LLC,

A MAINE LIMITED LIABILITY COMPANY,

AS LANDLORD

AND

MOLNLYCKE MANUFACTURING US, LLC,

A DELAWARE LIMITED LIABILITY COMPANY,

AS TENANT

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LIST OF EXHIBITS

EXHIBIT A-1 – Plan Showing Premises (Site Layout Plan)
EXHIBIT A-2 – Survey Description of Premises
EXHIBIT A-3 - Title Encumbrances
EXHBIIT A-4 -- Form of non-disturbance, attornment and recognition agreement
EXHIBIT B – Base Rent Schedule
EXHIBIT C – Base Building Work
EXHIBIT C-1 - Site Work
EXHIBIT D - Copy of Construction Contract
EXHIBIT E – Form of Confirmation of Occupancy Commencement Date

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is dated as of November 2, 2011 (the "Effective Date"), by and between **BRUNSWICK LANDING MHC USA, LLC,** a Maine limited laibility company ("Landlord") and **MOLNLYCKE MANUFACTURING US, LLC**, a Delaware limited liability company ("Tenant").

ARTICLE 1
DEFINITIONS

1.1 Building: The building located in the complex known as "Brunswick Landing" in Brunswick, Maine, containing approximately seventy-nine thousand (79,000) rentable square feet, to be located on Lot 1-A as shown on on Exhibit A-1, which Building is located on a parcel of land known as Lot 1-A (the "Land") as more particularly shown and described Exhibit A-2. The Land is leased to Landlord by Midcoast Regional Redevelopment Authority ("MRRA") under a certain Ground Lease by and between Landlord and MRRA dated November 2, 2011 (the "Ground Lease"). Landlord agrees to cause MRRA to timely perform all of its obligations under the Ground Lease, including without limitation its operations and maintenance obligations with respect to the common roads, utilities and signage for the Complex The Land is subject only to those easements, covenants, agreements, and restrictions of record listed on Exhibit A-3 attached hereto. Landlord shall deliver to Tenant an executed non-disturbance, attornment and recognition agreement in the form attached hereto as Exhibit A-4 from MRRA simultaneously with the execution of this Lease.

1.2 Premises: The Land, including sufficient rights and easements, in common with others, for vehicular and pedestrian access over direct, useful and convenient roads, utility services, signage rights, and the entire Building, containing approximately seventy-nine thousand (79,000) rentable square feet, and being the entire rentable area of the Building. The Building as it shall be initially constructed, together with the Land, is sometimes referred to as the "Initial Premises." In the event that the Premises are expanded following an election by Tenant pursuant to Article 25.1 below, upon substantial completion of construction of the Expansion Premises as defined in Article 25 below, the Premises shall be deemed to include both the Initial Premises and the Expansion Premises. Until substantial completion of the Expansion Premises, the term "Premises" shall refer solely to the Initial Premises. In the event that additional parcels become subject to this Lease as a result of Tenant's exercise of the option provided in Article 25.2 below, the Premises shall be deemed to also include the land leased pursuant to the exercise of said option. The leasehold interest of Landlord in the Land and the Premises are sometimes referred to herein as the "Property."

1.3 Tenant's Proportionate Share: Tenant shall pay all (100%) of the Real Estate Taxes, subject to Landlord's obligation in Section 5.3 below to refund 50% of all funds received from the Town of Brunswick attributable to the Lease Term pursuant to any tax increment financing arrangement.

1.4 Lease Term: Twenty (20) Years commencing on the Occupancy Commencement Date, subject to early termination by Tenant as provided below in Section 3.1(b) and to renewal as provided in Section 3.5.

1.5 Anticipated Occupancy Date: February 21, 2013.

1.6 Base Rent: Base Rent as set forth in Exhibit B hereto, payable beginning effective on the date of this Lease Agreement.

1.7 Base Rent Annual Escalation: As set forth in Exhibit B hereto.

1.8 Security Deposit: NONE

1.9 Broker(s): NONE

1.10 Tenant Address for Notices: 11 Twin Rivers Drive, Wiscasset, Maine 04578 (Attn: Mr. James W. Detert) with copy to John L. Carpenter, Bernstein, Shur, Sawyer & Nelson, 100 Middle Street, P.O. Box 9729, Portland, Maine 04104-5029, until the Occupancy Commencement Date and after the Lease Comencement Date at the address of the Premises (with copy to John L. Carpenter, Bernstein, Shur, Sawyer & Nelson, 100 Middle Street, P.O. Box 9729, Portland, Maine 04104-5029 and a copy to Shawna Traynor, Senior Company Counsel, Molnlycke Healthcare, 5550 Peachtree Parkway, Suite 500, Norcross, GA 30092).

1.11 Complex: that complex (of which the Building is a part) known as Brunswick Landing, Brunswick, Maine, and including all easements, rights and appurtenances thereto (including private streets, storm detention facilities and any other service facilities).

1.12 Guarantor(s): Molnlycke Healthcare US LLC, a Delaware limited liability company.

1.13 Landlord Address for Notices: c/o Midcoast Regional Redevelopment Authority, 5450 Fitch Avenue, Brunswick, Maine 04011.

ARTICLE 2
LEASED PREMISES

2.1 Tenant leases the Premises from Landlord upon the terms stated herein.

2.2 MRRA presently is a party to a Purchase and Sale Agreement with the United States of America, Department of the Navy, pursuant to which it expects to be conveyed the additional parcel of land shown as Lot 1-B on Exhibit A-1 and more particularly described on Exhibit A-2-A (the "Supplemental Land"). Upon any receipt of such conveyance, MRRA shall notify Tenant in writing of the conveyance of the Supplemental Land and shall add the Supplemental Land to the Ground Lease within sixty days of MRRA's receipt of the Supplemental Land unless Landlord or Tenant objects in writing to MRRA before such sixtieth day. In the event that MRRA adds the Supplemental Land to the Ground Lease, Landlord and Tenant shall promptly execute an amendment to this Lease Agreement to add the Supplemental Land to this Lease Agreement. There shall be no change to the Base Rent as a result of the addition of the Supplemental Land. After the Supplemental Land had been added to this Lease Agreement, all references herein to the Land shall include the Supplemental Land. If the Supplemental Land is added to this Lease Agreement as provided in this Section 2.2, Landlord shall demolish, or cause MRRA to demolish, the presently existing building (commonly known as Building 41) located on the Supplemental Land. Landlord shall object only if notified to do so by Landlord's lender(s) after completion of due diligence investigations.

ARTICLE 3
TERM

3.1 (a) The terms and conditions of this Lease shall be effective from the Effective Date. The Lease Term shall commence on the Occupancy Commencement Date specified in Section 3.2 hereinbelow. If the Occupancy Commencement Date is not the first day of a month, then the Lease Term shall be the period set forth in Section 1.4 hereinabove plus the partial month in which the Occupancy Commencement Date occurs. The Lease Term shall also include any properly exercised renewal or extension of the term of this Lease.

(b) Tenant shall have the right to terminate this Lease at any time after expiration of the seven-year New Markets Tax Credit holding period regarding the Initial Premises (expected to occur in December, 2018) by payment to Landlord of all amounts owed by Landlord to CCM Community Development XXII, LLC, its successors or assigns for the construction loans in the combined principal amount of $14,200,000 (the "Construction Loans"), including without limitation all principal, accrued interest, prepayment premiums, and other fees and costs due under the Construction Loan. In the event that the construction of Expansion Premises has commenced or been completed, Tenant's right to terminate shall also be subject to payment by Tenant of all financing, contractual obligations and other costs and expenses actually incurred by Landlord in connection with such Expansion Premises.

3.2 (a) The Occupancy Commencement Date shall be the date on or after the Anticipated Occupancy Date that Landlord delivers possession of the Premises to Tenant following substantial completion of the Base Building Work as described in Exhibit C attached hereto, which Base Building Work shall include the site work as depicted and described on Exhibit C-1 to be attached hereto. Landlord shall construct the Base Building Work pursuant to the Contract Agreement attached hereto as Exhibit D (the "Construction Contract") in a good and workmanlike manner, using good quality materials and in compliance with all applicable municipal, state, and federal laws, regulations, codes, ordinances, and rules and in compliance with any private covenants and restrictions applicable to the Premises. "Substantial completion" shall mean the earlier to occur of (A) the date on which Tenant takes possession of the Premises for beneficial use (i.e., except for purposes of installing trade fixtures), or (B) the later to occur of (i) the date on which Harriman Associates, the architect responsible for administration of the construction of the Base Building Work (the "Project Architect") determines, in its reasonable discretion, that Landlord has fully and finally completed construction of the Base Building Work, but for minor, so-called punch list items which can reasonably be expected to be completed within thirty (30) days of the date of delivery of the Premises to Tenant and which do not materially and adversely affect the operation of Tenant's business on the Premises, and (ii) Landlord has received (and delivered to Tenant) all governmental inspections necessary in connection with the Base Building Work and a certificate of occupancy. Tenant's remedies for any breach or other violation of Landlord's obligations pursuant to this section 3.2(a) shall be limited as provided below in Articles 8 and 15.

(b) If the Occupancy Commencement Date does not occur on the Anticipated Occupancy Date, then, after the Occupancy Commencement Date is ascertained, Landlord shall provide Tenant with a certificate (in the form of Exhibit E attached hereto) confirming such date, and the date of expiration of the initial Lease Term.

(c) If the Occupancy Commencement Date does not occur on the Anticipated Occupancy Date, and Landlord recovers liquidated or other damages under the Construction Contract for delays in the substantial completion of the Base Building Work (a "Delay"), any damages recovered shall be allocated

between Landlord and Tenant as follows: (1) first, to Landlord to reimburse Landlord for the reasonable, actual and verifiable expenses incurred by Landlord to pursue such recovery, including without limitation reasonable attorneys' fees, and actual and verifiable expenses incurred by Landlord directly attributable to the Delay, including without limitation real estate taxes, debt service payments, and utility costs that otherwise would not have been paid by Landlord if not for a Delay, (2), next, to the actual and verifiable expenses incurred by Tenant directly attributable to the Delay, including without limitation storage of furnishings, fixtures and equipment ("FFE") intended to be installed in the Building, penalties paid for delaying delivery of FFE, and wages and other expenses of employees hired to work in the Building but unable to do so because of the Delay, and (3) any remaining such liquidated or other damages so recovered after allocation to (1) and (2) above shall be shared evenly between Landlord and Tenant. Landlord agrees to use commercially reasonable efforts to recover any liquidated or other damages due for a Delay to Landlord under the Construction Contract or otherwise.

3.3 It is presently anticipated that the Premises will be delivered to Tenant on or about the Anticipated Occupancy Date. Such date is subject to Force Majeure Delays. Landlord shall use commercially reasonable efforts to keep Tenant informed of the progress of construction, and any change in the Anticipated Occupancy Date. The Anticicipated Occupancy Date shall be extended by any period of delay in construction of the Base Building Work attributable to "Force Majeure Delay" as hereinafter defined. As used in this Lease, the term "Force Majeure Delay" shall mean any delay in construction of the Base Building Work resulting directly or proximately from any of the following reasons to the extent beyond the reasonable control of Landlord: earthquake; explosion; flood; hurricane; fire or other casualty, the elements; acts of God or public enemy; actions or restrictions of governmental authorities other than MRRA; governmental regulation of the sale of materials or supplies or the transportation thereof; war; invasion; insurrection; rebellion; riots; strikes or lockouts; inability to obtain necessary materials, goods, equipment, services, utilities or labor at commercially reasonable rates and upon commercially reasonable terms; or any other cause whether similar or dissimilar to the foregoing which is beyond the reasonable control of Landlord, including without limitation a delay in the completion of the Base Building Work by the contractor under the Construction Contract due to causes beyond the reasonable control of Landlord.

3.4 Lease Year shall mean a period of twelve (12) consecutive months commencing on the Occupancy Commencement Date as defined in Section 3.2(a) above, and each successive twelve (12) month period thereafter; provided, however, that if the Occupancy Commencement Date is not the first day of a month, then the second Lease Year shall commence on the first day of the month after the first anniversary of the Occupancy Commencement Date occurs.

3.5 Renewal Period. (a) Landlord hereby grants to Tenant the right, exercisable at Tenant's option only if the Tenant is not in default beyond applicable grace or cure periods at the time of exercise, to renew the term of this Lease, for two (2) additional consecutive five (5) year terms (each a "Renewal Term" and collectively the "Renewal Terms"). If an option to renew the then current term is exercised, then each Renewal Term shall commence immediately following the end of the then-current term. Tenant's right of renewal granted hereby (i) may be exercised by Tenant solely as to the entirety of the Premises, and not as to any portion thereof, and (ii) may be exercised by Tenant and any permitted assignee or transferee.

(b) The Base Rent for each Renewal Term shall be as set forth in Exhibit B hereto.

(c) Notice Required. Tenant shall give Landlord written notice of its intent to exercise its option to renew the term of the Lease. Such notice shall be given no more than three hundred and sixty (360) and no less than one hundred eighty (180) days prior to the end of the then-current term. Notwithstanding that Tenant shall have failed to have given written notice to Landlord in accordance with this subsection, Tenant's right to renew the term of this Lease shall nevertheless continue until fifteen (15) days after Landlord shall have given Tenant written notice of its failure to so renew.

(d) Landlord agrees to exercise all extensions of the term of the Ground Lease necessary to provide Tenant with term renewal rights, to the extent such righs are exercised, as provided in this Article 3.

ARTICLE 4
BASE RENT

4.1 Tenant shall pay to Landlord as annual base rent for the Premises, the Base Rent as set forth in Exhibit B hereto. Tenant's obligation to pay the Base Rent shall commence on the Effective Date. Following the Occupancy Commencement Date, with respect to each Lease Year, Landlord shall use its best efforts to divide the Base Rent with respect to such Lease Year into twelve (12) equal monthly installments, shall advise Tenant of the amounts thereof and each such monthly installment shall be due and payable in advance on the first day of each month during each Lease Year. If the Occupancy Commencement Date is not the first day of a month, then the Base Rent from the Occupancy Commencement Date until the first day of the following month shall be prorated on a per diem basis at the rate of one-thirtieth (1/30th) of the monthly installment of the Base Rent payable during the first Lease Year, and Tenant shall pay such prorated installment in advance on the Occupancy Commencement Date. Landlord shall, no less frequently than annually after the Occupancy Commencement Date, provide Tenant with a computation showing the determination of the actual Base Rent for the preceding year, and (1) if the amount so determined exceeds the Base Rent previously paid by Tenant, then Tenant shall pay any difference to Landlord within thirty (30) days and (2) if the amount so determined is less than the Base Rent previously paid by Tenant, then Tenant shall pay be entitled to a credit against the next due installment of Base Rent or a prompt refund of such excess amount if the Lease is by Tenant terminated pursuant to the express provisions of this Lease or the Lease Term has expired.

4.2 Commencing on the first (1st) day of the seventh (7th) Lease Year and on the first (1st) day of every Lease Year thereafter during the Lease Term, the Base Rent in effect shall be adjusted as provided in Exhibit B hereto.

4.3 All sums payable by Tenant shall be paid to Landlord absoutely and unconditionally and without any offset, abatement, deductions or setoff whatsoever and without previous demand therefor, in legal tender of the United States, at the address to which notices to Landlord are to be given or to such other party or such other address as Landlord may designate in writing. Landlord's acceptance of rent after it shall have become due and payable shall not excuse a delay upon subsequent occasions nor constitute a waiver of rights, notwithstanding any endorsement or restriction that Tenant may include with such payment. Tenant's obligation to pay Base Rent and additional rent under this Lease are independent of Landlord's obligations hereunder, and no breach or default by Landlord of any provision hereof shall excuse Tenant from its obligation to pay Base Rent and additional rent. Tenant shall not have any right to terminate this Lease except as expressly provided herein.

ARTICLE 5
REAL ESTATE TAXES

5.1 (a) Tenant shall pay, as additional rent to Landlord, all of the Real Estate Taxes (as defined in Section 5.2(b) hereinbelow) for each calendar year falling entirely or partly within the Lease Term. Landlord shall pay the taxing authority all Real Estate Taxes on or before the date on which such taxes are due.

(b) "Real Estate Taxes" shall mean (1) all real estate taxes, including general and special assessments, ordinary and extraordinary, foreseen and unforeseen, which are imposed or levied upon Landlord or assessed against the Building and/or the Land by the Town of Brunswick, (2) any other present or future taxes or governmental charges that are imposed upon Landlord or assessed against the Building or the Land which are in the nature of or in substitution for real estate taxes, including any tax levied on or measured by the rents payable by Tenant, and (3) all expenses (including attorneys' fees) incurred in seeking a reduction of any real estate taxes through reassessment or abatement. Landlord shall elect to pay any special assessment by installments if such option is offered by the Town of Brunswick, and in such event Real Estate Taxes shall include such installments and interest paid on the unpaid balance of the assessment. Real Estate Taxes shall not include income taxes, transfer, estate or inheritance taxes.

Landlord shall provide to Tenant a semi-annual statement setting forth the amount of the Real Estate Taxes incurred for the half of the tax year for which a tax bill was received (or portion thereof attributable to the Lease Term). Tenant shall pay to Landlord all of such amount within thirty (30) days after receipt of such statement.

5.2 If the Lease Term commences or expires on a day other than the first day or the last day of a calendar year, respectively, then Tenant's liabilities pursuant to this Article 5 for such year shall be adjusted proportionately.

5.3 While this Lease is in effect, MRRA shall pay in immediately-available funds to Tenant, within thirty (30) days of receipt from the Town of Brunswick, Fifty Percent (50%) of the value of all funds or credits received by MRRA attributable to the Premises pursuant to any tax increment financing arrangement during the Lease Term.

ARTICLE 6
USE OF PREMISES

6.1 Tenant shall use the Premises solely for manufacturing, research and development/laboratory and warehouse uses and office uses ancillary thereto. Tenant shall not use the Premises for any other use or purpose. Tenant shall not use the Premises for any unlawful purpose or in any manner that will constitute waste, nuisance or unreasonable annoyance to Landlord or the occupants of any nearby building in the Complex, nor in any manner that would cause the Premises to be deemed a "place of public accommodation" under the Americans With Disabilities Act, as the same may be amended. Landlord represents and warrants to Tenant that Tenant's proposed use of the Premises complies with all the presently applicable zoning and other public or private land-use restrictions and requirements for the Complex. Tenant shall comply at its expense with all present and future laws, ordinances, regulations, and orders (including, without limitation, any regulation requiring the sorting or separation of refuse and trash) except those imposed by MRRA that are in

derogation of Tenant's rights under this Lease, and all existing private covenants, easements, conditions and restrictions listed on Exhibit A-3, concerning the use, occupancy and condition of the Premises and all machinery, equipment, furnishings and activities to be conducted therein ("Applicable Laws"), except to the extent that Landlord's construction of the Base Building Work resulted in a violation of Applicable Laws. If any such law, ordinance, regulation or order requires a use permit for the Premises, then Tenant shall obtain and keep current such permit at Tenant's expense and promptly deliver a copy thereof to Landlord.

The following activities shall not be conducted on the Premises: (1) the rental to others of residential rental property (as defined in Section 168(e)(2)(A) of the Internal Revenue Code (the "Tax Code"); (2) the operation of any private or commercial golf course, country club, massage parlor, hot tub facility, or suntan facility, any race track or other facility used for gambling, any store the principal business of which is the sale of alcoholic beverages for consumption off premises, or any check cashing store; (3) the development or holding of intangibles for sale or license; (4) farming (within the meaning of Section 2032A(e)(5)(A) or (B) of the Tax Code); (5) the operation of any a bank, credit union or other financial institution; (6) any type of sexually oriented business, adult entertainment or adult bookstore; including but not limited to any facility selling or displaying adult or pornographic books, literature, videotapes or materials in any medium, or any facility providing adult entertainment or other adult services (for purposes of this limitation, materials or activities shall be considered "adult" or "pornographic" if the same are not available for sale or rental to children under 18 years old because they explicitly deal with or depict human sexuality); (7) escort services, dating services, or similar matchmaking or companion services; (8) without limitation of (2) above, bingo or similar games of chance, including, without limitation, the sale of lottery tickets; (9) the sale of any firearms, ammunition or weapons, or a shooting gallery of any type; (10) the sale of fireworks, except as an incidental part of another primary business; (11) pay day lending activities, pay day advances, pay check advances, or any similar type of lending activity; (12) pawn shops, pawn brokers, car title Lender (which, for purposes of this limitation, will not include auto loans made by a state or federally chartered bank or thrift), or any similar type of lending activity; (13) check cashing services, except as an incidental part of another primary business or incident to the banking activities of a state or federally chartered bank or thrift; (14) debt collection activities, debt consolidation services, credit repair or credit restoration activities, except as such activities are incidental to banking activities conducted by a state or Federally chartered bank or thrift; (15) bail bond services of any kind, or any activities of a bail bond agent; (16) the sale, distribution, marketing, or production of medical marijuana, medical cannabis or any constituent cannabinoids such as THC, as well as any substance considered to be synthetic cannabinoids (this limitation applies broadly, regardless of whether the activity is conducted by collectives, collective caregivers, co-ops, growers, or any other entity or organization.); (17) the sale, distribution, or manufacture of any type of drug paraphernalia; (18) tattoo parlors or any establishment that performs tattooing; (19) a bar, restaurant or other establishment, the principal business of which is the sale of alcohol for consumption on-premises (for purposes of this limitation, an establishment shall be considered to have the sale of alcohol for consumption on-premises as a principal business if (i) alcohol sales amount to fifty percent (50%) or more of the establishment's gross receipts in any month, (ii) there is no independent, full-service kitchen to service in-restaurant dining, (iii) there are no waiters and table service for dining, (iv) minors are prohibited from entry during all or at specified times of the day in accordance with applicable local laws, or (v) more than 30% of the square footage of the premises is devoted principally to the sale and consumption of alcohol on-premises); (20) businesses based predominantly on inbound or outbound telemarketing activities, except as such calls are an incidental part of another primary business; and (21) multi-level marketing activities, the sale of multi-level business opportunities or network marketing activities.

6.2 Tenant shall pay before delinquency any business, rent or other tax or fee that is now or hereafter assessed or imposed upon Tenant's use of the Premises, the conduct of Tenant's business in the Premises or Tenant's equipment, fixtures, furnishings, inventory or personal property by the Town of Brunswick or the State of Maine. If any such tax or fee is enacted or altered so that such tax or fee is imposed upon Landlord so that Landlord is responsible for collection or payment thereof, then Tenant shall pay the amount of such tax or fee within thirty (30) days after Landlord's demand therefor.

6.3 Tenant shall not (either with or without negligence) generate, use, store, or cause or permit the escape, disposal or release of any Hazardous Materials in or about the Building or the Land or the Complex, except that Tenant may bring such materials or substances into the Premises to use and store in the ordinary course of Tenant's business and in full compliance with Applicable Laws. Notwithstanding any provison in this Lease to the contrary, Landlord understands and agrees that Tenant shall have the right to install various sterilization processes in the Initial Premises or Expansion Premises permitted by Applicable Laws including, but not limited to, Etheylene Oxide sterilization processes, provided that Tenant's use, storage, and disposal of Hazardous Materials in connection with such processes, and in all other respects, complies with Applicable Laws. "Hazardous Materials" shall mean (a) "hazardous wastes," as defined by the Resource Conservation and Recovery Act of 1976, as amended from time to time, (b) "hazardous substances," as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended from time to time, (c) "toxic substances," as defined by the Toxic Substances Control Act, as amended from time to time, (d) "hazardous materials," as defined by the Hazardous Materials Transportation Act, as amended from time to time, (e) any substance, material or other item designated as hazardous or toxic under any applicable state or local laws and the regulations adopted thereunder and under the aforesaid acts, as amended from time to time, (f) oil or other petroleum products, (g) any highly combustible substance, (h) any biologically or chemically active substance and (i) the emission of any electromagnetic or microwave radiation at levels above those recommended by governmental authorities. Tenant shall indemnify Landlord in the manner elsewhere provided in this Lease from any release of Hazardous Materials in the Premises after the Occupancy Commencement Date or otherwise caused by Tenant or persons acting under Tenant. Landlord shall indemnify Tenant in the manner elsewhere provided in this Lease from any release of Hazardous Materials in the Premises prior to the Occupancy Commencement Date. The within covenants shall survive the expiration or earlier termination of the Lease Term.

ARTICLE 7
ASSIGNMENT AND SUBLETTING

7.1 Tenant shall not assign this Lease or any of Tenant's rights or obligations hereunder, sublet or permit anyone to occupy the Premises or any part thereof, or mortgage this lease, without the prior written consent of the holder of any Mortgage (as defined in Section 21.1) to the extent, if any, such consent is required by any mortgage encumbering the Premises. Tenant shall not assign this Lease or any of Tenant's rights or obligations hereunder, sublet or permit anyone to occupy the Premises or any part thereof, or mortgage this lease, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed; provided, however, that Tenant may assign this Lease without Landlord's consent to any parent, subsidiary or affiliate of Tenant. The initial Tenant and any guarantor of the obligations of the intital Tenant shall remain fully liable as a primary obligor for the payment of all rent and other charges hereunder and for the performance of all its other obligations hereunder notwithstanding such assignment or subletting. Any assignment, subletting or occupancy, Landlord's collection or acceptance of rent from any assignee, subtenant or occupant, shall not be construed as a waiver or release of Tenant or such guarantor from

liability hereunder (it being understood that Tenant shall at all times remain primarily liable as a principal and not as a guarantor or a surety). All restrictions and obligations imposed pursuant to this Lease on Tenant or the use and occupancy of the Premises shall be deemed to extend to any subtenant, assignee or occupant of Tenant, and Tenant shall cause such persons to comply with all such restrictions and obligations.

7.2 (a) Notwithstanding anything in this Lease to the contrary, Tenant shall have the right, at any time and from time to time during the term of this Lease, to mortgage or otherwise encumber Tenant's leasehold interest in the Premises or any part or parts thereof, including any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining thereto, and to assign this Lease as collateral security for such mortgage and to renew, modify, consolidate, replace, extend or refinance any one or more of such mortgages.

(b) If Tenant shall mortgage this leasehold in accordance with the foregoing provisions, Landlord agrees that so long as any such leasehold mortgage shall remain unsatisfied of record, and written notice of such leasehold mortgage shall have been given to Landlord together with the notice address of any mortgagee thereunder, the following provisions shall apply:

(1) There shall be no termination, cancellation, surrender, acceptance of surrender or modification of this Lease without the prior written consent of each holder of a leasehold mortgage, provided, however, that without the prior written consent of any holder of a leasehold mortgage this Lease may be terminated for (i) default only upon compliance with all of the terms of this Lease, including, without limitation, this Section 7.2, (ii) by Tenant's exercise of its right of early termination pursuant to section 3.1(b), or (iii) as a result of Tenant's exercise of Tenant's purchase option rights under Article 24.

(2) Landlord shall send each holder of a leasehold mortgage of record in the Cumberland County Registry of Deeds copies of all notices of default or termination or both given by Landlord to Tenant in accordance with any term or provision of this Lease or otherwise. If pursuant to any provision of this Lease or otherwise this Lease may be terminated without notice to Tenant, no such termination shall be effective unless Landlord shall have given each holder of a leasehold mortgage written notice thereof at least 30 days prior to the effective date of such termination. In the event of any failure by Tenant to perform, fulfill or observe any agreement by Tenant herein or any breach by Tenant of any representation or warranty by Tenant, any such holder of a leasehold mortgage may at its election cure such failure or breach for and on behalf of Tenant, and in such event Landlord shall accept such performance, fulfillment or observance by such holder of a leasehold mortgage as if the same had been done by Tenant.

(3) For the purposes of this Section 7.2, no failure or default on the part of Tenant in the performance of work to be performed, acts to be done or conditions to be remedied shall be deemed to exist if steps shall in good faith have been commenced to rectify the same and shall be prosecuted to completion with diligence and continuity. The preceding sentence shall not apply to an obligation of Tenant to pay a sum of money.

(4) Anything herein contained notwithstanding, while such leasehold mortgage remains unsatisfied of record, if any event or events (including, without limitation, any default) shall occur which shall entitle Landlord to terminate this Lease other than those events described in Section 7.2(b)(1)(ii) or (iii), and if before the expiration of 30 days after the date of service of such notice of termination or notice of default, any holder of a leasehold mortgage shall have paid to Landlord all rent and additional rent herein provided for and then in default and shall have complied or shall engage in the work of complying with all of

the other requirements of this Lease, if any are then in default, then and in any such event Landlord shall not be entitled to terminate this Lease and any notice of termination or default theretofore given shall be void and of no effect.

(5) If any matter giving rise to termination of this Lease or any default by Tenant is, in either case, reasonably incapable of cure (such as Tenant's bankruptcy or insolvency), the holder of a leasehold mortgage shall not be required to cure such default or matter in order to avoid termination of this Lease, and termination of this Lease shall be postponed, so long as Landlord continues to receive payment of all rent and other sums due Landlord, while any holder of a leasehold mortgage shall prosecute foreclosure proceedings (or actions to remove a stay thereof) or take other action to acquire Tenant's interest under this Lease. If such holder shall foreclose or otherwise acquire Tenant's interest in this Lease, this Lease shall not terminate but shall continue in full force and effect so long as such holder shall pay all rent and other sums due to Landlord.

(6) If any default by Tenant cannot be remedied unless the holder of a leasehold mortgage shall have possession of the premises or shall have foreclosed such leasehold mortgage, then termination of this Lease shall be postponed, so long as Landlord continues to receive payment of all rent and other sums due Landlord, while any holder of a leasehold mortgage shall prosecute foreclosure proceedings (or actions to remove a stay thereof) or take other action to acquire Tenant's interest under this Lease and thereafter while such holder shall prosecute the cure of such default with reasonable diligence. If such holder shall foreclose or otherwise acquire Tenant's interest under this Lease and shall complete such cure, this Lease shall not terminate but shall continue in full force and effect. Landlord agrees to recognize any purchaser or assignee of a leasehold mortgagee whose succession to the rights of Tenant hereunder is acquired through foreclosure or otherwise.

(7) If Landlord shall elect to terminate this Lease by reason of any failure or default of Tenant, each holder of a leasehold mortgage shall not only have and be subrogated to any and all rights of Tenant with respect to curing such defaults, but shall also have the right to postpone and extend the specified date for the termination of this Lease for a period of four (4) months, provided such holder of a leasehold mortgage shall cure any then existing money failures or defaults and meanwhile pay the rent and additional charges and comply with and perform all of the other terms, conditions and provisions of this lease on Tenant's part to be complied with and performed which it can cure without taking possession or foreclosing and which are otherwise reasonably capable of cure, and such holder of a leasehold mortgage shall forthwith take steps to acquire Tenant's interest in this Lease by foreclosure or otherwise. If at the end of such four (4) month period such holder shall be actively engaged in steps to acquire Tenant's interest herein, such postponement and extension of the date for termination shall be extended for such period as shall be necessary to complete such steps subject to the terms and conditions described above. If such holder of a leasehold mortgage so acquires Tenant's interest herein and cures all defaults which are reasonably capable of cure under the subparagraph hereof applicable thereto, this Lease shall not terminate but shall continue in full force and effect.

(8) Landlord will from time to time upon not less than ten (10) business days' prior written request by any holder of a leasehold mortgage deliver to such holder of a leasehold mortgage a written statement certifying whether or not this Lease is in full force and effect and stating (a) the last day to which the rent and other charges have been paid, (b) whether or not this Lease has been amended, (c) whether or not Tenant is in default hereunder or has any indebtedness to Landlord for the payment of money, and (d) if so, each such default or indebtedness.

(9) Landlord agrees that in the event of termination of this Lease by reason of any default by Tenant, other than for non-payment of the rent or additional charges and other payments herein provided for, Landlord will enter into a new Lease for the premises with the holder of the then first mortgage of record in the Cumberland County Registry of Deeds on this Lease or with its nominee or designee, for the remainder of the term, effective as of the date of such termination, at the rent and additional rent and upon the terms and provisions as herein contained and subject only to the same conditions of title as this Lease was subject on the Effective Date, and to the rights, if any, of any parties then in possession of the premises or any portion thereof, provided:

(i) Such holder shall request by written notice to Landlord such new Lease within thirty (30) days after the date of such termination.

(ii) Such holder shall pay to Landlord at the time of execution and delivery of such new Lease all sums as to which such mortgagee which would at the time of execution and delivery thereof be due under this Lease had it not terminated. In addition, such mortgagee shall pay any expenses, including reasonable attorneys' fees, to which Landlord shall have been subjected by reason of such default.

(iii) Landlord shall not warrant possession of the premises to the tenant under the new Lease.

(iv) Such new Lease shall be expressly made subject to the rights, if any, of Tenant under the terminated Lease.

(v) Tenant under such new Lease shall have the same right, title and interest in and to the premises as Tenant had under this Lease.

(vi) Such holder shall not be obligated to perform any obligations of Tenant hereunder until such holder actually acquires possession of the premises.

(10) Any Leasehold Mortgagee may become the legal owner and holder of this Lease by foreclosure of its leasehold mortgage or as a result of the assignment of this Lease in lieu of foreclosure.

(11) Nothing herein contained shall require any holder of a leasehold mortgage or its nominee or designee to cure any default of Tenant arising out of its bankruptcy, insolvency, reorganization or other proceeding under the bankruptcy or insolvency laws of the United States or the Commonwealth of Massachusetts or otherwise.

(12) Landlord agrees not to interfere with the exercise by any leasehold mortgagee of its rights under this Lease.

(13) Any foreclosure of a leasehold or conveyance in lieu thereof or any reassignment of this Lease by lender, may be made without Landlord's consent.

ARTICLE 8
MAINTENANCE AND REPAIRS

8.1 Tenant shall, at Tenant's sole cost and expense, keep and maintain the Premises and all fixtures and equipment located therein in clean, safe and sanitary condition and in compliance with all Applicable Laws, shall take good care thereof, shall suffer no waste or injury thereto, and at the expiration or earlier termination of the Lease Term, shall surrender the Premises in the same order and condition in which they were on the Occupancy Commencement Date (damage by fire or other casualty and ordinary wear and tear consistent with the permitted use hereunder excepted). All injury, breakage and damage to the Premises and to any other part of the Building or the Land shall be repaired or replaced (as applicable) by and at Tenant's expense, subject to Article 17 hereof and except for any injury or damage resulting from the acts or omissions of Landlord or its employees, agents or contractors.

8.2 Tenant shall, at Tenant's sole cost and expense, be responsible for usual and customary cleaning, repairing and maintaining of the parking areas and landscaping and the prompt removal of ice and snow from the parking areas, and for all routine cleaning and janitorial services for the Building and Premises. Tenant shall be responsible for all routine maintenance, repair and replacement of HVAC and electrical and utility systems serving the Building,.

8.3 Landlord shall have the right, but not the obligation, to perform, at Tenant's sole cost and expense, any maintenance, repair(s), or replacement(s) to the Building and Premises required to be performed by Tenant pursuant to this lease but not performed by Tenant following notice and the expiration of any applicable grace or cure periods (provided notice shall not be required in the event of an emergency). Tenant shall reimburse Landlord for all actual costs incurred by Landlord in performing such maintenance, repair(s) or replacement(s) within thirty (30) days of demand by Landlord.

8.4 Upon the written request of Tenant, Landlord promptly shall assign to Tenant all warranty and contractual rights with respects to construction defects or incomplete work under the Construction Contract in order that Tenant may enforce the same. In the event that any such warranties or contractual rights are not assignable, Landlord shall enforce the same on behalf of and for the account of Tenant, at Tenant's sole cost and expense. In any event, Landlord's sole obligation with respect to construction defects shall be to make available to Tenant any warranty or contractual rights that are available to Landlord or to allocate liquidated damages received as provided in this Lease, and Landlord shall have no other liability to Tenant as a result of construction defects, incomplete work or similar causes.

ARTICLE 9
ALTERATIONS

9.1 Tenant shall not make or permit anyone to make any Alteration (as defined below) in or to the Premises or the Building without Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. Landlord's consent to a proposed Alteration shall be deemed granted in the event that Landlord fails to respond within ten (10) business days of Tenant's written request for consent. Any Alteration which Landlord permits Tenant to make shall be made: (a) in a good, workmanlike, first-class and prompt manner; (b) using new materials only; (c) by a licensed, bondable contractor, reasonably satisfactory to

Landlord, and in accordance with plans and specifications approved in writing by Landlord, such approval not to be unreasonably withheld, conditioned or delayed; (d) in accordance with legal requirements (including, without limitation, the obtaining of all necessary permits and licenses) and requirements of any insurance company insuring the Building; (e) after obtaining any required consent of the holder(s) of the Mortgage; (f) after obtaining a workmen's compensation insurance policy required by law; (g) after delivering to Landlord certificates of insurance, in form and substance satisfactory to Landlord in its reasonable discretion, evidencing that any contractor retained to perform any Alteration has obtained insurance coverages as reasonably required by Landlord. If any lien (or a petition to establish a lien) is filed in connection with any Alteration, then such lien (or petition) shall be discharged by Tenant at Tenant's expense within thirty (30) days thereafter by the payment thereof or filing of a bond reasonably acceptable to Landlord. Landlord's consent to the making of an Alteration shall be deemed not to constitute Landlord's consent to subject its interest in the Premises or the Building or the Land to liens which may be filed in connection therewith. If any Alteration is made without Landlord's prior written consent, then Landlord shall have the right, in addition to exercising all other available remedies, at Tenant's expense, to remove and correct such Alteration and restore the Premises and the Building to their condition immediately prior thereto or to require Tenant to do the same. Unless Landlord elects otherwise pursuant to this Section 9.1, all Alterations to the Premises or the Building made by either party shall immediately become Landlord's property (provided, however, that during the Lease Term, Tenant shall retain an insurable interest in such Alterations and shall be entitled to take depreciation of such Alterations) and shall remain upon and be surrendered with the Premises at the expiration or earlier termination of the Lease Term; provided, however, Tenant shall remove, prior to the expiration or earlier termination of the Lease Term, all movable furniture, furnishings and trade fixtures installed in the Premises by or on behalf of Tenant. Notwithstanding anything in the foregoing to the contrary in this Section 9.1, Tenant shall also be required to remove all Alterations to the Premises or the Building and all non-trade fixtures and equipment which Landlord designates in writing for removal (which designation shall be provided to Tenant contemporaneously with Landlord's consent (if granted) to a proposed Alteration, or upon Tenant's written request, that such Alteration be permitted to remain in the Premises at the expiration or earlier termination of the Lease Term (or deemed permitted to remain by Landlord if no designation is made in Landlord's consent following Tenant's request therefor). Landlord shall have the right to repair or replace at Tenant's expense all damage to the Premises or the Building caused by any such removal or to require Tenant to do the same. If any such furniture, furnishing or trade fixture is not removed by Tenant prior to the expiration or earlier termination of the Lease Term, then the same shall, at Landlord's option, become Landlord's property and shall be surrendered with the Premises as a part thereof; provided, however, that Landlord shall have the right to remove from the Premises at Tenant's expense such furniture, furnishing or trade fixture and any Alteration, non-trade fixture or equipment (which Landlord designates in writing for removal as provided above). For purposes of this Lease, "Alteration" shall mean alterations, modifications or additions to the Building or its systems exclusive of the installation by Tenant of its trade fixtures and equipment and related work to the Building to accommodate such installation.

9.2 Notwithstanding anything contained in Section 9.1, Tenant shall have the right to make Permitted Alterations in the Premises, without Landlord's consent (but with ten (10) days prior written notice (the "Permitted Alterations Notice"), which notice shall contain a description of the Permitted Alterations proposed to be undertaken by Tenant, state that such Alterations are Permitted Alterations, identify the general contractor who is to construct such Permitted Alterations, and be accompanied by a copy of the plans and specifications for such Permitted Alterations). A "Permitted Alteration" shall mean Alterations in the Building, the cost of which do not, in each instance exceed $250,000 and further provided that such Alterations are not visible from outside the Building, and do not affect the structure of, or any of the utility feeds, in the Building. All Permitted Alterations shall be constructed in accordance with the standards set forth in Section 9.1, except

that Landlord's consent shall not be required. In the event that, within ten (10) business days after receiving the Permitted Alterations Notice, Landlord determines, in its reasonable discretion, that the proposed Alterations are not Permitted Alterations, and so notifies Tenant, Tenant shall apply for Landlord's consent for such Alterations in accordance with the provisions of this Section 9.

9.3 Upon completion of any improvement, the Tenant shall deliver to the Landlord:

a. A certificate signed by the Tenant's architect/engineer (or Tenant's Site Director if the project did not employ an architect/engineer) stating that the additional improvements have been completed in accordance with the final plans, in accordance with the requirements of public authorities having jurisdiction, and in accordance with all other requirements of this lease;
b. Copies of occupancy permits and other licenses and certificates necessary for use of the improvements;
c. Copies of final and complete releases, executed by Tenant's general contractors, subcontractors and suppliers acknowledging that they have been paid in full; and
d. One complete set of reproducible "as built" or record drawings of the improvements.

ARTICLE 10
SIGNS

10.1 Tenant may install on the Premises, at its sole expense, exterior signs providing identification of Tenant, subject to applicable laws, and governmental rules and regulations and the Brunswick Landing Design Guidelines dated July, 2010 previously made available to Tenant. Tenant shall be solely responsible for obtaining all necessary governmental approvals and permits for the installation of, or other activity regarding, such signs. Landlord shall not grant to any other party the right to install any signs on the Premises, nor shall Landlord be permitted to install any such signs. Tenant shall be responsible for, and shall perform in a reasonable workmanlike manner, the installation, maintenance and repair of all such signage. Tenant also shall have the same rights to install signage, including without limitation pylon and directional signage, in the Complex as is provided by MRRA generally to other tenants and owners of lots in the Complex.

ARTICLE 11
RESERVED

ARTICLE 12
HOLDING OVER

12.1 If Tenant (or anyone claiming through Tenant) does not immediately surrender the Premises or any portion thereof upon the expiration or earlier termination of the Lease Term, then the rent shall be the Base Rent, additional rent and other sums that would have been payable pursuant to the provisions of this Lease if the Lease Term had continued during such holdover period. Such rent shall be computed by Landlord on a monthly basis and shall be payable on the first day of such holdover period and the first day of each calendar month thereafter during such holdover period until the Premises have been vacated. Notwithstanding any other provision of this Lease, Landlord's acceptance of such rent shall not in any manner adversely affect Landlord's other rights and remedies, including Landlord's right to evict Tenant, or any person or entity claiming under Tenant, and to recover all damages. Any holdover shall be deemed to be a tenancy-at-sufferance and not a

tenancy-at-will or tenancy from month-to-month; provided, however that Landlord may, in addition to its other remedies, elect, in its sole discretion, to treat such holdover as the creation of a month-to-month tenancy with Tenant. In no event shall any holdover be deemed a permitted extension or renewal of the Lease Term, and nothing contained herein shall be construed to constitute Landlord's consent to any holdover or to give Tenant any right with respect thereto. Tenant agrees to hold Landlord harmless from and against all loss and damages, direct and consequential, which Landlord may suffer or incur in connection with claims by other parties against Landlord arising out of the holding over by Tenant, including, without limitation, attorneys' fees which may be incurred by Landlord in defense of such claims. Except as otherwise specifically provided in this Article, all terms of this Lease shall remain in full force and effect during any holdover period.

ARTICLE 13
INSURANCE

13.1 (a) Tenant shall maintain at its own expense throughout the Lease Term (1) comprehensive general liability insurance, to include premises and completed operations coverage, broad form property damage coverage, independent contractors coverage, personal injury coverage and blanket contractual liability coverage insuring the obligations assumed by Tenant pursuant to Sections 6.3 and 15.2, all such comprehensive general liability coverage to be on an occurrence basis, (2) special property form insurance, excluding flood and earthquake, for full replacement cost value of the Building, all Alterations, personal property, trade fixtures and equipment, (3) comprehensive automobile liability insurance (covering all automobiles owned, leased but not owned, or hired by Tenant, if any), (4) business income and extra expense combined insurance, (5) worker's compensation insurance, (6) employer's liability insurance and (7) rental or business interruption insurance as provided below. Such liability insurance shall be in an amount not less than Two Million Dollars ($2,000,000) combined single limit per occurrence. Such property insurance shall be in an amount not less than that required to replace the Building and all Alterations and all other contents of the Premises. Such automobile liability insurance shall be in an amount not less than One Million Dollars ($1,000,000). Such business interruption insurance shall be in an amount not less than the Base Rent then in effect during any Lease Year. Such worker's compensation insurance shall carry minimum limits as defined by the law of Maine (as the same may be amended from time to time). Such employer's liability insurance shall be in an amount not less than One Million Dollars ($1,000,000) for each accident, One Million Dollars ($1,000,000) disease-policy limit, and One Million Dollars ($1,000,000) disease-each employee. An umbrella liability policy may be used to supplement primary insurance limits to comply with the minimum limits required herein.

(b) All such insurance shall: (1) be issued by a company that is licensed to do business in the State of Maine, that has a rating equal to or exceeding A:VII from Best's Insurance Guide; (2) name Landlord, its managing agent (or its successor) and the holder of any Mortgage as additional insureds and/or loss payees as applicable (as their interests may appear); (3) contain an endorsement that such insurance shall remain in full force and effect notwithstanding that the insured may have waived its right of action against any person or entity prior to the occurrence of a loss (Landlord and Tenant hereby waiving their respective rights of action and recovery against and releasing the other party and its employees, affiliates, partners and agents from any and all liabilities, claims and losses for which they may otherwise be legally liable to the extent the other party is covered by insurance carried or required to be carried under this Lease); (4) provide that the insurer waives all right of recovery by way of subrogation against Landlord, its partners, affiliates, agents and employees, (5) be reasonably acceptable to Landlord; (6) be primary and non-contributory; and (7) contain an endorsement prohibiting cancellation, reduction in amount of insurance or change of coverage (A) as to the interests of

Landlord or the holder of the Mortgage by reason of any act or omission of Tenant and (B) require a thirty day (30) day notice of cancellation to Landolord and Landlord's mortgagees. No such policy shall contain any deductible provision in excess of $100,000.00. Tenant shall deliver a certificate of all such insurance and receipts evidencing payment of the premium for such insurance (and, upon request, copies of all required insurance policies, including endorsements and declarations) to Landlord concurrently with Tenant's execution of this Lease and at least annually thereafter.

13.3 Notwithstanding anything to the contrary contained herein, Landlord and Tenant each hereby waive any and all right to recover against the other (or against their respective officers, directors, trustees, partners, joint venturers, employees or agents) for any loss or damage to such waiving party arising from any cause covered by any property damage insurance carried or required to be carried by such party pursuant to this Lease to the extent of insurance proceeds received with respect thereto. Landlord and Tenant shall secure appropriate waivers of subrogation from their respective insurance carriers; and each party will, upon request, deliver to the other a certificate evidencing such waiver of subrogation by the insurer.

ARTICLE 14
SERVICES AND UTILITIES

14.1 In addition to the Rent and Additional Rent provided elsewhere herein, after the Occupancy Commencement Date, Tenant shall be responsible for contracting for and making direct payment of all utility and service costs incurred in operating the Premises to the parties providing service to the Premises, including without limitation and by way of example, all utility costs, trash removal and janitorial services, water, electricity, natural gas, and sewer. Tenant shall at all times maintain the Premises in a neat and clean manner, and shall place all trash in its dumpster. Tenant shall be responsible, at Tenant's cost, for HVAC and electrical systems maintenance and all repairs.

14.2 If any curtailment or suspension of utilities to the Premises results from the negligence or willful misconduct of Landlord or MRRA, their respective employees, agents or contractors other than pursuant to the Construction Contract, and such curtailment or suspension prohibits Tenant from conducting business in the Premises for more than two (2) business days after notice to Landlord of such curtailment or suspension, Base Rent shall abate until such curtailment or suspension is resolved.

14.3 Landlord, at its sole cost and expense, shall take whatever action is required to obtain all utility services necessary for the operations of the Premises and shall make the necessary arrangements with utility providers to bring electricity, natural gas, water and sewer utility lines and services to the Premises. Arrangements for all other utilities and services, including without limitation, telephone, cable and/or internet telecommunications services, fire alarm and waste handling services shall be the responsibility of Tenant. Landlord and MRRA represent and warrant that the Ground Lease includes the rights and easement necessary to provide such services to the Premises. Landlord and MRRA represent and warrant that telephone, cable and/or internet telecommunications services are adjacent and available to the Premises. For the Lease Term, Tenant shall pay to the appropriate authority all rents and other charges for all utilities consumed on the Premises. If MRRA, Landlord or an affiliate of MRRA or Landlord operates a utility district or otherwise provided utility transmission, distribution or supply services to the Premises, charges to Tenant for metered electric, water and/or sanitary sewer will be at or below the fair market rate for such services outside the Complex.

ARTICLE 15
LIABILITY OF LANDLORD

15.1 Landlord, its employees and agents shall be liable to Tenant for any damage (excluding indirect, special, consequential or punitive damages), injury, loss or claim based on or arising out Landlord's breach of this Lease. If any condition exists which may be the basis of a claim of constructive eviction, then Tenant shall give Landlord written notice thereof and an opportunity to correct such condition as provided below, and in the interim Tenant shall not claim that it has been constructively evicted or is entitled to a rent abatement. Any property placed by Tenant or its invitees in or about the Premises, the Building or the Land shall be at the sole risk of Tenant. Notwithstanding anything to the contrary in this Lease, Tenant hereby acknowledges that the Landlord may be subject to the Maine Tort Claims Act and, if Landlord is so subject, the Landlord does not waive the monetary limits or substantive areas of immunity under the Maine Tort Claims Act (14 MRSA Sec. 8101, et seq.) or any other immunities or defenses under that Act or other applicable law. Landlord is not liable for any damage (including indirect and consequential damage), injury, loss or claim (including claims for the interruption of or loss to business) based on failure to provide electrical, sewer or water utilities to the Premises and/or building, except to the extent that such failure is a proximate result of a breach of a specific obligation of Landlord under this Lease to provide such utility services.

15.2 Except to the extent caused by the negligence or willful misconduct of Landlord or its employees, agents or contractors, Tenant shall reimburse Landlord for, and shall indemnify, defend upon request and hold Landlord, its employees and agents harmless from and against, all costs, damages(excluding indirect, special, or consequential damages), claims, liabilities, expenses (including attorneys' fees), losses and court costs suffered by or claimed against Landlord, directly or indirectly, based on or arising out of, in whole or in part, (a) Tenant's use and occupancy of the Premises or Tenant's business conducted therein, (b) any negligence of Tenant, (c) any breach of Tenant's obligations under this Lease, including failure to surrender the Premises upon the expiration or earlier termination of the Lease Term, or (d) any entry by Tenant or any invitee upon the Land prior to the Occupancy Commencement Date. Tenant agrees not to assert immunity under workers' compensation laws as a defense to the enforcement of the foregoing indemnity by Landlord.

15.3 Except to the extent otherwise provided in this Lease or caused by the negligence or willful misconduct of Tenant, its employees, agents and contractors or as otherwise would be subject to monetary limits or substantive areas of immunity under the Maine Tort Claims Act, Landlord shall reimburse Tenant for, and shall indemnify, defend upon request and hold Tenant, its employees and agents harmless from and against, all costs, damages(excluding indirect, special, or consequential damages),claims, liabilities, expenses (including attorneys' fees), losses and court costs suffered by or claimed against Tenant, directly or indirectly, based on or arising out of, in whole or in part, (a) Landlord's access to or presence upon the Premises, (b) any negligence of Landlord, (c) any breach of Landlord's obligations under this Lease, or (d) MRRA's operation of the Complex, contrary to the provisions of this Lease Agreement. Landlord agrees not to assert immunity under workers' compensation laws as a defense to the enforcement of the foregoing indemnity by Tenant.

15.4 If any landlord hereunder transfers the Building or such landlord's interest therein, then such landlord shall not be liable for any obligation or liability based on or arising out of any event or condition occurring after such transfer. Tenant shall attorn to such transferee and, within five (5) business days after request, shall execute, acknowledge and deliver any commercially reasonable document submitted to Tenant confirming such attornment.

15.5 If Landlord shall default in the performance or observance of any agreement, condition or other provision in this Lease contained on its part to be performed or observed, and shall not cure such default within thirty (30) days after notice in writing or such additional time as is necessary to cure provided that Landlord promptly commences cure and diligently pursues the same to completion, Tenant may, at its option, without waiving any claims for breach of this Lease, at any time thereafter cure such default for the account of the Landlord, and the Landlord shall reimburse Tenant for any amount actually paid and any expense or contractual liability so incurred, subject to any good faith dispute relating to the reasonableness of the amount of, or the necessity for, any such expenditure; and provided further that Tenant may cure any such default as aforesaid prior to the expiration of such cure period but after notice to the Landlord, if Landlord's failure shall result in an immediate threat to health, safety or the business operations of Tenant from the Premises. Tenant shall not have the right to offset or deduct any amount allegedly owed Tenant pursuant to any claim against Landlord from any rent or other sum payable to Landlord. Tenant's sole remedy for recovering upon such claim shall be to institute an independent action against Landlord.

ARTICLE 16
RULES

Unless required by State, Local or Federal Regulations, MRRA shall not record a declaration of covenants, restrictions and common easements or like document with respect to the Complex which materially and adversely affects access to or use of the Premises, without consulting with Tenant and receiving Tenant's prior review and approval of the same, which approval shall not be unreasonably withheld, conditioned or delayed Nothing contained in such declaration shall conflict with the Tenant's rights under this Lease. MRRA agree that Tenant shall receive at least the same rights and the same access to and use of amenities in the Complex as provided to any other lot owner or occupant in the Complex. Notwithstanding the foregoing, MRRA may impose or record a declaration of covenants, restrictions and common easements or like document with respect to all or part of the Complex which imposes fair and consistently-applied financial obligations upon the owners of the Premises and other lots in the Complex to pay the operating expenses of the Complex; such financial obligations shall be the responsibility of Landlord during the term of the Lease but shall become the financial obligations of Tenant if Tenant acquires ownership of the Premises.

ARTICLE 17
DAMAGE OR DESTRUCTION

17.1 If the Premises or the Building are totally or partially damaged or destroyed thereby rendering the Premises totally or partially untenantable, then Landlord shall repair and restore the Building (except as hereinafter provided) to substantially the same condition in which they were in on the Occupancy Commencement Date, reasonable wear and tear excepted; provided, however, that if in Tenant's commercially reasonable judgment such repair and restoration cannot be completed within one (1) year (such year to commence after the time needed for effecting a satisfactory settlement with any insurance company involved, removal of debris, preparation of plans and issuance of all required governmental permits) after the occurrence of such damage or destruction, then Tenant shall have the right, at its sole option, to terminate this Lease as of the sixtieth (60th) day after such damage or destruction by giving written notice of termination within forty-five (45) days after the occurrence of such damage or destruction. If the Building or any part thereof is damaged or destroyed by fire or any other cause, Tenant shall give prompt written notice thereof to Landlord. If this Lease

is terminated pursuant to this Article, then rent shall be apportioned (based on the portion of the Premises which is usable after such damage or destruction) and paid to the date of termination. If this Lease is not terminated as a result of such damage or destruction, then until such repair and restoration of the Premises are substantially complete, Tenant shall be required to pay the Base Rent and additional rent without abatement or adjustment while Landlord undertakes repairs. If this Lease is not terminated as a result of such damage or destruction, then Landlord shall bear the expenses of such repair and restoration of the Building to substantially the same condition in which the Building was in on the Occupancy Commencement Date, reasonable wear and tear excepted; and provided further, however, that in no event shall Landlord be required to repair or restore any work and materials not Base Building Work, any Alteration previously made by Tenant or any of Tenant's trade fixtures, furnishings, equipment or personal property. Notwithstanding anything herein to the contrary, Landlord shall have the right to terminate this Lease if (a) the insurance that Tenant is required to maintain plus any contribution offered by Tenant in Tenant's sole discretion is insufficient to pay the full cost of such repair and restoration, (b) the holder of any Mortgage fails or refuses to make such insurance proceeds available for such repair and restoration, (c) zoning or other applicable laws or regulations do not permit such repair and restoration.

ARTICLE 18
CONDEMNATION

18.1 If one-third or more of the Premises or occupancy thereof shall be taken or condemned by any governmental or quasi-governmental authority (except for MRRA) for any public or quasi-public use or purpose or sold under threat of such a taking or condemnation (collectively, "condemned"), then this Lease shall terminate on the date title vests in such authority and rent shall be apportioned as of such date. If less than one-third of the Premises or occupancy thereof is condemned, then this Lease shall continue in full force and effect as to the part of the Premises not condemned, except that as of the date title vests in such authority, Tenant shall not be required to pay the Base Rent and additional rent with respect to the part of the Premises condemned.

18.2 All awards, damages and other compensation paid by such authority on account of such condemnation shall belong to Landlord, and Tenant assigns to Landlord all rights to such awards, damages and compensation. Tenant shall not make any claim against Landlord or the authority for any portion of such award, damages or compensation attributable to damage to the Premises, value of the unexpired portion of the Lease Term as determined by the net income generated to Landlord by this lease, leasehold improvements made by Landlord or severance damages. Nothing contained herein, however, shall prevent Tenant from pursuing a separate claim against the authority for the value of Tenant's leasehold interest as determined by the positive difference between the Base Rent and the fair market rent for the Premises, the value of furnishings and trade fixtures and leasehold improvements installed in the Premises at Tenant's expense and for relocation expenses, provided that such claim is stated separately from any award to Landlord and provided further that such claim shall in no way diminish the award, damages or compensation otherwise payable to Landlord as described above in connection with such condemnation.

ARTICLE 19
DEFAULT

19.1 An "Event of Default" is any one or more of the following: (a) Tenant's failure to pay Base Rent within ten (10) business days of the date on which it is due, (b) Tenant's failure to make when due any payment

of the additional rent or sum due hereunder other than the Base Rent, which failure continues for ten (10) business days after Landlord delivers written notice thereof to Tenant; (c) Tenant's failure to perform or observe any term, covenant or condition of this Lease not otherwise specifically described in this Section 19.1, which failure continues for thirty (30) days after Landlord delivers written notice thereof to Tenant, or if such failure is not susceptible to cure within said thirty days, such additional time as is necessary to cure provided Tenant promptly commences cure and diligently pursues cure to completion; (d) an Event of Bankruptcy as specified in Article 20; (e) Tenant's dissolution or liquidation; or (f) any subletting, assignment, transfer, mortgage or other encumbrance of the Premises or this Lease not permitted by Article 7.

19.2 If there shall be an Event of Default, including an Event of Default prior to the Occupancy Commencement Date, then the provisions of this Section shall apply. Landlord shall have the right, at its sole option, to terminate this Lease by written notice thereof to Tenant. Landlord may proceed to recover possession of the Premises under applicable laws, by such other proceedings, including re-entry and possession. If Landlord elects to terminate this Lease and/or elects to terminate Tenant's right of possession, then everything in this Lease to be done by Landlord shall cease, without prejudice, however, to Tenant's liability for all rent and other sums due hereunder, regardless of whether Tenant's default shall occur before or after the Occupancy Commencement Date. Landlord may relet the Premises or any part thereof, alone or together with other premises, for such term(s) (which may extend beyond the date on which the Lease Term would have expired but for Tenant's default) and on such terms and conditions (which may include concessions or free rent and alterations of the Premises) as Landlord, in its reasonable discretion, may determine; provided, however, that Landlord shall use commercially reasonable efforts to mitigate its damages hereunder. Whether or not this Lease is terminated, Tenant nevertheless shall remain liable for the Base Rent, additional rent and damages which may be due or sustained, and all reasonable costs, fees and expenses (including without limitation attorneys' fees, brokerage fees and expenses incurred in placing the Premises in a rentable condition) incurred by Landlord in pursuit of its remedies and in renting the Premises to others from time to time. Tenant shall also be liable for additional damages in an amount equal to the Base Rent and additional rent which would have become due during the remainder of the Lease Term, less the amount of rental, if any, which Landlord receives during such period from others to whom the Premises may be rented (other than any additional rent payable as a result of any failure of such other person to perform any of its obligations), in which case such damages shall be computed and payable in monthly installments, in advance, on the first day of each calendar month following Tenant's default and continuing until the date on which the Lease Term would have expired but for Tenant's default (provided however, that separate suits may be brought to collect any such damages for any month(s), and such suits shall not in any manner prejudice Landlord's right to collect any such damages for any subsequent month(s), or Landlord may defer any such suit until after the expiration of the Lease Term, in which event such suit shall be deemed not to have accrued until the expiration of the LeaseTerm); or (b) an amount equal to the present value (as of the date of Tenant's default) of the sum of (i) the difference between (A) all Base Rent and additional rent which would have become due through the date on which the Lease Term would have expired but for Tenant's default less (B) the fair market rental value of the Premises over the same period, plus (ii) the reasonable expenses actually incurred and, to the extent not yet incurred, reasonably projected by Landlord in connection with the reletting of the Premises, which damages shall be payable to Landlord in a lump sum on demand. For purpose of this Section, present value shall be computed by discounting at a rate equal to the discount rate then in effect at the Federal Reserve Bank nearest to the Building. Tenant waives any right of redemption, re-entry or restoration of the operation of this Lease under any present or future law, including any such right which Tenant would otherwise have if Tenant shall be dispossessed for any cause. As used in the preceding sentence, the words "redemption", "re-entry", "retention", and "dispossessed" shall not be deemed restricted to their technical or legal meanings. Whether or not this Lease and/or Tenant's right of

possession is terminated, Landlord shall have the right after default to terminate by written notice any renewal or expansion right contained in this Lease.

19.3 Landlord's rights and remedies set forth in this Lease are, except as expressly set forth in this Lease, cumulative and in addition to Landlord's other rights and remedies at law or in equity, including those available as a result of any anticipatory breach of this Lease. Landlord's exercise of any such right or remedy shall not prevent the concurrent or subsequent exercise of any other right or remedy. Landlord's or Tenant's delay or failure to exercise or enforce any of Landlord's or Tenant's rights or remedies or Landlord's or Tenant's obligations shall not constitute a waiver of any such rights, remedies or obligations. Landlord or Tenant shall not be deemed to have waived any default unless such waiver expressly is set forth in an instrument signed by Landlord or Tenant, as the case may be. Any such waiver shall not be construed as a waiver of any covenant or condition except as to the specific circumstances described in such waiver. Neither Tenant's payment of an amount less than a sum due nor Tenant's endorsement or statement on any check or letter accompanying such payment shall be deemed an accord and satisfaction. Notwithstanding any request or designation by Tenant, Landlord may apply any payment received from Tenant to any payment then due. Landlord may accept the same without prejudice to Landlord's right to recover the balance of such sum or to pursue other remedies. Re-entry and acceptance of keys shall not be considered an acceptance of a surrender of this Lease.

19.4 If more than one natural person and/or entity shall constitute Tenant or any Guarantor, then the liability of each such person or entity shall be joint and several. If Tenant or any Guarantor is a general partnership or other entity the partners or members of which are subject to personal liability, then the liability of each such partner or member shall be joint and several. Under no circumstance shall Tenant's or Guarantor's directors, officers, shareholders, manager, members or employees have any personal liablity or responsibility under this Lease. Under no circumstance shall Tenant be liable to Landlord for damages in addition to those expressly provided in this Article 19, including without limitation indirect, special, consequential or punitive damages. Under no circumstance shall Landlord be liable to Tenant for damages which are indirect, special, consequential or punitive damages.

19.5 If Tenant fails to make any payment to any third party or to do any act herein required to be made or done by Tenant beyond applicable grace or cure periods, then Landlord may, but shall not be required to, make such payment or do such act. Landlord's taking such action shall not be considered a cure of such failure by Tenant nor prevent Landlord from pursuing any remedy it is otherwise entitled to in connection with such failure. If Landlord elects to make such payment or do such act, then all expenses actually incurred, plus interest thereon at the Default Rate (as hereinafter defined) from the date incurred to the date of payment thereof by Tenant, shall constitute additional rent. The Default Rate shall equal the *Wall Street Journal* "Prime Rate" per annum.

19.6 If Tenant fails to make any payment of the Base Rent, additional rent or any other sum payable to Landlord on or before the tenth (10th) business day following the date such payment is due and payable, then Tenant shall pay a late charge equal to two percent (2%) of the amount of such payment. Such payment shall bear interest at the Default Rate from thirty (30) days from the date such payment was due to the date such payment or charge was paid. If Tenant shall deliver to Landlord a check that is returned unpaid for any reason, such payment shall be deemed never to have been made and, additionally, Tenant shall pay Landlord One Hundred Dollars ($100.00) for Landlord's expense in connection therewith (plus any out-of-pocket expenses

incurred in connection therewith) and said charge shall be payable to Landlord on the first day of the next succeeding month as additional rent.

ARTICLE 20
BANKRUPTCY

20.1 An Event of Bankruptcy is: (a) Tenant's, or any general partner (a "General Partner") of Tenant's, or any successor to either of them, becoming insolvent, as that term is defined in Title 11 of the United States Code (the "Bankruptcy Code"), or under the insolvency laws of any state (the "Insolvency Laws"); (b) appointment of a receiver or custodian for Tenant or any successor thereto or any property of Tenant or any successor thereto, or a General Partner or successor thereto, or the institution of a foreclosure or attachment action upon any property of Tenant or successor thereto, or a General Partner or successor thereto; (c) filing of a voluntary petition by Tenant or any successor thereto or a General Partner or any successor thereto under the provisions of the Bankruptcy Code or Insolvency Laws; (d) filing of an involuntary petition against Tenant or any successor thereto or a General Partner or any successor thereto as the subject debtor under the Bankruptcy Code or Insolvency Laws, which either (1) is not dismissed within sixty (60) days after filing, or (2) results in the issuance of an order for relief against the debtor; (e) Tenant's, any successor thereto or a General Partner's or any successor therto making or consenting to an assignment for the benefit of creditors or a composition of creditors; or (f) an admission by Tenant or any successor thereto of its inability to pay debts as they become due.

20.2 Upon occurrence of an Event of Bankruptcy, Landlord shall have all rights and remedies available pursuant to Article 19; provided, however, that while a case (the "Case") in which Tenant,or any successor thereto, is the subject debtor under the Bankruptcy Code is pending, Landlord's right to terminate this Lease shall be subject, to the extent required by the Bankruptcy Code, to any rights of Tenant or its trustee in bankruptcy (collectively, "Trustee") to assume or assign this Lease pursuant to the Bankruptcy Code. Nothing contained inthis Article 20 or elsewhere in this Lease shall in any way limit the ability of Landlord to seek relief or any order or remedy from any bankruptcy court

ARTICLE 21
SUBORDINATION

21.1 This Lease is subject and subordinate to the lien, provisions, operation and effect of the first and subordinate mortgages, deeds of trust, or other security instruments which may now or hereafter encumber the Building or the Land or the property subject to Tenant's options as provided in Article 25 (the "Mortgage" or the "Mortgages"), to all funds and indebtedness intended to be secured thereby, and to all renewals, extensions, modifications, recastings or refinancings thereof; provided, however, such subordination is conditioned upon Landlord or MRRA obtaining its mortgagee's commercially reasonable subordination, non-disturbance and attornment agreement. The holder of the Mortgages to which this Lease is subordinate shall have the right at any time to declare this Lease to be superior to the lien, provisions, operation and effect of such Mortgages and Tenant shall execute, acknowledge and deliver all commercially reasonable confirming documents required by such holder.

21.2 In confirmation of the foregoing subordination, Tenant shall at Landlord's request promptly execute any reasonable requisite or appropriate document. Tenant waives the provisions of any statute or rule of law now or hereafter in effect which may give or purport to give Tenant any right to terminate or otherwise

adversely affect this Lease or Tenant's obligations in the event any such foreclosure proceeding is prosecuted or completed or in the event the Land, the Building or Landlord's interest therein is sold at a foreclosure sale or by deed in lieu of foreclosure. At the request of such purchaser, Tenant shall attorn to such purchaser and shall recognize such purchaser as the landlord under this Lease. Upon such attornment such purchaser shall not be (a) bound by any payment of the Base Rent more than one (1) month in advance, (b) bound by any amendment of this Lease made without the consent of the holder of the Mortgage existing as of the date of such amendment, (c) liable for damages for any breach, act or omission of any prior landlord except for continuing breaches, or (d) subject to any offsets or defenses which Tenant might have against any prior landlord except for defenses arising from continuing breaches. Within ten (10) business days after receipt, Tenant shall execute, acknowledge and deliver any reasonable requisite or appropriate document submitted to Tenant confirming such attornment.

21.3 Notwithstanding any other provision of this Article 21, if the Building or Land are subject to mortgages, deeds of trust, or ground leases as of the Effective Date, Landlord shall provide to Tenant, at no cost to Tenant, within ten (10) business days of the execution of this Lease, a subordination, non-disturbance and attornment agreement from the holder of any such interest, in a form reasonably satisfactory to Tenant, with the form attached hereto as Exhibit A-5 being deemed satisfactory to Tenant.

ARTICLE 22
COVENANTS OF LANDLORD

22.1 Landlord covenants that if Tenant shall perform timely all of its obligations, then, subject to the provisions of this Lease, Tenant shall during the Lease Term peaceably and quietly occupy and enjoy possession of the Premises without hindrance by Landlord or anyone claiming by, through or under Landlord.

ARTICLE 23
GENERAL PROVISIONS

23.1 Tenant acknowledges that neither Landlord nor any broker, agent or employee of Landlord has made any representation or promise with respect to the Premises or the Building or the Land except as expressly set forth herein, and no right is being acquired by Tenant except as expressly set forth herein. This Lease contains the entire agreement of the parties and supersedes all prior agreements, negotiations, letters of intent, proposals, representations, warranties and discussions between the parties. This Lease may be changed in any manner only by an instrument signed by Landlord and Tenant and MRRA, where applicable.

23.2 Nothing contained in this Lease shall be construed as creating any relationship between Landlord and Tenant other than that of landlord and tenant and in no event shall Tenant be deemed to be an agent of Landlord in connection with this Lease.

23.3 Landlord and Tenant each warrants that in connection with this Lease it has not employed or dealt with any broker, agent or finder. Tenant shall indemnify and hold Landlord harmless from and against any claim for brokerage or other commissions asserted by any other broker, agent or finder employed by Tenant or with whom Tenant has dealt.

23.4 From time to time upon ten (10) business days' prior written notice from the other party, Landlord and Tenant shall execute, acknowledge and deliver to the other party and any designee of the other

part a written statement certifying, to the extent applicable: (a) that this Lease is unmodified and in full force and effect (or that this Lease is in full force and effect as modified and stating the modifications); (b) the dates to which rent and any other charges have been paid; (c) that, to certifying party's knowledge without investigation, the requesting party is not in default in the performance of any obligation (or specifying the nature of any default); (d) the address to which notices are to be sent; (e) that this Lease is subject and subordinate to all Mortgages subject to the non-disturbance of Tenant as provided herein; (f) that Tenant has accepted the Premises and to Tenant's knowledge all work thereto has been completed (or specifying the incomplete work); and (g) such other matters as the requesting party may reasonably request. Any such statement may be relied upon by any owner of the Building or the Land, any prospective purchaser of the Building or the Land, the holder or prospective holder of a Mortgage, any lenders or investors in Tenant, or any other person or entity. Tenant acknowledges that time is of the essence to the delivery of such statements and Tenant's failure to deliver timely such statements may cause substantial damages resulting from, for example, delays in obtaining financing secured by the Building.

23.5 LANDLORD AND TENANT WAIVE TRIAL BY JURY IN ANY ACTION, CLAIM OR COUNTERCLAIM BROUGHT IN CONNECTION WITH ANY MATTER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE LANDLORD-TENANT RELATIONSHIP, TENANT'S USE OR OCCUPANCY OF THE PREMISES OR ANY CLAIM OF INJURY OR DAMAGE. Landlord and Tenant waive any objection to the venue of any action filed in any court situated in Maine and waive any right under the doctrine of forum non conveniens or otherwise to transfer any such action filed in any such court to any other court. Landlord and Tenant consent to the jurisdiction of all state and Federal courts in Maine.

23.6 All notices or other required communications shall be in writing and shall be deemed duly given only when delivered in person (with receipt therefor), or when sent by certified or registered mail, return receipt requested, postage prepaid, to the following addresses: (a) if to Landlord, at the Landlord Address for Notices, with a copies to John Kaminski, Esq., Drummond Woodsum, 84 Marginal Way, Suite 600, Portland, Maine 04101-2480 and to CCM Community Development XXII, LLC, c/o CEI Capital Management LLC, Two Portland Fish Pier, Suite 206,Portland, ME 04101 (b) if to Tenant, at the Tenant Address for Notices, with a copy to John Carpenter, Esq, Bernstein Shur, 100 Middle Street, P.O. Box 9729, Portland, Maine 04104-5029. Either party may change its address for the giving of notices by notice given in accordance with this Section. If Landlord or the holder of the Mortgage notifies Tenant that a copy of each notice to Landlord shall be sent to such holder at a specified address, then Tenant shall send (in the manner specified in this Section and at the same time such notice is sent to Landlord) a copy of each such notice to such holder, and no such notice shall be considered duly sent unless such copy is so sent to such holder. If Tenant claims that Landlord has breached any obligation, then Tenant shall send such holder notice specifying the breach and permit such holder a reasonable opportunity to cure the breach (not to exceed thirty (30) days beyond the expiration of Landlord's cure period). All notices shall be deemed delivered when actually received.

23.7 Each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law. If any provision or its application to any person or circumstance shall to any extent be invalid or unenforceable, then such provision shall be deemed to be replaced by the valid and enforceable provision most substantively similar thereto, and the remainder of this Lease and the application of such provision to other persons or circumstances shall not be affected.

23.8 Feminine, masculine or neuter pronouns shall be substituted for those of another form, and the plural or singular shall be substituted for the other number, in any place in which the context may require.

23.9 The provisions of this Lease shall be binding upon and inure to the benefit of the parties and their respective representatives, successors and assigns, subject to the provisions herein restricting assignment or subletting.

23.10 Landlord and its designees may enter the Premises at any time with at least 48 hours advance notice (except in case of emergency in which case notice shall not be required) and if requested by Tenant, accompanied by a representative of Tenant, without charge therefor and without diminution of the rent payable by Tenant, to examine, inspect or protect the Premises and the Building, to make such alterations or repairs as Landlord is obligated to perform under this Lease. Landlord agrees to use commercially reasonable efforts not to disturb or interfere with Tenant's business while exercising its rights under this Section 23.10.

23.11 This Lease shall be governed by the laws of Maine, without taking into account the choice of laws principles.

23.12 Headings are used for convenience and shall not be considered when construing this Lease. Use of words such as hereof, herein, hereafter and the like shall be deemed to be reference to this entire Lease and not to provision, paragraph, section or articles in which such words appear.

23.13 The submission of a copy of this document to Tenant shall not constitute an offer or option to lease. This Lease shall become effective and binding only upon execution and delivery by both Landlord and Tenant.

23.14 Time is of the essence with respect to each obligation of Tenant and Landlord.

23.15 This Lease may be executed in multiple counterparts, each of which is deemed an original and all of which constitute one and the same document.

23.16 This Lease shall not be recorded. MRRA, Landlord and Tenant shall execute, in recordable form for recording in the Cumberland County Registry of Deeds, upon execution of this Lease, a commercially reasonable memorandum of lease prepared by Tenant, identifying MRRA, Landlord, Tenant, the Premises, the term of this Lease, including the Renewal Terms, and referring to Tenant's option rights and rights under Articles 24 and 25 of this Lease.

23.17 Except as otherwise provided in this Lease, any additional rent or other sum owed by Tenant to Landlord, and any cost, expense, damage or liability incurred by Landlord for which Tenant is expressly liable under this Lease, shall be considered additional rent payable pursuant to this Lease and paid by Tenant no later than ten (10) business days after the date Landlord notifies Tenant of the amount thereof, unless otherwise provided in this Lease.

23.18 Tenant's liabilities existing as of the expiration or earlier termination of the Lease Term shall survive such expiration or earlier termination.

23.19 If Landlord or Tenant is in any way delayed or prevented from performing any obligation due to fire, act of God, governmental act or failure to act, labor dispute, unforeseeable inability to procure materials or any cause beyond Landlord's or Tenant's reasonable control (whether similar or dissimilar to the foregoing

events), then the time for performance of such obligation shall be excused for the period of such delay or prevention and extended for the time necessary to compensate for the period of such delay or prevention. Nothing herein shall excuse or modify Tenant's covenant to pay timely all monetary obligations hereunder.

23.20 The deletion of any printed, typed or other portion of this Lease shall not evidence an intention to contradict such deleted portion. Such deleted portion shall be deemed not to have been inserted in this Lease.

23.21 Each person executing this Lease on MRRA's, Tenant's and Landlord's behalf each warrants that such person is duly authorized to so act.

23.22 If any Base Rent or additional rent is successfully collected by or through an attorney, Tenant shall pay the reasonable fees of such attorney together with all reasonable costs and expenses incurred by Landlord in connection with such matters, whether or not any legal proceedings have been commenced. If either party hereto brings an action at law or in equity to enforce or interpret this Lease, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees and expenses and court costs for all stages of litigation, including, but not limited to, appellate proceedings, in addition to any other remedy granted.

23.23 MRRA, Landlord and Tenant agree to work cooperatively and in good faith to seek to obtain such grants, tax-increment financing, Governor's training initiative, Military Redevelopment Zone designation, loans and other economic incentives as may be available to Tenant or the Premises. MRRA and Landlord cannot guarantee, however, that Tenant will be a recipient of any such economic incentives. Tenant shall endeavor to be an engaged and supportive participant in the redevelopment of the Complex (provided that such participation shall not require Tenant to incur any material expenses).

23.24 Tenant and Landlord (each, a "Representing Party") each represents and warrants to the other that the Representing Party, the persons or entities that own any interest in the Representing Party, and all of the officers, directors, managers and members of the Representing Party are not persons or entities with whom U.S. persons or entities are restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated Nationals and Blocked Persons List) or under any statute, executive order (including Executive Order 13224 (the "Executive Order") signed on September 24, 2001 and entitled "Blocking Property and Prohibiting Transactions with Person Who Commit, Threaten to Commit, or Support Terrorism"), or other governmental action.

23.25 Tenant covenants and agrees that in order to confirm the assurance required by the Civil Rights Act of 1964 and by 49 CFR Part 21 governing the US Department of Transportation, it will not, in its operation and use of the Premises, discriminate nor permit discrimination against any person or group of persons on the basis of race, color, or national origin, in any manner prohibited by 49 CFR Part 21 and all similar or comparable Maine statutes. Non-compliance with this provision is a breach of this Lease, subject to applicable grace or cure periods.

23.26 Notwithstanding anything to the contrary contained in this Lease, Tenant shall look only to Landlord's ownership in the Project for satisfaction of Tenant's remedies for the collection of a judgment (or other judicial process) requiring the payment of money by Landlord in the event of any default by Landlord hereunder, and no other property or assets of the partners or principals of Landlord, disclosed or undisclosed, shall be subject to levy, execution or the enforcement procedure for the satisfaction of Tenant's remedies under

or with respect to this Lease, the relationship of Landlord and Tenant hereunder or Tenant's use or occupancy of the Premises. No personal liability or personal responsibility is assured by, nor shall at any time be asserted or enforceable against Landlord, its members, partners or its principals, or their respective heirs, legal representatives, successors and assigns on account of this Lease or any covenant, undertaking, or agreement to Landlord contained herein.

23.27. TENANT AND LANDLORD EXPRESSLY AGREE THAT THERE ARE AND SHALL BE NO IMPLIED WARRANTIES OF MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THOSE EXPRESSLY SET FOR IN THIS LEASE.

23.28. It is understood and agreed by and between the parties hereto that this Lease contains the final and entire agreement between said parties, and that they shall not be bound by any terms, statements, conditions or representations, oral or written, express or implied, not herein contained. This Lease may not be modified orally or in any manner other than by written agreement signed by the parties hereto.

23.29. As a prerequisite to Landlord entering this Lease Agreement, Landlord has required Tenant to deliver a Guaranty of Lease from Mölnlycke Health Care, U.S. dated of even or near date. A default, breach or failure to perform any obligation of the guarantor under said Guaranty of Lease shall be an Event of Default under this Lease Agreement. Such Guaranty of Lease shall be secured by a letter of credit on such terms and conditions as provided in the Guaranty of Lease.

23.30. Tenant shall, upon request of Landlord, promptly provide all reasonable information in the possession of Tenant required by or useful to Landlord for the purpose of Landlord's compliance with new markets tax credit information reporting requirements pursuant to the documents evidencing the loan from CCM Community Development XXII, LLC, its successors and assigns to Landlord.

ARTICLE 24
ADDITIONAL TENANT RIGHTS

24.1 (a) MRRA hereby grants to Tenant an option to purchase the Premises (the "Option to Purchase"), including without limitation any property leased pursuant to Tenant's exercise of an option to lease provided under section 25.2, at any time between the last day of the seventh (7th) Lease Year of the Initial Term and the expiration of the Lease Term at Landlord's Cost Basis (as defined below). Tenant may exercise such option only with respect to all of the property leased under this Lease Agreement, including without limitation property leased pursuant to the exercise of an option to lease under Section 25.2; exercise of the option with respsect to only a portion of the property so leased is not permitted. Tenant shall exercise the purchase option by sending MRRA written notice thereof on or before the expiration of the Lease Term (the "Exercise Date") provided, however, that Tenant shall not be in default beyond applicable grace or cure periods hereunder at the time that Tenant exercises the purchase option. Within thirty (30) days of the Exercise Date, MRRA and Tenant shall execute a commercially-reasonable and binding purchase and sale agreement for the Premises (the "Sale Agreement"). The closing of the sale of the Premises shall occur on or before one hundred twenty (120) days after the Exercise Date. At the closing, MRRA shall deliver to Tenant a statutory short form Quitclaim With Covenant Deed, conveying good and marketable title to the Premises in its then "as-is" physical

condition , free and clear of all liens and encumbrances, except those encumbrances listed on Exhibit A-3 and any declaration or other document imposed or recorded as described in Article 16 of this Lease. At such closing from the amounts paid to MRRA by Tenant, in exchange for Landlord's relinquishment to MRRA of Landlord's rights to the buliding and rights under the Ground Lease, MRRA shall pay to Landlord a sufficient amount to pay all indebtedness of Landlord then owed to Landlord's mortgagees. Tenant may designate in writing a grantee of the deed other than Tenant, and MRRA shall deliver the deed to such designee unless prohibited by law, regulation or applicable recorded restriction from so doing. MRRA also shall agree in writing at closing to pay to Tenant, or its successors and assigns, in immediately-available funds within thirty (30) days of receipt, Fifty Percent (50%) of the value of all funds or credits received by MRRA or Landlord, its successors and assigns, from and after the date of closing from the Town of Brunswick under any tax increment financing arrangement attributable to the Premises. Real estate taxes, municipal assessments, Base Rent and additional rent shall be pro rated between MRRA and Tenant at the closing, and MRRA shall assign to Tenant at the closing all MRRA's rights, to the extent assignable, under any TIF with respect to the Premises, to the extent assignable. MRRA also shall execute and deliver at the closing a title insurance affidavit regarding persons in possession and mechanics' liens. Notwithstanding any other provision of this Article 24, Tenant's option is only exercisable with respect to all property leased by Tenant pursuant to this Lease including any Expansion Premises and any additional parcels leased by Tenant under Article 25; the Tenant may not exercise the option with respect to less than all of the property leased by Tenant pursuant to this Lease.

(b) The term "Landlord's Cost Basis" shall be (A) the then current fair market value of the Land (excluding the value of any improvements thereon) as determined by Appraisal (as defined below) plus (B) the then outstanding principal balance of all mortgages, and New Markets Tax Credit financing incurred by Landlord for the initial construction of the Building and improvements on the Premises in the combined initial principal amount of $14,200,000, or any refinancings of all or any portions thereof, plus (C) the then current fair market value of any land leased pursuant to the exercise by Tenant of an option to lease pursuant to section 25.2 (excluding the value of any improvements thereon) as determined by Appraisal (as defined below) plus (D) the then outstanding principal balance of any mortgage, bond, and any other financing of any kind incurred by or guaranteed by MRRA or Landlord for the construction of any building or improvements cosntructed by Landlord pursuant to Article 25 of this Lease Agreement, after application of all lender reserves and sinking funds established pursuant to this Lease to such outstanding principal balance. Within thirty (30) days after Occupancy Commencement Date, Landlord shall deliver to Tenant copies of all loan closing statements and loan documents so that Tenant possesses the means to determine Landlord's Cost Basis. The "Appraisal" shall be performed by a licensed appraiser that is mutually and reasonably satisfactory to MRRA and Tenant who has at least fifteen (15) years of experience appraising commercial real estate in Maine. The cost of the Appraisal shall be paid equally by MRRA and Tenant. In the event that MRRA and Tenant cannot agree on the selection of an appraiser, each party shall select an appraiser meeting the aforesaid qualifications and the parties' appraisers shall select the appraiser who will acting singly perform the Appraisal. Each party shall be responsible for the cost of the appraiser selected by that party as provided above.

ARTICLE 25
EXPANSION PREMISES

25.1 Upon receipt of written notice from Tenant regarding Tenant's desire to expand the Building on the Land, Landlord agrees to use best efforts to expand the Building to include an additional area of not less than 5,000 nor more than 160,000 rentable square feet of space (the "Expansion Premises") to be located adjacent to the Building, such Landlord best efforts to include seeking to obtain financing for the cost of construction of the Expansion Premises and related site work. It shall be the obligation of Tenant to obtain or prepare design and construction specifications for the Expansion Premises and related site work, to obtain any and all required governmental approvals for the Expansion Premises, to obtain bids for construction of the Expansion Premises and related site work, and a construction contract substantially similar to the Construction Contract for construction of the Expansion Premises. For purposes of this section, "best efforts" shall not require Landlord to incur more out-of-pocket or other expenses or take more financial risk than Landlord incurred with respect to the Initial Premises. In the event that Landlord constructs the Expansion Premises, the Expansion Premises shall be leased to Tenant on the same terms and conditions as in this Lease for the Initial Premises, using the same methodology for determining Base Rent for the Expansion Premises as provided on Exhibit B with respect to the Initial Premises. Any financing for the Expansion Premises shall be (1) subordinate to any indebtedness of Landlord to CCM Community Development XXII, LLC, its successors and assigns ("CCML Lender") unless the prior written consent of CCML Lender is obtained and (2) subject to the prior written consent of CCML Lender if any indebtedness from Landlord to CCML Lender is then outstanding.

25.2 The provisions of this Section 25.2 shall become effective only upon the conveyence to MRRA of all of the land to the west of the Initial Premises shown as Lot 2 on Exhibit A-1 [the "Option Parcel"]. Landlord and Tenant acknowledge that MRRA does not presently own the entire Option Parcel, but expects to be conveyed the Option Parcel by the United States of America, Department of the Navy. No representation or warranty is made that MRRA will in fact receive such conveyence. Tenant shall have the the option at any time during the first ten (10) years of the Lease Term to lease the Option Parcel, (and reasonable rights of entry and egress and provision of utilities thereto), which option MRRA hereby grants to Tenant. Any lease of any such parcel shall be restricted to the same general purposes as the other property leased pursuant to this Lease. In the event that Tenant exercises its option(s), the lease of such parcel(s) shall be under a separate lease for the balance of the Lease Term hereunder and otherwise on comparable terms and conditions as contained in this Lease with respect to the Initial Premises. Such lease shall contain an obligation of Landlord to demolish, or cause MRRA to demolish, the presently existing building (commonly known as Building 9) located on the Option Parcel. Tenant shall pay to MRRA Base Rent equal to the then-fair market rent for such parcel(s). In the event that Tenant exercises either of its options as provided above and Tenant contemporaneously with such exercise or at any time thereafter during the Lease Term indicates in writing to MRRA that Tenant desires to construct building(s) on such parcel(s) as provided in Section 25.1 above, MRRA and Tenant shall engage in the efforts described in Section 25.1 above with respect to the optioned parcel(s). At the election of MRRA, MRRA may lease the Option Parcel to Landlord or another affiliate of MRRA and cause Landlord or such affiliate to lease the Option Parcel to Tenant on the same terms and conditions as described above.

25.3 MRRA hereby grants to Tenant a right of first refusal to purchase the land east of the Land and shown as Lot 3 on Exhibit A-1 or any portion thereof ("Lot3") as follows: In the event that MRRA receives a bona fide offer to purchase Lot 3from a third party that MRRA intends to accept, MRRA shall send a copy of such offer to Tenant. Tenant shall have thirty (30) days from receipt of such copy of the third-party offer to notify MRRA in writing that Tenant is exercising its right to purchase Lot 102 on the same terms and conditions

as the third-party offer. In the event that Tenant waives in writing its right to purchase Lot 3 pursuant to the third-party offer or fails within 30 days to notify MRRA in writing of the exercise of its right to purchase Lot 3 according to the terms of the third-party offer, Tenant's right of first refusal automatically shall be released and of no further force and effect.

[No further text; signatures on next page]

IN WITNESS WHEREOF, Landlord and Tenant have executed this Lease as of the date first above written.

WITNESS:

LANDLORD:

BRUNSWICK LANDING MHC USA, LLC

By: _____
Name: Steven H. Levesque
Title: Chief Executive Officer
Date: November 2, 2011

WITNESS:

TENANT:

MOLNLYCKE MANUFACTURING US, LLC

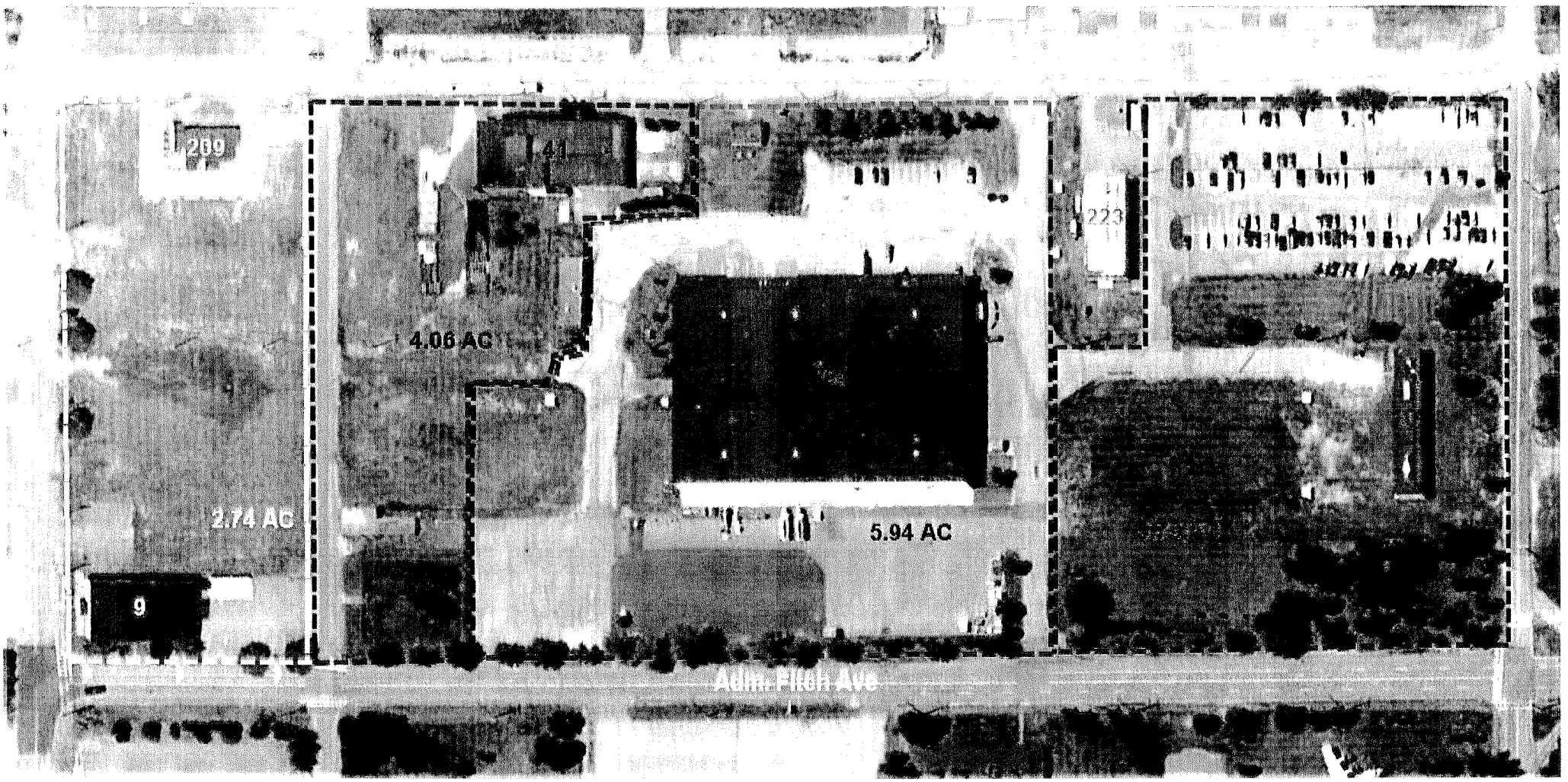
By: _____
Name: James W. Detert
Title: Site Director
Date: November 2, 2011

Seen and agreed to with respect to Section 2.2., Section 5.2, Section 10.1, Article 14, Article 16, Section 21.1, Section 23.16, Section 23.21, Section 23.23, Article 24 and Article 25 above:

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

By: _____
Name: Steven H. Levesque
Title: Executive Director
Date: November 2, 2011

EXHIBIT A-1
PLAN SHOWING PREMISES



- - - - - - -	Lot	1 A	5.94 AC
- - - - - - -	Lot	1 B	4.06 AC
- - - - - - -	Lot	3	5.79 AC

EXHIBIT A-2
SURVEY DESCRIPTION OF PREMISES

A certain lot or parcel of land located on the southeasterly side of Seahawk Avenue, the southwesterly side of Pegasus Street, and the northwesterly side of Fitch Avenue in the Town of Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly sideline of Fitch Avenue, said point lying S 63°37'13" W a distance of Four Hundred Sixty-Three and 26/100 (463.26) feet from the intersection of a line parallel to and Thirty (30) feet northeasterly of the southwesterly sideline of Pegasus Street and a line parallel to and Forty (40) feet southeasterly of the northwesterly sideline of Fitch Avenue (Pegasus Street being a proposed right of way Seventy-Five (75) feet in width and Fitch Avenue being a proposed right of way Eighty (80) feet in width). Thence:

(1) S 58°40'01" W by said Fitch Avenue a distance of Five Hundred Ninety-Five and 45/100 (595.45) feet to a point;

(2) N 31°34'21" W a distance of Two Hundred Eighty and 23/100 (280.23) feet to a point;

(3) N 58°41'43" E a distance of Seventy and 10/100 (70.10) feet to a point;

(4) N 36°16'45" E a distance of Thirty-Four and 96/100 (34.96) feet to a point;

(5) N 00°00'00" W a distance of Twenty-Six and 31/100 (26.31) feet to a point;

(6) N 21°02'17" W a distance of Twenty-Five and 96/100 (25.96) feet to a point;

(7) N 58°59'44" E a distance of Forty-Three and 50/100 (43.50) feet to a point;

(8) N 29°47'11" W a distance of Seventy-Four and 91/100 (74.91) feet to a point;

(9) N 52°32'16" E a distance of Fifty-Six and 07/100 (56.07) feet to a point;

(10) N 32°40'53" W a distance of Twenty-Four and 28/100 (24.28) feet to a point;

(11) N 58°18'49" E a distance of One Hundred Four and 61/100 (104.61) feet to a point;

(12) N 31°01'34" W a distance of One Hundred Six and 82/100 (106.82) feet to a point;

(13) N 58°40'01" E a distance of Two Hundred Thirty-Six and 14/100 (236.14) feet to a point;

(14) S 31°36'06" E a distance of Three Hundred Thirty-One and 32/100 (331.32) feet to a point;

(15) N 59°36'55" E a distance of Thirty-Two and 46/100 (32.46) feet to a point;

(16) S 31°17'31" E a distance of Two Hundred Twenty-Two and 02/100 (222.02) feet to the point of beginning.

The above described parcel contains 258,793 square feet, or 5.94 acres, lying over a portion of property now or formerly of Midcoast Regional Redevelopment Authority as described in a deed recorded in the Cumberland County Registry of Deeds in Book 29003, Page 03, and being shown on a Plan of ALTA/ACSM Land Title Survey-Molnlycke Leasehold Parcel-Phase 1 made for Wright-Pierce and Midcoast Regional Redevelopment Authority by Titcomb Associates dated October 7, 2011. Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone (NAD83).

This description and the above referenced plan were prepared based on a plan entitled "Boundary Survey, Naval Air Station, Brunswick, Maine" prepared for BRAC Program Management Office by Sebago Technics dated August 2008.

EXHIBIT A-2
SURVEY DESCRIPTION OF SUPPLEMENTAL LAND

[Not yet available – refer to aerial photo – Exhibit A]

EXHIBIT A-3
TITLE ENCUMBRANCES

1. Real estate taxes and municipal charges which may constitute liens in the public records.

2. Matters set forth on a plan entitled, "Metes and Bounds Survey of Second Taking of Land, U.S. Naval Air Station, Brunswick, Maine", prepared by C. H. Barron, C. E., dated April 17, 1943 and recorded in the Cumberland County Registry of Deeds in Plan Book 29, Page 25.

3. Matters set forth on plans entitled, "Brunswick Naval Air Station Property" prepared by Sebago Technics, Job No. 96278, for the Department of the Navy, Northern Division, Sheets 1-10, recorded on October 23, 1997 in the Cumberland County Registry of Deeds in Plan Book 197, Pages 457-466.

4. Terms, conditions and rights of Affordable Mid Coast Housing, LLC regarding access and utilities as set forth in a Memorandum of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities, dated October 28, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28222, Page 303.

5. Terms, covenants, easements, restrictions and conditions set forth in an Agreement Granting Reciprocal Easement for Ingress and Egress, General Access and Utility Service by and between United States of America, acting through the Department of the Navy and MRRA, dated March 28, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28607, Page 205.

6. Terms and conditions of the following Department of Environmental Protection Department Orders:

   a. Matters set forth on a Department of Environmental Protection Order dated May 22, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9604, Page 51.

   b. Matters set forth on a Department of Environmental Protection Order dated March 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16164, Page 300.

   c. Matters set forth on a Department of Environmental Protection Order dated November 21, 2001 and recorded in the Cumberland County Registry of Deeds in Book 17095, Page 171.

   d. Matters set forth on a Department of Environmental Protection Order dated March 4, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19232, Page 329.

   e. Matters set forth on a Department of Environmental Protection Order recorded on January 11, 2011 in the Cumberland County Registry of Deeds in Book 28440, Page 111.

   f. Matters set forth on a Department of Environmental Protection Order recorded on March 1, 2011 in the Cumberland County Registry of Deeds in Book 28555, Page 36.

   g. Matters set forth on a Department of Environmental Protection Order dated March 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16164, Page 304.

7. Terms, provisions, restrictions, rights and covenants set forth in a Quitclaim Deed from the United States of America, acting by and through the Secretary of the Navy, dated September 30, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29003, Page 3. (Main Base Parcels EDC 1 – 4).

8. Terms, provisions, restrictions, rights and covenants set forth in a Quitclaim Deed from the United States of America, acting by and through the Secretary of the Navy, dated September 30, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29004, Page 173. (Utility parcels).

9. Matters set forth on a plan entitled, "ALTA Land Title Survey - Molnlycke Leasehold Parcel – Phase 1", dated October 5, 2011 and prepared by Titcomb Associates to be recorded in the Cumberland County Registry of Deeds.

EXHIBIT A-4

FORM OF RECOGNITION AGREEMENT

NON-DISTURBANCE, RECOGNITION AND ATTORNMENT AGREEMENT FROM FEE OWNER/GROUND LESSOR

Reference is made to a certain ground lease dated November _____, 2011, between Midcoast Regional Redevelopment Authority, a body corporate and politic and a public instrumentality of the State of Maine (hereinafter referred to as "Ground Lessor"), as lessor, and Brunswick Landing MHC USA, LLC, a Maine limited liability company ("Landlord"), as lessee, of certain premises located at "Brunswick Landing" in Brunswick, Maine, more particularly described on **Exhibit A** attached hereto (the "Premises"). Said Lease is hereinafter referred to as the "Ground Lease."

Further reference is made to a Lease (the "Sublease") dated November ____, 2011, between Landlord, as sublessor, and Molnlycke Manufacturing US, LLC, a Delaware limited liability company, as the sublessee, (therein and hereinafter referred to as "Tenant") of the Premises.

In consideration of the mutual covenants and agreements herein contained, the parties hereto hereby agree as follows:

(1) Ground Lessor does hereby warrant and represent to Tenant that the Ground Lease has not been amended and is valid and in full force and effect as of the date hereof, that the term of the Ground Lease has heretofore commenced, that there are no defaults by either party thereunder, that Landlord is, as of the date hereof, the lessee under the Ground Lease and that nothing in the Ground Lease constrains, prohibits or restricts the execution and delivery of the Sublease or any term or condition contained in the Sublease.

(2) Ground Lessor does hereby consent to the execution and delivery of the Sublease and all of the terms and conditions therein contained. Ground Lessor does hereby recognize the Sublease and all of Tenant's rights thereunder. Ground Lessor does hereby agree that, if the term of the Ground Lease shall be canceled or shall terminate or expire prior to the expiration of the term of the Sublease, or Ground Lessor shall come into possession of all or any part of the demised premises described in the Sublease prior to the expiration of the term of the Sublease, the Sublease shall continue in full force and effect in accordance with its terms and Tenant's rights in the Premises and Tenant's rights under the Sublease, including without limitation the provision of the Sublease with respect to proceeds of insurance and actions of public authority by eminent domain, and Tenant's use, possession and enjoyment of the demised premises shall not be disturbed, except for such cause as would entitle Landlord to terminate the Sublease in accordance with the terms and conditions contained in the Sublease. Ground Lessor shall take no action which shall in any way interfere with any right of Tenant under the Sublease, and the Premises shall be and remain subject to the Sublease.

(3) Upon the cancellation, termination or expiration of the term of the Ground Lease, prior to the expiration of the term of the Sublease, as extended, whether the Ground Lease shall so terminate or expire, or be canceled, upon the expiration of its term as stated thereon or on any other date, and whether

upon the election of either Ground Lessor or Landlord hereunder, or in any other manner, Ground Lessor shall recognize Tenant as tenant of the demised premises for the balance of the term of the Sublease, as extended, in accordance with all of the provisions of the Sublease and Ground Lessor shall then and thereafter perform and observe all of the agreements and conditions on the part of Landlord under the Sublease, to be performed or observed.

(4) Tenant does hereby agree that, if the term of the Ground Lease shall be canceled or terminated prior to the expiration of the Sublease, Tenant shall recognize, and attorn to, Ground Lessor as the landlord under the Sublease in accordance with the terms and conditions contained in the Sublease, provided that Ground Lessor shall then assume in writing to Tenant to thereafter perform and observe all of the terms and conditions contained in the Sublease on the part of the landlord thereunder to be performed or observed.

(5) References herein contained to the term of the Ground Lease and the term of the Sublease shall mean the term thereof as then extended pursuant to the provisions thereof.

(6) The agreements contained herein shall be self-executing without the requirement of any further instrument or act by any party referred to herein. The Agreement shall be binding upon, and inure to the benefit of, each of the parties hereto and its successors and assigns.

IN WITNESS WHEREOF, each of the parties hereto has caused this instrument to be executed and delivered all as of the _____ day of November, 2011.

WITNESSES: Ground Lessor: Midcoast Regional Redevelopment Authority

_____ By: _____
Print name:
Its duly authorized:

Landlord: Brunswick Landing MHC USA, LLC

_____ By: _____
Print name:
Its duly authorized:

Tenant: Molnlycke Manufacturing US, LLC

_____ By: _____
Print name:
Its duly authorized:

State of Maine
County of Cumberland November _____, 2011

Personally appeared before me the above-named _____, _____ of Midcoast Regional Redevelopment Authority, and acknowledged the foregoing to be his free act and deed and the free act and deed of said corporation.

_____
Print name:
Notary Public/Attorney at Law

State of Maine
County of Cumberland November _____, 2011

Personally appeared before me the above-named _____, _____ of Brunswick Landing MHC USA, LLC, and acknowledged the foregoing to be his free act and deed and the free act and deed of said limited liability company.

_____
Print name:
Notary Public/Attorney at Law

State of Maine
County of Cumberland November _____, 2011

Personally appeared before me the above-named _____, _____ of Molnlycke Manufacturing US, LLC, and acknowledged the foregoing to be his free act and deed and the free act and deed of said limited liability company.

_____
Print name:
Notary Public/Attorney at Law

Exhibit A

[insert legal description of ground leased parcel]

EXHIBIT A-5

FORM OF SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND RECOGNITION AGREEMENT

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
(Loan A)

THIS AGREEMENT, made this ___ day of October, 2011, by and between **MOLNLYCKE MANUFACTURING USA LLC**, a Maine limited liability company, with offices at Brunswick Landing, 192 Admiral Fitch Avenue, Brunswick, Maine ("Tenant") and **CCM COMMUNITY DEVELOPMENT XXII LLC**, a Delaware limited liability company with a mailing address c/o CEI Capital Management LLC, 2 Portland Fish Pier, Suite 206, Portland, Maine 04101-4633 ("Lender").

WITNESSETH:

WHEREAS, pursuant to a Sublease Agreement dated October ___, 2011, as amended (hereinafter referred to as the "Sublease"), **BRUNSWICK LANDING MHC USA, LLC** ("Landlord") subleased and rented to Tenant certain premises located at Brunswick Landing, 192 Admiral Fitch Avenue, Brunswick, Maine and the appurtenant rights as provided in the Sublease (the "Property"), a more particular description of which Property appears in Exhibit "A", attached hereto and by this reference made a part hereof; and

WHEREAS, Lender is the holder of a certain Open End Construction and Permanent Leasehold Mortgage With Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing of even or near even date from Landlord, securing the amount of $10,212,640.00, (the "Leasehold Mortgage") encumbering the Property, which Leasehold Mortgage is to be recorded in the Cumberland County Registry of Deeds; and

WHEREAS, the Sublease has been collaterally assigned to Lender by Landlord as security for the payment by the Landlord of the loans and the Obligations described in the Leasehold Mortgage; and

WHEREAS, Lender does not wish to make the loan secured by the Leasehold Mortgage or to consent to Tenant's Sublease, unless Tenant subordinates the Sublease and Tenant's rights thereunder to the liens and provisions of the Leasehold Mortgage; and

WHEREAS, Tenant is not obliged to subordinate the Sublease and Tenant's rights thereunder unless and until Lender has agreed to recognize Tenant's rights under the Sublease as provided herein; and

WHEREAS, Tenant and Lender desire hereby to establish certain rights, safeguards, obligations and priorities with respect to their respective interests by means of the following Subordination, Non-Disturbance and Attornment Agreement:

1. The Sublease and the rights of Tenant thereunder (including any rights to purchase) are and shall be subject and subordinate to the lien of the Leasehold Mortgage and to all of the terms, conditions and provisions thereof, to all advances made or to be made thereunder, to the full extent of the principal sum and

interest thereon from time to time secured thereby, and to any renewal, substitution, extension, modification or replacement thereof, including any increase in the indebtedness secured thereby or any supplements thereto, and all other indebtedness secured by the Leasehold Mortgage, or any renewal, substitution, extension, modification, or replacement thereof. In the event that Lender or any other person acquires title to the Property pursuant to the exercise of any remedy provided for in the Leasehold Mortgage, by reason of the acceptance of a deed in lieu of foreclosure or in any other manner (the Lender, any other such person and their participants, successors and assigns being referred to herein as the "Purchaser"), Tenant covenants and agrees to attorn to and recognize and be bound to Purchaser as its new Landlord, and subject to the provision in Paragraph 2 of this Agreement, the Sublease shall continue in full force and effect as a direct Sublease between Tenant and Purchaser.

2. So long as the Sublease is in full force and effect and Tenant is not in default under any provision of the Sublease beyond applicable grace or cure periods, and no event has occurred which has continued to exist for a period of time (after notice, if any, required by the Sublease) as would entitle Landlord to terminate the Sublease or would cause without further action by Landlord, the termination of the Sublease or would entitle Landlord to dispossess the Tenant thereunder:

a. the right of possession of Tenant to the Property and all other rights of Tenant under the Lease shall not be terminated or disturbed by any action or proceedings taken by Lender in the exercise of any of its rights under the Leasehold Mortgage or the indebtedness secured thereby, and Lender shall recognize and respect all of Tenant's rights under the Sublease, including without limitation any and all options to purchase the Property and purchase or lease additional land; and

b. the Sublease shall not be terminated by said exercise of any remedy provided for in the Leasehold Mortgage, and Lender thereby covenants that any sale by it of the Property pursuant to the exercise of any rights and remedies under the Leasehold Mortgage or otherwise, shall be made subject to the Sublease and the rights of Tenant thereunder, including without limitation any and all options to purchase the Property and purchase or lease additional land.

3. In no event shall Lender or any other Purchaser be:

a. liable for the return of any security deposit unless such deposit has been delivered to Lender;

b. bound by any payment of rent or additional rent which Tenant might have paid to Landlord or any prior landlord for more than the current month;

c. bound by any amendment, modification or termination of the Sublease made after the date hereof without Lender's or such other Purchaser's prior written consent;

d. personally liable under the Sublease, Lender's liability being limited to Lender's interest in the Property, or

e. liable for any indemnity obligations of Landlord under the Sublease with respect to environmental matters or releases of hazardous materials occurring at any time when Lender was not in possession of, operating and making hazardous materials decisions with respect to the Property.

f. liable for any previous act or omission of Landlord under the Sublease, other than those acts or omissions Lender or any other Purchaser succeeds to the Landlord's interest under the Sublease, of which Tenant has given Lender notice of in the manner provided in this Agreement prior to Lender's or any other Purchaser's succession to the obligations of Landlord under the Sublease;

g. subject to any off-set, defense or counterclaim which shall have previously accrued to Tenant against Landlord other than those which are specifically set forth in the Sublease and of which Tenant has given Lender notice and opportunity to cure in the manner provided in this Agreement;

4. Tenant agrees to give prompt written notice to Lender of any default by Landlord under the Sublease which would entitle Tenant to cancel the Sublease or abate the rent payable thereunder or set off rent in accordance with the Sublease. Notwithstanding any provision of the Sublease, no notice of cancellation thereof given on behalf of Tenant shall be effective unless Lender has received said notice and has failed within 30 days of the date of receipt thereof to cure Landlord's default, or if the default cannot be cured within 30 days has failed to commence and thereafter diligently pursue the cure of Landlord's default which gave rise to such right of cancellation or abatement and, in any event, effect a cure within 90 days of its receipt of such notice. Tenant further agrees to give such notices to any successor of holder of said Leasehold Mortgage, *provided* that such successor shall have given written notice to Tenant of its acquisition of Lender's interest in the Leasehold Mortgage and designated the address to which such notices are to be sent. Tenant further agrees to give written notice to Lender of any election by Tenant to terminate the Sublease pursuant to Section 3.1(b) or to exercise the Option to Purchase under Section 24.1 of the Sublease not less than 30 days prior to the effective date of any such termination or purchase. If requested by Lender in writing prior to the expiration of such 30 day period Tenant shall, and Landlord hereby authorizes Tenant to, make any payments due to Landlord or MRRA directly to Lender. To the extent any such payment exceeds the amount of the Obligations, Lender agrees to deliver the balance to Landlord or MRRA as applicable.

5. Tenant acknowledges that Landlord will execute and deliver to Lender an Assignment of Leases and Rents conveying the rentals under the Sublease as additional security for the loan secured by the Leasehold Mortgage, and Tenant hereby expressly consents to such Assignment. Landlord hereby agrees that rentals payable under the Sublease shall be paid directly by Tenant to Lender upon an event of default by Landlord under the Leasehold Mortgage and that any amounts so paid shall discharge Tenant's obligations to Landlord *pro tanto*. After receipt of notice from Lender to Tenant (at the address set forth above) that Rents under the Sublease should be paid to Lender, Tenant shall pay to Lender all monies due to Landlord under the Sublease as they come due in accordance with the terms of the Sublease.

6. Tenant agrees that it will not, without the prior written consent of Lender, subordinate or permit subordination of the Sublease to any lien subordinate to the Leasehold Mortgage. Tenant and Landlord agree that the Sublease will not amended or modified without the prior written consent of Lender, provided, however, that Lender shall not unreasonably withhold consent to amendments that the Tenant and Landlord desire to make.

7. Tenant agrees to certify in writing to Lender, upon request, whether or not, to the knowledge of Tenant, any default on the part of Landlord exists under the Sublease and the nature of any such default.

8. Tenant agrees to enter into a subordination, non-disturbance and attornment agreement with any entity which shall succeed Lender as direct assignee from Lender with respect to the Property, or any portion thereof, provided such agreement is substantially similar to this Agreement.

9. Tenant agrees, at any time, and from time-to-time, upon not less than twenty (20) days' prior request by Lender, to execute, acknowledge, and deliver to Lender a statement in writing certifying, if such be the case, that the Sublease is unmodified and in full force and effect (or, if there have been modifications, stating the modifications, and that the Sublease as modified is in full force and effect), and that, to Tenant's actual knowledge, there are no defenses or offsets thereto then accrued, or stating those claimed by Tenant, and the dates to which the rent and other charges under the Sublease have been paid, it being intended that any such statement delivered pursuant to this Paragraph 9 may be relied upon by any Purchaser or other successor to Lender.

10. Tenant hereby certifies and represents to Lender that the person executing this Agreement is duly authorized and empowered in all respects to do so on behalf of Tenant, and as of the date of this Agreement, the Sublease is in full force and effect and has not been modified or amended except as may be noted in this Agreement.

11. The provisions hereof shall be self-operative and effective without the execution of any further instruments on the part of either party hereto.

12. From and after payment in full of the loan secured by the Leasehold Mortgage and the recordation of a release or satisfaction thereof, without the transfer of the Property to Lender as a Purchaser, this Agreement shall become void and of no further force or effect.

13. The agreements herein contained shall be binding upon and shall inure to the benefit of the parties hereto, their respective participants, successors, and assigns, and, without limiting such, the agreements of Lender shall specifically be binding upon any Purchaser of the Property at foreclosure or at a sale under power.

14. This Agreement may not be modified other than by an agreement in writing signed by Tenant, Lender and Landlord or their respective successors.

15. This Agreement may be signed in counterparts.

16. If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each term and provision hereof shall be valid and enforceable to the fullest extent permitted by law.

[NO FURTHER TEXT. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Tenant and Lender have caused this instrument to be executed under seal of the day and year first above written.

Signed, sealed and delivered
in the presence of:

TENANT:
MOLNLYCKE MANUFACTURING
US LLC

_____
Witness

By: _____
Name:
Title:

STATE OF MAINE
Cumberland, ss.

October ___, 2011

PERSONALLY APPEARED the above named _____, in his capacity as _____ of Tenant, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Tenant.

Before me,

_____
Notary Public/Attorney at Law

_____
Print Name

IN WITNESS WHEREOF, Tenant and Lender have caused this instrument to be executed under seal of the day and year first above written.

Signed, sealed and delivered
in the presence of:

LENDER:
CCM COMMUNITY DEVELOPMENT
XXII LLC

By: CEI Capital Management LLC
Its Managing Member

_____
Witness

By: _____
Name: F. Robert Wilson
Title: Senior Investment Officer

STATE OF MAINE
Cumberland, ss.

October ___, 2011

PERSONALLY APPEARED the above named F. Robert Wilson, in his capacity as Senior Investment Officer of said Managing Member of Lender, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Managing Member and of said Lender.

Before me,

_____
Notary Public/Attorney at Law

_____
Print Name

IN WITNESS WHEREOF, Landlord joins herein for purposes of acknowledging the provisions hereof and agreeing to payments and Rent in accordance with the provisions hereof.

Signed, sealed and delivered
in the presence of:

LANDLORD:
BRUNSWICK LANDING MHC USA, LLC

_____
Witness

By: _____
Name:
Title:

STATE OF MAINE
Cumberland, ss.

October ___, 2011

PERSONALLY APPEARED the above named _____, in his capacity as _____ of Landlord, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Landlord.

Before me,

_____
Notary Public/Attorney at Law

_____
Print Name

EXHIBIT B

BASE RENT SCHEDULE

Total Square Footage-Initial Premises*	79,000*
Initial Term	240 months after Occupancy Commencment Date

* Includes only Initial Premises

FROM THE EFFECTIVE DATE OF THIS LEASE AGREEMENT THROUGH THE OCCUPANCY COMMENCEMENT DATE:

During the period from the Effective Date through the Occupancy Commencment Date, Tenant shall pay to Landlord Base Rent as follows:

On the Effective Date, Tenant shall pay to Landlord the initial lease payment of $ 114,720.00. [Insert the amount of all of Tenant's unpaid reimbursement obligations to Landlord including professional fees and other agreed expenses]

On the earliest to occur of December 30, 2011, the Refinancing (as hereinafter defined) or five business days after notice from Landlord, Tenant shall pay to Landlord an amount equal to the difference between (a) the total debt service (principal and interest) then due (or to be due upon the date determined by such notice from Landlord to Tenant) pursuant to all of Landlord's indebtedness to Bangor Savings Bank for loans used to construct or improve the Premises in the initial principal amount of $1,500,000 and (b) the principal and interest amount thereof which is paid with the proceeds of any Refinancing occurring on the date in which said amount is payable.

"Refinancing" means the incurrence by Landlord of indebtedness to CCM Community Development XXII, LLC (the "NMTC Financing") or another lender or lenders satisfactory to Landlord and Tenant (the "Alternate Lenders") for the purposes of (1) repaying the then-outstanding principal of the Bangor Savings Bank loan described above and (2) constructing or improving the Premises.

On the 1st day of each calendar month following any Refinancing through the Occupancy Commencement Date (construction period), Tenant shall pay to Landlord an amount equal to the total debt service (principal and interest) then due or scheduled to become due within the next 30 days pursuant to all of Landlord's indebtedness to CCM Community

Development XXII, LLC or any Alternate Lenders. If CCM Community Development XXII, LLC is the Lender with respect to the Refinancing, then (1) Tenant shall also pay to Landlord $1,583.33 on the _1st_ day of each calendar month and (2) beginning in the 13th month following the Refinancing, Tenant shall also pay to Landlord on the _1st_ day of each calendar month the additional sum of $28,735.23.

On or before the date on which any payment of real estate taxes is due to the Town of Brunswick, Maine, Tenant shall pay to Landlord the amount of any and all real estate taxes due to the Town of Brunswick with respect to the Initial Premises. The preceding sentence shall not modify the obligations of MRRA pursuant to Section 5.3 of this Lease (regarding payments related to tax increment financing).

AFTER THE OCCUPANCY COMMENCEMENT DATE OF THIS LEASE AGREEMENT:

Following the Occupancy Commencement Date, Tenant shall pay to Landlord monthly Base Rent equal to the amount which is one hundered-twenty percent (120%) of the sum of the following: (a) all of Landlord's monthly debt service (principal, interest and other charges, except that no "other charges" attributable to acts or omissions of Landlord not caused by Tenant's late payment [determined without regard to any grace periods under this Lease] or other conduct of Tenant shall be included in this formula) on all amounts owed by Landlord to CCM Community Development XXII, LLC, its successors and assigns, for the loans used to construct or improve the Premises in the initial principal amount of $14,200,000, (b) all of Landlord's debt service (principal, interest and other charges, except that no "other charges" attributable to acts or omissions of Landlord not caused by Tenant's late payment [determined without regard to any grace periods under this Lease] or other conduct of Tenant shall be included in this formula)) on all amounts owed by Landlord to any Alternate Lender, its successors and assigns, for the loans used to construct or improve the Premises, (c) all of Landlord's debt service (principal, interest and other charges) on all amounts owed by Landlord pursuant to any refinancing of all or any portion of such loans described in subparts (a) and (b) above, (d) in the event that CCM Community Development XXII, LLC, its successors and assigns is the lender with respect to the Refinancing, beginning as of the Occupancy Commencement Date and ending after 84 monthly payments (including any payments made before the Occupancy Commencement Date) have been made, the sum of $28,735.23 per month and (e) in the event that CCM Community Development XXII, LLC, its successors and assigns is the lender with respect to the Refinancing, the amount of $1,583.33 in each of the first twelve (12) months after the Refinancing(for clarity, it is not intended that this read Occupancy Commencement Date) such amount increasing by four percent (4%) for the thirteenth (13^{th}) month thereafter and then further increasing four percent (4%) each twelve (12) months thereafter.

Notwithstanding the foregoing, Landlord and Tenant agree that beginning in Lease Year 10, in the event and at such times that the separate identifiable obligation to CCM Community Development XXII, LLC in the amount of $3,987,640 remains outstanding and not repaid or refinanced, the above formula shall be modified to require Tenant to pay as Base Rent only

one hundred percent (100%) of the debt service thereon and not one hundred twenty percent (120%) unless any lender refinancing the other indebtedness of Landlord to CCM Community Development XXII, LLC, its successors and assigns, shall require a covenant or debt service coverage ratio of one hundred twenty percent (120%) or greater that incorporates such separate identifiable obligation, in which case this paragraph shall be inapplicable.

All references to Landlord above include Landlord's successors and assigns.

LANDLORD AND TENANT AGREE AND ACKNOWLEDGE (1) THAT ANY COMPUTATIONS PROVIDED TO TENANT OF RENT COMPUTATIONS ARE FOR PURPOSES OF ILLUSTRATION AND THE ACTUAL BASE RENT SHALL BE DETERMINED AS PROVIDED ABOVE AND AS ILLUSTRATED BY EXAMPLE BELOW AND (2) THAT THE INITIAL FINANCING FOR THE PREMISES HAS A TERM OF TEN YEARS WITH AN AMORTIZATION SCHEDULE OF TWENTY YEARS SO THAT A SUBSTANTIAL BALANCE WILL REMAIN AFTER TEN YEARS TO BE REFINANCED, THEREBY CAUSING A POSSIBLY SIGNIFICANT CHANGE IN THE BASE RENT AFTER THE COMPLETION OF THE FIRST TEN YEARS OF THE LEASE TERM, DEPENDING ON THE TERMS OF THE TENTH YEAR REFINANCING. LANDLORD SHALL NOT BE OBLIGATED TO REFINANCE SAID BALANCE FOR ANY TERM IN EXCESS OF THE THEN-REMAINING PERIOD OF THE LEASE TERM.

ESTIMATED BASE RENT:

Based upon information currently available to Landlord and Tenant, the estimated annual Base Rent beginning on the Occupancy Commencement Date is as follows,

Lease Year 1	$1,163,538.37
Lease Year 2	$1,163,538.37
Lease Year 3	$1,163,538.37
Lease Year 4	$1,163,538.37
Lease Year 5	$1,163,538.37
Lease Year 6	$1,163,538.37
Lease Year 7	$1,070,450.00
Lease Year 8	$1,070,450.00

Base Rent was calculated as shown on the spreadsheet attached as Exhibit B-1. In the event that the NMTC Financing closes, the Excel Spreadsheet entitled Estimated Rent Computation to Include in Lease (November 1, 2011)_(the "Base Rent Spreadsheet"), and the formulas contained therein, shall be used by the parties as illustrative as to how to determine the Base Rent from the Occupancy Commencement Date.

Begining in at the start of the 9th year following the Occupancy Commencement Date, the Landlord and the Tenant have estimated the annual Base Rentto be as follows:

Lease Year 9	$1,080,726.32
Lease Year 10	$1,091,101.29
Lease Year 11	$1,101,575.87
Lease Year 12	$1,112,150.99
Lease Year 13	$1,122,827.64
Lease Year 14	$1,133,606.79
Lease Year 15	$1,144,489.41
Lease Year 16	$1,155,476.51
Lease Year 17	$1,166,569.09
Lease Year 18	$1,177,768.15
Lease Year 19	$1,189,074.72
Lease Year 20	$1,200,489.84

At the beginning of the 9th year, an annual adjustment factor of 1.096 will be applied to the previous lease year's annual Base Rent to determine the Base Rent for lease year 9.

Refinancing will occur at on or prior to the beginning of Lease Year 10. Following the refinancing, Tenant shall pay to Landlord Base Rent equal to the amount which is one hundered-twenty percent (120%) of all of Landlord's debt service (principal, interest and other charges, except that no "other charges" attributable to acts or omissions of Landlord not caused by Tenant's late payment [determined without regard to any grace periods under this Lease] or other conduct of Tenant shall be included in this formula) on all amounts owed by Landlord to mortgage lenders.

The estimated Base Rent above and Base Rent Spread sheet assume refinancing at existing rates for Lease Year 10 and subsequent for the $10,212,640 component of Landlord's initial debt obligation to CCM Community Development XXII, LLC. Actual rates for refinancing may vary.

By way of further explanation, the Base Rent calculations performed by the Base Rent Spreadsheet under the 'put scenario" are as follows:

Effective Date to the start of Lease Year 1 - (i.e. the construction period)

Annual Base Rent during the construction period is calculated as the sum of column A (Construction Loan), column E (CCML Asset Management Fee), column F (CDE Operating Expense), column H (CDE Deposit to Operating Reserve), column I (Investment Fund Operating Expense), and column J (QALICB Operating Expense).

Lease Years 1 through 6

Annual Base Rent is calculated as the sum of column B (Interest Only Payments During NMTC Period), column C (Contribution to Principal Reduction Due in 2018), column D (Debt Service on Leveraged Loan QLICI Loan A), column E (CCML Asset Management Fee), column F (CDE Operating Expense), column G (CCML Back End Fee), column H (CDE Deposit to Operating Reserve), column I (Invest Fund Operating Expense), and column J (QALICB Operating Expense) with the sum then multiplied by 120% to equal the Total Cost (Column M). The Total Cost is then divided by the total square feet of the building (79,000 square feet) to come up with the annual Base Rent per square foot (Column O).

The per square foot cost calculated above is further modified as follows:

The individual year square foot cost calculation is performed for each of the lease years 1-6. The Base Rent for each of the lease years 1-6 is determined by calculating the simple average of the calculated Base Rent for lease years 1-6 and using that average as uniform rate for lease years 1-6.

Lease Years 7 and 8

Annual Base Rent is calculated as the sum of column B (Interest Only Payments During NMTC Period), column C (Contribution to Principal Reduction Due in 2018), column D (Debt Service on Leveraged Loan QLICI Loan A), column E (CCML Asset Management Fee), column F (CDE Operating Expense), column G (CCML Back End Fee), column H (CDE Deposit to Operating Reserve), column I (Investment Fund Operating Expense), and column J (QALICB Operating Expense) with the sum then multiplied by 120% to equal the Total Cost (Column M). The Total Cost is then divided by the total square feet of the building (79,000 square feet) to come up with the annual Base Rent per square foot (Column O).

The Base Rent per square foot calculated above is further modified as follows:

The individual year annual Base Rent per square foot calculation is performed for each of lease years 7 and 8. The annual Base Rent for each of lease years 7 and 8 is uniform and is determined by calculating the simple average of the calculated annual Base Rent for lease years 7 and 8 and using that average as uniform rate for lease years 7 and 8.

Lease Year 9

The annual Base Rent per square foot for lease year 9 is obtained by multiplying the previous lease year's annual Base Rent per square foot by 1.096. (0.96% escalation factor).

Lease Year 10

The annual Base Rent per square foot for lease year 10 is based on the refinancing that will be done in lease year 10. Tenant shall pay to Landlord Base Rent equal to the amount which is one hundered-twenty percent (120%) of all of Landlord's debt service (principal, interest and other charges, except that no "other charges" attributable to acts or omissions of Landlord not caused by Tenant's late payment [determined without regard to any grace periods under this Lease] or other conduct of Tenant shall be included in this formula) on all amounts owed by Landlord due to the refinancing. There will be no escalation factor applied in lease year 10.

Lease Years 11-20 (example assumes refinancing that extrapolates terms from construction loan)

Annual Base Rent is calculated as the sum of column B (Interest Only Payments During NMTC Period), column C (Contribution to Principal Reduction Due in 2018), column D (Debt Service on Leveraged Loan QLICI Loan A), column E (CCML Asset Management Fee), column F (CDE Operating Expense), column G (CCML Back End Fee), column H (CDE Deposit to Operating Reserve), column I (Investment Fund Operating Expense), and column J (QALICB Operating Expense) with the sum then multiplied by 120% to equal the Total Cost (Column M). The Total Cost is then divided by the total square feet of the building (79,000 square feet) to come up with the annual Base Rent per square foot (Column O).

The foregoing is modified such that the actual annual Base Rent per square foot is the higher of:

1) the annual Base Rent per square foot cost calculated per the above, or

2) the annual Base Rent per square foot of the previous lease year multiplied by 1.096 (0.96% escalation factor)

Lease Years 21 – 25

The annual Base Rent per square foot for each lease year is obtained by multiplying the previous lease year's annual Base Rent per square foot by 1.01 (1% escalation factor).

Lease Years 26-30

The annual Base Rent per square foot for each lease year is obtained by multiplying the previous lease year's annual Base Rent per square foot by 1.02 (2% escalation factor).

Notes:

1. Landlord and Tenant agree that the actual amounts in columns A through J of the attached Base Rent Spreadsheet could be different and the actual Base Rent calculation shall be based on actual values as determined by the NMTC Financing. The estimates on the attached Base Rent Spreadsheet have been used to structure the transaction and the parties intend that the actual figures will be similar to the estimates.

2. In the event that a)the NMTC Financing closes and, b) at the end of the New Markets Tax Credit compliance period, Wells Fargo Community Investment Holdings, LLC (the tax credits investor) does not exercise to the so-called "put option" to sell its interest in WF Rynel Investment Fund, LLC (the pooling entity), Tenant may by timely written notice to MRRA, require MRRA to exercise the so-called "call option" provided that Tenant provides funding to MRRA to cover the price of purchasing the interest in WF Rynel Investment Fund, LLC.

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
MOLNLYCKE HEALTHCARE
BUILD TO SUIT

	November 1, 2011	
Midcoast Regional Redevelopment Authority Participation		
Demolition Building 294	$50,000	x
Asbestos Removal	$78,593	
Change Order Asbestos removal	$37,800	
Site electrical	$147,000	x
Water and Sewer Infrastructure to the building	$50,000	x
Stormwater utilities on site	$40,000	x
Contribution to Homeless Assistance Trust Fund required by McKinney Act	$5,600	
Second Survey (relocated site)	$3,450	
Total	**$412,443**	
Value of Land to the Deal (10 acres at $50,000 per acre)	$500,000	
Total MRRA contribution	**$912,443**	

Expenses

Construction costs		
Civil, Architectural, Structural Components		
Mechanical		
Sprinkler		
Electrical		
Fire Alarm		
General Requirements		
General Contractor Fee		
Construction Bid (Pizzagalli Construction Company)	$12,633,000	
Less MRRA contributions	($287,000)	x
Winter Shutdown costs	$252,251	
	$12,598,251	
Contract Administration /Clerk of the Works (estimated at $170,000 to be paid directly by Molnlycke)	$0	
Bank Clerk of the Works ($10,600 less bank contribution of $6,000)	$4,600	
Construction Contingency (5.0%)	$629,913	
	$13,232,764	
Financing Costs		
CCML Loan Placement Fee (3.0% upfront)	$426,000	
Implan Impact Report (may likely be higher)	$3,500	
CCML Back End Fee	$0	
CCML Annual Audit Fee	$0	
CCML Management Fees	$0	
Legal Fees	$380,000	
Commitment Fee (37.5basis points)	$40,875	
Bank legal representation	$70,000	
Phase I environmental assessment	$5,000	

Construction budget review	$500
Title updates during construction	$150
MRRA Attorney Fee	$40,000
Bank Appraisal	$7,500
Title Insurance (0.5%)	$71,000
Building Permit	$31,600
Rate Lock (25 basis points)	$25,532
Bank Fee (October 4, 2011) 10 basis points	$10,213
Second Appraisal	$5,000
	$1,116,869

Total Estimated Construction and Direct Financing Costs	**$14,349,633**
New Markets Tax Credit (revised August 26)	($3,987,360)
Leveraged or Equity Dollars Needed to Fund the Project	**$10,362,273**
Bangor Savings Bank Communication of Loan A (September 15, 2011)	**$10,212,640**
Current short fall:	($149,633)

Construction Period Obligation of Molnlycke Healthcare

Molnlycke to provide construction loan financing Year One	$491,838
Molnlycke to begin interest obligation on New Market Tax Credit Loan B Year One	$102,880
Total	**$594,718**

Includes items marked with ("x") above - assumed site work included $50,000 demolition budget for 294

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MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

MODEL OF NMTC PROGRAM, LEVERAGE LOAN AND LEASE CALCULATION WITH PUT OPTION

	Year	a Construction Loan (prime plus 150 basis points currently (4.75% BSB 360 loan calculator)	b Interest Only Payments During NMTC Period (assumes rate lock payment - 5.00% BSB 360 day loan calculator - page x)	c Contribution to principal reduction due in 2018 (page xx)	d Debt Service On Leveraged Loan QLICI Loan A (assumes same financing terms for years 11 through 20)	e CCML Asset Management Fee (0.5% of total project cost $14.2 million) (page xx)	f CDE Operating Expense	g CCML Back End Fee *
	2012	$491,837.91				$71,000.00	$10,000.00	
1	2013		$517,780.85	$344,822.75	$0.00	$71,000.00	$10,400.00	$0.00
2	2014		$517,780.85	$344,822.75	$0.00	$71,000.00	$10,816.00	$0.00
3	2015		$517,780.85	$344,822.75	$0.00	$71,000.00	$11,248.64	$0.00
4	2016		$517,780.85	$344,822.75	$0.00	$71,000.00	$11,698.59	$0.00
5	2017		$517,780.85	$344,822.75	$0.00	$71,000.00	$12,166.53	$0.00
6	2018		$517,780.85	$344,822.75	$0.00	$71,000.00	$12,653.19	$0.00
7	2019		$0.00	$0.00	$813,533.40	$0.00	$0.00	$53,250.00
8	2020		$0.00	$0.00	$813,533.40	$0.00	$0.00	$53,250.00
9	2021		$0.00	$0.00	$813,533.40	$0.00	$0.00	$53,250.00
10	2022		$0.00	$0.00	$813,533.40	$0.00	$0.00	$53,250.00
11	2023		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00
12	2024		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00
13	2025		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00
14	2026		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00
15	2027		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00
16	2028		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00
17	2029		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00
18	2030		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00
19	2031		$0.00	$0.00	$813,531.91	$0.00	$0.00	$0.00
20	2032		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			$3,106,685.09	$2,068,936.50	$10,575,932.71	$497,000.00	$78,982.94	$213,000.00
	2033			$0.00		$0.00	$0.00	$0.00
	2034			$0.00		$0.00	$0.00	$0.00
	2035			$0.00		$0.00	$0.00	$0.00
	2036			$0.00		$0.00	$0.00	$0.00
	2037			$0.00		$0.00	$0.00	$0.00
				$0.00		**$0.00**	**$0.00**	**$0.00**
	2038			$0.00		$0.00	$0.00	$0.00
	2039			$0.00		$0.00	$0.00	$0.00
	2040			$0.00		$0.00	$0.00	$0.00
	2041			$0.00		$0.00	$0.00	$0.00
	2042			$0.00		$0.00	$0.00	$0.00
				$0.00		**$0.00**	**$0.00**	**$0.00**
			$3,106,685.09	$2,068,936.50		$497,000.00	$78,982.94	$213,000.00

* Deferment and reduction of back end fee contingent on no default on loan agreements and plant is used for intended purpose.

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MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

MODEL OF NMTC PROGRAM, LEVERAGE LOAN AND LEASE CALCULATION WITH PUT OPTION

h CDE Deposit to Operating Reserve (page xx)	i Investment Fund Operating Expense (page xx and xx)	j QALICB Operating Expense (operating and audit fees)	k Base for Debt Coverage Ratio	l Debt Coverage Ratio	m Total Cost	n Square Foot Cost (79,000 sq. ft.)		o Base Rent	p Base Rent Revenue
									$594,717.91
$1,880.00	$1,000.00	$19,000.00							
$1,880.00	$1,000.00	$19,570.00	$966,453.60	$193,290.72	$1,159,744.32	$14.68		$14.73	$1,163,538.37
$1,880.00	$1,000.00	$20,352.80	$967,652.40	$193,530.48	$1,161,182.88	$14.70		$14.73	$1,163,538.37
$1,880.00	$1,000.00	$21,166.91	$968,899.15	$193,779.83	$1,162,678.98	$14.72		$14.73	$1,163,538.37
$1,880.00	$1,000.00	$22,013.59	$970,195.77	$194,039.15	$1,164,234.93	$14.74		$14.73	$1,163,538.37
$1,880.00	$1,000.00	$22,894.13	$971,544.26	$194,308.85	$1,165,853.11	$14.76		$14.73	$1,163,538.37
$1,880.00	$1,000.00	$23,809.90	$972,946.69	$194,589.34	$1,167,536.02	$14.78		$14.73	$1,163,538.37
$0.00	$0.00	$24,762.29	$891,545.69	$178,309.14	$1,069,854.83	$13.54		$13.55	$1,070,450.00
$0.00	$0.00	$25,752.78	$892,536.18	$178,507.24	$1,071,043.42	$13.56		$13.55	$1,070,450.00
$0.00	$0.00	$26,782.90	$893,566.30	$178,713.26	$1,072,279.56	$13.57		$13.68	$1,080,726.32
$0.00	$0.00	$27,854.21	$894,637.61	$178,927.52	$1,073,565.13	$13.59		$13.81	$1,091,101.29
$0.00	$0.00	$28,968.38	$842,501.78	$168,500.36	$1,011,002.14	$12.80		$13.94	$1,101,575.87
$0.00	$0.00	$30,127.12	$843,660.52	$168,732.10	$1,012,392.62	$12.82		$14.08	$1,112,150.99
$0.00	$0.00	$31,332.20	$844,865.60	$168,973.12	$1,013,838.72	$12.83		$14.21	$1,122,827.64
$0.00	$0.00	$32,585.49	$846,118.89	$169,223.78	$1,015,342.67	$12.85		$14.35	$1,133,606.79
$0.00	$0.00	$33,888.91	$847,422.31	$169,484.46	$1,016,906.77	$12.87		$14.49	$1,144,489.41
$0.00	$0.00	$35,244.46	$848,777.86	$169,755.57	$1,018,533.44	$12.89		$14.63	$1,155,476.51
$0.00	$0.00	$36,654.24	$850,187.64	$170,037.53	$1,020,225.17	$12.91		$14.77	$1,166,569.09
$0.00	$0.00	$38,120.41	$851,653.81	$170,330.76	$1,021,984.58	$12.94		$14.91	$1,177,768.15
$0.00	$0.00	$39,645.23	$853,177.14	$170,635.43	$1,023,812.57	$12.96		$15.05	$1,189,074.72
$0.00	$0.00	$41,231.04	$41,231.04	$8,246.21	$49,477.25	$0.63		$15.20	$1,200,489.84
$13,160.00	**$7,000.00**	**$582,757.00**	**$17,059,574.24**	**$3,411,914.85**	**$20,471,489.09**		**X=**	**$14.43**	**$22,797,986.86**
		$0.00	$0.00	$0.00	$0.00	$0.00		$15.35	$1,212,494.74
$0.00		$0.00	$0.00	$0.00	$0.00	$0.00		$15.50	$1,224,619.69
$0.00		$0.00	$0.00	$0.00	$0.00	$0.00		$15.66	$1,236,865.88
$0.00		$0.00	$0.00	$0.00	$0.00	$0.00		$15.81	$1,249,234.54
$0.00		$0.00	$0.00	$0.00	$0.00	$0.00		$15.97	$1,261,726.89
$0.00		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**			**$6,184,941.74**
$0.00		$0.00	$0.00	$0.00	$0.00	$0.00		$16.29	$1,286,961.43
$0.00		$0.00	$0.00	$0.00	$0.00	$0.00		$16.62	$1,312,700.65
$0.00		$0.00	$0.00	$0.00	$0.00	$0.00		$16.95	$1,338,954.67
$0.00		$0.00	$0.00	$0.00	$0.00	$0.00		$17.29	$1,365,733.76
$0.00		$0.00	$0.00	$0.00	$0.00	$0.00		$17.63	$1,393,048.44
$0.00		**$0.00**	**$0.00**	**$0.00**	**$0.00**				**$6,697,398.94**
$13,160.00	**$7,000.00**	**$582,757.00**	**$17,059,574.24**	**$3,411,914.85**	**$20,471,489.09**				**$35,680,327.55**

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MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

MODEL OF NMTC PROGRAM, LEVERAGE LOAN AND LEASE CALCULATION WITH CALL OPTION

Year	Construction Loan (prime plus 150 basis points currently (4.75% BSB 360 loan calculator)	Interest Only Payments During NMTC Period (assumes rate lock payment - 5.00% BSB 360 day loan calculator - page x)	Contribution to principal reduction due in 2018 (page xx)	Debt Service On Leveraged Loan QLICI Loan A (assumes same financing terms for years 11 through 20)	CCML Asset Management Fee (0.5% of total project cost $14.2 million) (page xx)	CDE Operating Expense	CCML Back End Fee	CDE Deposit to Operating Reserve (page xx)
2012	$491,837.91				$71,000.00	$10,000.00		$1,880.00
2013		$517,780.85	$344,822.75	$0.00	$71,000.00	$10,400.00	$0.00	$1,880.00
2014		$517,780.85	$344,822.75	$0.00	$71,000.00	$10,816.00	$0.00	$1,880.00
2015		$517,780.85	$344,822.75	$0.00	$71,000.00	$11,248.64	$0.00	$1,880.00
2016		$517,780.85	$344,822.75	$0.00	$71,000.00	$11,698.59	$0.00	$1,880.00
2017		$517,780.85	$344,822.75	$0.00	$71,000.00	$12,166.53	$0.00	$1,880.00
2018		$517,780.85	$344,822.75	$0.00	$71,000.00	$12,653.19	$0.00	$1,880.00
2019		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2020		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2021		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2022		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2023		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2024		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2025		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2026		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2027		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2028		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2029		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2030		$0.00	$0.00	$813,533.40	$0.00	$0.00	$0.00	$0.00
2031		$0.00	$0.00	$813,531.91	$0.00	$0.00	$0.00	$0.00
2032		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$3,106,685.09	$2,068,936.50	$10,575,932.71	$497,000.00	$78,982.94	$0.00	$13,160.00
2033			$0.00		$0.00	$0.00	$0.00	$0.00
2034			$0.00		$0.00	$0.00	$0.00	$0.00
2035			$0.00		$0.00	$0.00	$0.00	$0.00
2036			$0.00		$0.00	$0.00	$0.00	$0.00
2037			$0.00		$0.00	$0.00	$0.00	$0.00
			$0.00		$0.00	$0.00	$0.00	$0.00
2038			$0.00		$0.00	$0.00	$0.00	$0.00
2039			$0.00		$0.00	$0.00	$0.00	$0.00
2040			$0.00		$0.00	$0.00	$0.00	$0.00
2041			$0.00		$0.00	$0.00	$0.00	$0.00
2042			$0.00		$0.00	$0.00	$0.00	$0.00
			$0.00		$0.00	$0.00	$0.00	$0.00
		$3,106,685.09	$2,068,936.50		$497,000.00	$78,982.94	$0.00	$13,160.00

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MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

MODEL OF NMTC PROGRAM, LEVERAGE LOAN AND LEASE CALCULATION WITH CALL OPTION

Investment Fund Operating Expense (page xx and xx)	QALICB Operating Expense (operating and audit fees)	QLICI Loan B (Call Option at a price of $1,028,479)	Base for Debt Coverage Ratio	Debt Coverage Ratio	Total Cost	Square Foot Cost (79,000 sq. ft.)	Proposed Lease Rate (with debt coverage ratio on call loan)	Lease Revenue
$1,000.00	$19,000.00	$0.00						
$1,000.00	$19,760.00	$0.00	$966,643.60	$193,328.72	$1,159,972.32	$14.68	$14.73	$1,163,790.43
$1,000.00	$20,550.40	$0.00	$967,850.00	$193,570.00	$1,161,420.00	$14.70	$14.73	$1,163,790.43
$1,000.00	$21,372.42	$0.00	$969,104.65	$193,820.93	$1,162,925.58	$14.72	$14.73	$1,163,790.43
$1,000.00	$22,227.31	$0.00	$970,409.50	$194,081.90	$1,164,491.40	$14.74	$14.73	$1,163,790.43
$1,000.00	$23,116.41	$0.00	$971,766.53	$194,353.31	$1,166,119.84	$14.76	$14.73	$1,163,790.43
$1,000.00	$24,041.06	$0.00	$973,177.85	$194,635.57	$1,167,813.42	$14.78	$14.73	$1,163,790.43
$0.00	$25,002.70	$119,653.00	$958,189.10	$191,637.82	$1,149,826.92	$14.55	$14.56	$1,150,240.00
$0.00	$26,002.81	$119,653.00	$959,189.21	$191,837.84	$1,151,027.05	$14.57	$14.56	$1,150,240.00
$0.00	$27,042.92	$119,653.00	$960,229.32	$192,045.86	$1,152,275.19	$14.59	$14.70	$1,161,282.30
$0.00	$28,124.64	$119,653.00	$961,311.04	$192,262.21	$1,153,573.25	$14.60	$14.84	$1,172,430.61
$0.00	$29,249.63	$119,653.00	$962,436.03	$192,487.21	$1,154,923.23	$14.62	$14.98	$1,183,685.95
$0.00	$30,419.61	$119,653.00	$963,606.01	$192,721.20	$1,156,327.21	$14.64	$15.13	$1,195,049.33
$0.00	$31,636.40	$119,653.00	$964,822.80	$192,964.56	$1,157,787.36	$14.66	$15.27	$1,206,521.81
$0.00	$32,901.85	$119,653.00	$966,088.25	$193,217.65	$1,159,305.90	$14.67	$15.42	$1,218,104.42
$0.00	$34,217.93	$119,653.00	$967,404.33	$193,480.87	$1,160,885.19	$14.69	$15.57	$1,229,798.22
$0.00	$35,586.64	$119,653.00	$968,773.04	$193,754.61	$1,162,527.65	$14.72	$15.72	$1,241,604.28
$0.00	$37,010.11	$119,653.00	$970,196.51	$194,039.30	$1,164,235.81	$14.74	$15.87	$1,253,523.68
$0.00	$38,490.51	$119,653.00	$971,676.91	$194,335.38	$1,166,012.30	$14.76	$16.02	$1,265,557.51
$0.00	$40,030.13	$119,653.00	$973,215.04	$194,643.01	$1,167,858.05	$14.78	$16.17	$1,277,706.86
$0.00	$41,631.34	$119,653.00	$161,284.34	$32,256.87	$193,541.21	$2.45	$16.33	$1,289,972.85
$7,000.00	**$588,414.83**	**$1,675,142.00**	**$18,527,374.08**	**$3,705,474.82**	**$22,232,848.89**			**$23,978,460.38**
$0.00	$0.00		$0.00	$0.00	$0.00	$0.00	$16.49	$1,302,872.58
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16.66	$1,315,901.30
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16.82	$1,329,060.32
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16.99	$1,342,350.92
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$17.16	$1,355,774.43
$0.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$6,645,959.54**
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$17.50	$1,382,889.92
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$17.86	$1,410,547.71
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18.21	$1,438,758.67
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18.58	$1,467,533.84
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18.95	$1,496,884.52
$0.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$7,196,614.66**
$7,000.00	**$588,414.83**	**$1,675,142.00**	**$18,527,374.08**	**$3,705,474.82**	**$22,232,848.89**			**$37,821,034.58**

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MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

MODEL OF NMTC PROGRAM, LEVERAGE LOAN AND LEASE CALCULATION WITH CALL OPTION

Proposed Lease Rate (without debt coverage ratio on call loan)	Lease Revenue
$14.73	$1,163,670.00
$14.73	$1,163,790.43
$14.73	$1,163,790.43
$14.73	$1,163,790.43
$14.73	$1,163,790.43
$14.73	$1,163,790.43
$12.74	$1,006,243.32
$12.86	$1,016,305.76
$12.99	$1,026,468.82
$13.12	$1,036,733.50
$13.25	$1,047,100.84
$13.39	$1,057,571.85
$13.52	$1,068,147.57
$13.66	$1,078,829.04
$13.79	$1,089,617.33
$13.93	$1,100,513.50
$14.07	$1,111,518.64
$14.21	$1,122,633.83
$14.35	$1,133,860.16
$14.50	$1,145,198.77
$13.94	**$22,023,365.05**
$14.64	$1,156,650.75
$14.79	$1,168,217.26
$14.94	$1,179,899.43
$15.08	$1,191,698.43
$15.24	$1,203,615.41
	$5,900,081.29
$15.54	$1,227,687.72
$15.85	$1,252,241.48
$16.17	$1,277,286.30
$16.49	$1,302,832.03
$16.82	$1,328,888.67
	$6,388,936.20

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MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

MODEL OF NMTC PROGRAM, LEVERAGE LOAN AND LEASE CALCULATION

Year	Construction Loan (prime plus 150 basis points currently (4.75% BSB 360 loan calculator)	Interest Only Payments During NMTC Period (assumes rate lock payment - 5.00% BSB 360 day loan calculator - page x)	Contribution to principal reduction due in 2018 (page xx)	Debt Service On Leveraged Loan QLICI Loan A (assumes same financing terms for years 11 through 20)	CCML Asset Management Fee (0.5% of total project cost $14.2 million) (page xx)	CDE Operating Expense	CCML Back End Fee
2012	$491,837.91				$71,000.00	$10,000.00	
2013		$517,780.85	$344,822.75	$0.00	$71,000.00	$10,400.00	$0.00
2014		$517,780.85	$344,822.75	$0.00	$71,000.00	$10,816.00	$0.00
2015		$517,780.85	$344,822.75	$0.00	$71,000.00	$11,248.64	$0.00
2016		$517,780.85	$344,822.75	$0.00	$71,000.00	$11,698.59	$0.00
2017		$517,780.85	$344,822.75	$0.00	$71,000.00	$12,166.53	$0.00
2018		$517,780.85	$344,822.75	$0.00	$71,000.00	$12,653.19	$0.00
2019		$0.00	$0.00	$813,533.40	$71,000.00	$13,159.32	$53,250.00
2020		$0.00	$0.00	$813,533.40	$71,000.00	$13,685.69	$53,250.00
2021		$0.00	$0.00	$813,533.40	$71,000.00	$14,233.12	$53,250.00
2022		$0.00	$0.00	$813,533.40	$71,000.00	$14,802.44	$53,250.00
2023		$0.00	$0.00	$813,533.40	$71,000.00	$15,394.54	$0.00
2024		$0.00	$0.00	$813,533.40	$71,000.00	$16,010.32	$0.00
2025		$0.00	$0.00	$813,533.40	$71,000.00	$16,650.74	$0.00
2026		$0.00	$0.00	$813,533.40	$71,000.00	$17,316.76	$0.00
2027		$0.00	$0.00	$813,533.40	$71,000.00	$18,009.44	$0.00
2028		$0.00	$0.00	$813,533.40	$71,000.00	$18,729.81	$0.00
2029		$0.00	$0.00	$813,533.40	$71,000.00	$19,479.00	$0.00
2030		$0.00	$0.00	$813,533.40	$71,000.00	$20,258.17	$0.00
2031		$0.00	$0.00	$813,531.91	$71,000.00	$21,068.49	$0.00
2032		$0.00	$0.00	$0.00	$71,000.00	$21,911.23	$0.00
		$3,106,685.09	**$2,068,936.50**	**$10,575,932.71**	**$1,491,000.00**	**$319,692.02**	**$213,000.00**
2033			$0.00	$0.00	$71,000.00	$21,911.23	$0.00
2034			$0.00	$0.00	$71,000.00	$22,787.68	$0.00
2035			$0.00	$0.00	$71,000.00	$23,699.19	$0.00
2036			$0.00	$0.00	$71,000.00	$24,647.16	$0.00
2037			$0.00	$0.00	$71,000.00	$25,633.04	$0.00
			$0.00	$0.00	**$355,000.00**	**$118,678.30**	**$0.00**
2038			$0.00	$0.00	$71,000.00	$26,658.36	$0.00
2039			$0.00	$0.00	$71,000.00	$27,724.70	$0.00
2040			$0.00	$0.00	$71,000.00	$28,833.69	$0.00
2041			$0.00	$0.00	$71,000.00	$29,987.03	$0.00
2042			$0.00	$0.00	$71,000.00	$31,186.51	$0.00
			$0.00	**$0.00**	**$355,000.00**	**$144,390.29**	**$0.00**
		$3,106,685.09	**$2,068,936.50**	**$10,575,932.71**	**$2,201,000.00**	**$582,760.61**	**$213,000.00**

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MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

MODEL OF NMTC PROGRAM, LEVERAGE LOAN AND LEASE CALCULATION

CDE Deposit to Operating Reserve (page xx)	Investment Fund Operating Expense (page xx and xx)	QALIC B Loan Interest Schedule	QALICB Operating Expense (operating and audit fees)	Base for Debt Coverage Ratio	Debt Coverage Ratio (assumes debt coverage ratio of 1.2:1.0 will only be required on leveraged loan beginning year 2022)	Total Cost	Square Foot Cost (79,000 sq. ft.)	Proposed Lease Rate	Lease Revenue
$1,880.00	$1,000.00		$19,000.00						
$1,880.00	$1,000.00	$0.00	$19,760.00	$966,643.60	$193,328.72	$1,159,972.32	$14.68	$14.73	$1,163,790.43
$1,880.00	$1,000.00	$0.00	$20,550.40	$967,850.00	$193,570.00	$1,161,420.00	$14.70	$14.73	$1,163,790.43
$1,880.00	$1,000.00	$0.00	$21,372.42	$969,104.65	$193,820.93	$1,162,925.58	$14.72	$14.73	$1,163,790.43
$1,880.00	$1,000.00	$0.00	$22,227.31	$970,409.50	$194,081.90	$1,164,491.40	$14.74	$14.73	$1,163,790.43
$1,880.00	$1,000.00	$0.00	$23,116.41	$971,766.53	$194,353.31	$1,166,119.84	$14.76	$14.73	$1,163,790.43
$1,880.00	$1,000.00	$0.00	$24,041.06	$973,177.85	$194,635.57	$1,167,813.42	$14.78	$14.73	$1,163,790.43
$1,880.00	$1,000.00	$0.00	$25,002.70	$978,825.42	$195,765.08	$1,174,590.51	$14.87	$14.88	$1,175,520.00
$1,880.00	$1,000.00	$0.00	$26,002.81	$980,351.90	$196,070.38	$1,176,422.28	$14.89	$14.88	$1,175,520.00
$1,880.00	$1,000.00	$0.00	$27,042.92	$981,939.44	$196,387.89	$1,178,327.33	$14.92	$15.03	$1,186,981.32
$1,880.00	$1,000.00	$0.00	$28,124.64	$983,590.48	$196,718.10	$1,180,308.58	$14.94	$15.17	$1,198,554.39
$1,880.00	$1,000.00	$153,225.46	$29,249.63	$813,533.40	$162,706.68	$1,247,989.71	$15.80	$15.80	$1,247,989.71
$1,880.00	$1,000.00	$152,609.68	$30,419.61	$813,533.40	$162,706.68	$1,249,159.69	$15.81	$15.95	$1,259,970.41
$1,880.00	$1,000.00	$151,969.26	$31,636.40	$813,533.40	$162,706.68	$1,250,376.48	$15.83	$16.10	$1,272,066.12
$1,880.00	$1,000.00	$151,303.24	$32,901.85	$813,533.40	$162,706.68	$1,251,641.93	$15.84	$16.26	$1,284,277.96
$1,880.00	$1,000.00	$150,610.56	$34,217.93	$813,533.40	$162,706.68	$1,252,958.01	$15.86	$16.41	$1,296,607.03
$1,880.00	$1,000.00	$149,890.19	$35,586.64	$813,533.40	$162,706.68	$1,254,326.72	$15.88	$16.57	$1,309,054.45
$1,880.00	$1,000.00	$149,141.00	$37,010.11	$813,533.40	$162,706.68	$1,255,750.19	$15.90	$16.73	$1,321,621.38
$1,880.00	$1,000.00	$148,361.83	$38,490.51	$813,533.40	$162,706.68	$1,257,230.59	$15.91	$16.89	$1,334,308.94
$1,880.00	$1,000.00	$147,551.51	$40,030.13	$813,531.91	$162,706.38	$1,258,768.43	$15.93	$17.05	$1,347,118.31
$1,880.00	$1,000.00	$146,708.77	$41,631.34	$0.00	$0.00	$284,131.34	$3.60	$17.22	$1,360,050.64
$39,480.00	**$21,000.00**	**$1,501,371.50**	**$588,414.83**	**$17,065,458.49**	**$3,413,091.70**	**$23,254,724.34**			**$24,752,383.22**
$1,880.00	$1,000.00	$146,708.77	$43,296.59	$0.00	$0.00	$285,796.59	$3.62	$17.39	$1,373,651.15
$1,880.00	$1,000.00	$145,832.32	$45,028.46	$0.00	$0.00	$287,528.46	$3.64	$17.56	$1,387,387.66
$1,880.00	$1,000.00	$144,920.81	$46,829.60	$0.00	$0.00	$289,329.60	$3.66	$17.74	$1,401,261.54
$1,880.00	$1,000.00	$143,972.84	$48,702.78	$0.00	$0.00	$291,202.78	$3.69	$17.91	$1,415,274.15
$1,880.00	$1,000.00	$142,986.96	$50,650.89	$0.00	$0.00	$293,150.89	$3.71	$18.09	$1,429,426.90
$9,400.00	**$5,000.00**	**$724,421.70**	**$234,508.32**	**$0.00**	**$0.00**	**$1,447,008.32**			**$7,007,001.40**
$1,880.00	$1,000.00	$141,961.64	$52,676.93	$0.00	$0.00	$295,176.93	$3.74	$18.46	$1,458,015.43
$1,880.00	$1,000.00	$140,895.30	$243,888.65	$0.00	$0.00	$486,388.65	$6.16	$18.83	$1,487,175.74
$1,880.00	$1,000.00	$139,786.31	$0.00	$0.00	$0.00	$242,500.00	$3.07	$19.20	$1,516,919.26
$1,880.00	$1,000.00	$138,632.97	$54,784.00	$0.00	$0.00	$297,284.00	$3.76	$19.59	$1,547,257.64
$1,880.00	$1,000.00	$137,433.49	$253,644.19	$0.00	$0.00	$496,144.19	$6.28	$19.98	$1,578,202.80
$9,400.00	**$5,000.00**	**$698,709.71**	**$604,993.77**	**$0.00**	**$0.00**	**$1,817,493.77**			**$7,587,570.87**
$58,280.00	**$31,000.00**	**$2,924,502.91**	**$1,427,916.92**	**$17,065,458.49**	**$3,413,091.70**	**$26,519,226.43**			**$39,346,955.49**

Amortization Schedule
Based on 5.0% Bangor Savings Rate (estimate of 360 day loan schedule)

Payment schedule

5.0% Bangor Savings Bank Loan (estimate of 360 day loan amortization - effective rate 5.07%)

Year	Total Payments	Principal Paid	Interest Paid	Ending Principal Balance	Principal Payment Reduction	Cumulative Reserve
				$10,212,640.00		
1	$813,533.40	$302,722.84	$510,810.56	$9,909,917.16		$344,822.75
2	$813,533.40	$318,432.57	$495,100.83	$9,591,484.59		$689,645.50
3	$813,533.40	$334,957.62	$478,575.78	$9,256,526.97		$1,034,468.25
4	$813,533.40	$352,340.20	$461,193.20	$8,904,186.77		$1,379,291.00
5	$813,533.40	$370,624.86	$442,908.54	$8,533,561.91		$1,724,113.75
6	$813,533.40	$389,858.39	$423,675.01	$8,143,703.52	$2,068,936.48	$2,068,936.48
7	$813,533.40	$410,090.04	$403,443.36	$7,733,613.48		
8	$813,533.40	$431,371.61	$382,161.79	$7,302,241.87		
9	$813,533.40	$453,757.62	$359,775.78	$6,848,484.25		
10	$813,533.40	$477,305.32	$336,228.08	$6,371,178.93		
11	$813,533.40	$502,075.04	$311,458.36	$5,869,103.89		
12	$813,533.40	$528,130.16	$285,403.24	$5,340,973.73		
13	$813,533.40	$555,537.43	$257,995.97	$4,785,436.30		
14	$813,533.40	$584,366.97	$229,166.43	$4,201,069.33		
15	$813,533.40	$614,692.64	$198,840.76	$3,586,376.69		
16	$813,533.40	$646,592.04	$166,941.36	$2,939,784.65		
17	$813,533.40	$680,146.87	$133,386.53	$2,259,637.78		
18	$813,533.40	$715,443.02	$98,090.38	$1,544,194.76		
19	$813,533.40	$752,570.82	$60,962.58	$791,623.94		
20	$813,531.91	$791,623.94	$21,907.97	$0.00		

Payment schedule

Amortization on Call at 5.0% (360 day loan calculator)

Year	Total Payments	Principal Paid	Interest Paid	Ending Principal Balance
				$1,074,000.00
1	$119,652.96	$66,737.82	$52,915.14	$1,007,262.18
2	$119,652.96	$70,201.16	$49,451.80	$937,061.02
3	$119,652.96	$73,844.26	$45,808.70	$863,216.76
4	$119,652.96	$77,676.39	$41,976.57	$785,540.37
5	$119,652.96	$81,707.40	$37,945.56	$703,832.97
6	$119,652.96	$85,947.58	$33,705.38	$617,885.39
7	$119,652.96	$90,407.82	$29,245.14	$527,477.57
8	$119,652.96	$95,099.55	$24,553.41	$432,378.02
9	$119,652.96	$100,034.71	$19,618.25	$332,343.31
10	$119,652.96	$105,226.00	$14,426.96	$227,117.31
11	$119,652.96	$110,686.70	$8,966.26	$116,430.61
12	$119,652.78	$116,430.61	$3,222.17	$0.00

	Original Balance	Int. Rate	I/O Payment	Debt Service Payments (YR 8)
Leverage Loan	$ 10,212,640	4.82%	$ 491,838	
		5.07%		
QLICI Loan A	$ 10,212,640	5.07%	$ 517,724	$ 813,496
QLICI Loan B	$ 3,987,360	2.14%	$ 85,163	$ 312,148
		6.08%	$ 242,503	
Refinance Loan	$ 2,495,034	5.07%		$ 198,753
DSCR	120%		Call Refinancing	$ 114,581
QLICI I/O	$ 602,887			

Total Term (yrs.)	39
Initial Term	10
Rest	29
Loan B Subs Rate	0.2135829
0.060817832	1.7637171
	0.0507000

QEI	$ 14,200,000
NMTC Equity	$ 3,987,360
Pricing	$ 0.72

	WF Rynel Investment Fund	CCM Community Development XXII LLC			Brunswick Landing MHC US, LLC		MRRA
Year	Expense Rev.	Operating Exp.	Asset Mgmt. Fee	Operating Rev.	Operating Exp.	Principal Repay. Rev.	Sinking Fund Rev.
1	$ 1,000	$ 10,000	$ 71,000	$ 1,880			
2	$ 1,000	$ 10,400	$ 71,000	$ 1,880	$ 19,000	$ 71,000	$ 344,839
3	$ 1,000	$ 10,816	$ 71,000	$ 1,880	$ 19,760	$ 71,000	$ 344,839
4	$ 1,000	$ 11,249	$ 71,000	$ 1,880	$ 20,550	$ 71,000	$ 344,839
5	$ 1,000	$ 11,699	$ 71,000	$ 1,880	$ 21,372	$ 71,000	$ 344,839
6	$ 1,000	$ 12,167	$ 71,000	$ 1,880	$ 22,227	$ 71,000	$ 344,839
7	$ 1,000	$ 12,653	$ 71,000	$ 1,880	$ 23,116	$ 71,000	$ 344,839
8					$ 24,041		
9					$ 25,003		
10					$ 26,003		
Total	$ 7,000	$ 78,983	$ 497,000	$ 13,159	$ 201,073	$ 426,000	$ 2,069,034

Lease Payment during the 7 year period	
Year	
1	$ -
2	$ 1,160,071
3	$ 1,160,983
4	$ 1,161,932
5	$ 1,162,918
6	$ 1,163,944
7	$ 1,165,011

	Asset Mgmt. Fee	Back-end Fee
%	100%	50%

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	*Interest*	*Principal*	*End. Bal*	*PRV Calculation*
1	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
2	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
3	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
4	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
5	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
6	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
7	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
8	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
9	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
10	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
11	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
12	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
13	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
14	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
15	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
16	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
17	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
18	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
19	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
20	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
21	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
22	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
23	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
24	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
25	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
26	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
27	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
28	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
29	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
30	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
31	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
32	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
33	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
34	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
35	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
36	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
37	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
38	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
39	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
40	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
41	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	Interest	Principal	End. Bal	PRV Calculation
42	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
43	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
44	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
45	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
46	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
47	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
48	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
49	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
50	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
51	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
52	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
53	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
54	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
55	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
56	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
57	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
58	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
59	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
60	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
61	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
62	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
63	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
64	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
65	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
66	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
67	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
68	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
69	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
70	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
71	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
72	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
73	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
74	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
75	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
76	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
77	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
78	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
79	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
80	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
81	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
82	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	
83	$3,987,360.00	$7,110.79	$0.00	$3,987,360.00	

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	*Interest*		*Principal*	*End. Bal*	*PRV Calculation*
84	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
85	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
86	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
87	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
88	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
89	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
90	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
91	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
92	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
93	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
94	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
95	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	
96	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$1,073,997.77
97	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$50,894.13
98	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
99	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
100	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
101	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
102	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
103	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
104	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
105	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
106	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
107	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
108	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
109	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
110	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
111	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
112	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
113	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
114	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
115	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
116	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
117	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
118	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
119	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
120	$3,987,360.00	$7,110.79	$3,550.00	$0.00	$3,987,360.00	$4,744.13
121	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
122	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
123	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
124	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
125	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	*Interest*		*Principal*	*End. Bal*	*PRV Calculation*
126	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
127	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
128	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
129	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
130	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
131	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
132	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
133	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
134	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
135	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
136	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
137	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
138	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
139	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
140	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
141	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
142	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
143	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
144	$3,987,360.00	$20,202.62	$3,550.00	$0.00	$3,987,360.00	$17,835.96
145	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
146	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
147	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
148	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
149	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
150	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
151	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
152	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
153	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
154	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
155	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
156	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
157	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
158	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
159	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
160	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
161	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
162	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
163	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
164	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
165	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
166	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96
167	$3,987,360.00	$20,202.62		$0.00	$3,987,360.00	$14,285.96

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	Interest	Principal	End. Bal	PRV Calculation
168	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
169	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
170	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
171	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
172	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
173	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
174	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
175	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
176	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
177	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
178	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
179	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
180	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
181	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
182	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
183	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
184	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
185	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
186	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
187	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
188	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
189	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
190	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
191	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
192	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
193	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
194	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
195	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
196	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
197	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
198	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
199	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
200	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
201	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
202	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
203	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
204	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
205	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
206	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
207	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
208	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
209	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	Interest	Principal	End. Bal	PRV Calculation
210	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
211	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
212	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
213	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
214	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
215	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
216	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
217	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
218	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
219	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
220	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
221	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
222	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
223	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
224	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
225	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
226	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
227	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
228	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
229	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
230	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
231	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
232	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
233	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
234	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
235	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
236	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
237	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
238	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
239	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
240	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
241	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
242	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
243	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
244	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
245	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
246	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
247	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
248	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
249	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
250	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
251	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	*Interest*	*Principal*	*End. Bal*	*PRV Calculation*
252	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
253	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
254	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
255	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
256	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
257	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
258	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
259	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
260	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
261	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
262	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
263	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
264	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
265	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
266	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
267	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
268	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
269	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
270	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
271	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
272	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
273	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
274	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
275	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
276	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
277	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
278	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
279	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
280	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
281	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
282	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
283	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
284	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
285	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
286	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
287	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
288	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
289	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
290	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
291	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
292	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
293	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96

Calculation of Present Value of QUALIC B Loan

	Begin. Bal	Interest	Principal	End. Bal	PRV Calculation
294	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
295	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
296	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
297	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
298	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
299	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
300	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
301	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
302	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
303	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
304	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
305	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
306	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
307	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
308	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
309	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
310	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
311	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
312	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
313	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
314	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
315	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
316	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
317	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
318	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
319	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
320	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
321	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
322	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
323	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
324	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
325	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
326	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
327	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
328	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
329	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
330	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
331	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
332	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
333	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
334	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
335	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	Interest	Principal	End. Bal	PRV Calculation
336	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
337	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
338	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
339	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
340	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
341	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
342	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
343	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
344	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
345	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
346	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
347	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
348	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
349	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
350	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
351	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
352	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
353	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
354	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
355	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
356	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
357	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
358	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
359	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
360	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
361	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
362	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
363	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
364	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
365	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
366	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
367	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
368	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
369	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
370	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
371	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
372	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
373	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
374	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
375	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
376	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
377	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	*Interest*	*Principal*	*End. Bal*	*PRV Calculation*
378	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
379	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
380	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
381	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
382	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
383	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
384	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
385	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
386	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
387	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
388	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
389	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
390	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
391	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
392	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
393	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
394	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
395	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
396	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
397	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
398	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
399	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
400	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
401	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
402	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
403	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
404	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
405	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
406	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
407	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
408	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
409	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
410	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
411	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
412	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
413	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
414	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
415	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
416	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
417	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
418	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
419	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	Interest	Principal	End. Bal	PRV Calculation
420	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
421	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
422	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
423	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
424	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
425	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
426	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
427	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
428	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
429	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
430	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
431	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
432	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
433	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
434	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
435	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
436	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
437	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
438	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
439	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
440	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
441	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
442	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
443	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
444	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
445	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
446	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
447	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
448	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
449	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
450	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
451	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
452	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
453	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
454	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
455	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
456	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
457	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
458	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
459	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
460	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
461	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96

CALCULATION OF PRESENT VALUE OF QUALIC B LOAN

	Begin. Bal	*Interest*	*Principal*	*End. Bal*	*PRV Calculation*
462	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
463	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
464	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
465	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
466	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
467	$3,987,360.00	$20,202.62	$0.00	$3,987,360.00	$14,285.96
468	$3,987,360.00	$20,202.62	$3,987,360.00	$0.00	$4,001,651.88

Lease Year 1	$1,163,538.37
Lease Year 2	$1,163,538.37
Lease Year 3	$1,163,538.37
Lease Year 4	$1,163,538.37
Lease Year 5	$1,163,538.37
Lease Year 6	$1,163,538.37
Lease Year 7	$1,070,450.00
Lease Year 8	$1,070,450.00
Lease Year 9	$1,080,726.32
Lease Year 10	$1,091,101.29
Lease Year 11	$1,101,575.87
Lease Year 12	$1,112,150.99
Lease Year 13	$1,122,827.64
Lease Year 14	$1,133,606.79
Lease Year 15	$1,144,489.41
Lease Year 16	$1,155,476.51
Lease Year 17	$1,166,569.09
Lease Year 18	$1,177,768.15
Lease Year 19	$1,189,074.72
Lease Year 20	$1,200,489.84

EXHIBIT C
DESCRIPTION OF BASE BUILDING WORK

Refer to Construction Contract attached as Exhibit D

EXHIBIT C-1
DESCRIPTION OF SITE WORK

Refer to Construction Contract attached as Exhibit D

EXHIBIT D
CONSTRUCTION CONTRACT

CONTRACT AGREEMENT

This Contract Agreement is made this 4th day of November, 2011, among the Midcoast Regional Redevelopment Authority, a body corporate and politic and a public instrumentality of the State of Maine ("MRRA"), Brunswick Landing MHC USA, LLC, a Maine limited liability company ("Employer") and PC Construction Company ("Contractor").

WHEREAS, the Employer desires that the construction services, including labor, materials, equipment and all related work, for the construction of a manufacturing facility in Brunswick, Maine, all collectively referred to herein as the Works or the Project shall be provided by Contractor, and

WHEREAS, the Contractor desires to perform the construction services and has proposed to complete the Works on the terms and conditions set forth herein.

NOW THEREFORE, MRRA, the Employer and the Contractor (each referred to herein as a "Party" and collectively referred to herein as the "Parties") do hereby agree as follows:

1. Meaning of Terms. The terms, words and expressions in this Contract Agreement shall have the meanings assigned to them in the General Conditions of the Contract.

2. The Contract Documents. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The following documents comprise the Contract:

a) this Contract Agreement;
b) the General Conditions dated February 18, 2011 (FIDIC) (issued with specifications);
c) the Specifications dated February 18, 2011;
d) the Drawings dated February 18, 2011;
e) the Addenda dated March 22, 2011 and March 30, 2011;
f) Post Addenda dated May 23, 2011;
g) Performance Bond;
h) Payment Bond and;
i) Letter of Intent dated May 5, 2011, as modified in this Contract Agreement.

3. The Works. In consideration of the payments to be made by the Employer, the Contractor hereby covenants and promises to execute and complete the Works and remedy any defects, deficiencies and/or omissions as provided in the Contract.

4. Commencement of the Works and Time for Completion of the Works.

a) The Commencement of the Works was **October 10, 2011** pursuant to a separate limited authorization to proceed dated October 5, 2011. The Contract Time shall be measured from the date of the Commencement of the Works.

b) The Contractor shall achieve Substantial Completion of the entire Works, as defined in Sub-clause 10.2 of the General Conditions not later than **February 21, 2013**.

c) Time is of the essence in the performance of the Contract. .

5. Contract Sum. The Contract Sum is twelve million, eight hundred eighty five thousand, two hundred and fifty one ($12,885,251) U.S. Dollars, subject to additions and deductions as provided in the Contract. The Employer shall be responsible for and shall pay the Contractor the total sum of $12,598,251 in current funds for the Contractor's performance of the Contract; MRRA shall be responsible for $287,000 of the Contract Sum. The Contract Sum is based upon the following alternates and allowances:

a) Alternates:
None

b) Allowances:

Allowance No. 1 – Testing And Inspections: Include $87,000 for onsite testing and inspections.

Allowance No. 2 – Exterior Signage: Include $70,000 for exterior signage including exterior building signage, plaza elements, and monument sign.

Allowance No. 3 - Interior Signage: Include $10,000 for interior signage including interior door signage, room names and numbers, and lobby pendent sign (hanging globes). Note electrical work required for lobby pendent sign to be included in the base bid.

6. Retainage/Retention. The percentage of retainage/retention for purposes of Sub-paragraph 14.3(c) of the General Conditions shall be five (5%) percent.

7. Communications/Notices. Wherever the terms of the Contract require the giving or issuing of approvals, certificates, consents, determinations, notices and requests, notice shall be deemed to have been duly served if delivered in person to the individual or entity, or to an officer of the corporation for which it was intended; or if delivered at, or sent by registered or certified mail or by courier service providing proof of delivery to, the last business address known to the party giving notice; or if sent by electronic means, if actual receipt by the intended recipient of the notice can be proven.

a) The Employer's Representative shall be:
Tom Brubaker, MRRA

b) The Contractor's Representative shall be:
Mark Donovan, PC Construction

8. Insurance. The deadline for providing evidence of insurance, as provided in Sub-paragraph 18.1 of the General Conditions, shall be not more than fourteen (14) days after the award of the Contract by Employer.

9. Other terms. The Parties agree that Contractor shall perform the Work in accordance with the schedule described as Option #2 and set for on Exhibit A to this Agreement which is hereby incorporated herein as a Contract Document. The date of Substantial Completion for the Work is February 28, 2013. The Parties agree that it is difficult, if not impossible, to determine the actual damages that might be incurred by Employer in the event of a delay in completion of the Works and that, in lieu of actual damages, the Employer shall be entitled to recover Liquidated Damages as set forth herein. The Parties further agree that the amount of Liquidated Damages set forth herein is a reasonable approximation, as of the date of execution of this Contract Agreement, of the actual damages that might be incurred by Employer. Liquidated Damages will be assessed at $2,800.00 per calendar day for each day of delay beginning 21 days after the date of Substantial Completion; *provided, however*, that Contractor's total responsibility for Liquidated Damages shall be capped at $200,000.

10. Third Party Beneficiary. Notwithstanding any other term of the Contract, the Parties acknowledge and agree that, except as provided in Clause 21.2 of the General Conditions with respect to the Demolition Work, Mölnlycke US Manufacturing, LLC or its designee is the party that will occupy and utilize the Works. Contractor further understands that, pursuant to an agreement between Brunswick Landing MHC USA, LLC, the Midcoast Regional Redevelopment Authority and Mölnlycke US Manufacturing, LLC or its designee, Mölnlycke US Manufacturing, LLC or its designee has the right and obligation to act on behalf of and as the Employer with respect to the performance of this Contract. Contractor specifically understands and acknowledges, therefore, that Mölnlycke US Manufacturing, LLC or its designee is a third-party beneficiary of the terms of this Contract, that Mölnlycke US Manufacturing, LLC or its designee, as third party beneficiary, will perform all of the duties and responsibilities of the Employer as set forth in this Contract and that Mölnlycke US Manufacturing, LLC or its designee may enforce all of the rights and obtain all of the remedies available to the Employer under the terms of this Contract.

This Agreement entered into as of the day and year first written above.

BRUNSWICK LANDING MHC, USA, LLC

EMPLOYER (Signature)
By: Steven H. Levesque, Chief Executive Officer

PC CONSTRUCTION COMPANY

CONTRACTOR *(Signature)*
By: Andrew Martin, PC Construction Company

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

By: Steven H. Levesque, Chief Executive Officer

This Agreement entered into as of the day and year first written above.

BRUNSWICK LANDING MHC, USA, LLC

Steven H. Levesque

EMPLOYER (Signature)
By: Steven H. Levesque, Chief Executive Officer

PC CONSTRUCTION COMPANY

CONTRACTOR *(Signature)*
By: Andrew Martin, PC Construction Company

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

Steven H. Levesque

By: Steven H. Levesque, Chief Executive Officer

Contract Agreement Exhibit A

(Excerpt from September 30, 2011 Letter, PC to Molnlycke)

Option #2
Start on November 1, 2011 with site demolition and installation of underground utilities, demolish existing building, install all foundations, and then shut down for the winter. Return in the spring and resume the schedule with Steel Erection. Winter heating for 2012 thru 2013 winter heating season is based on using the permanent heating systems.
Substantial Completion February 28, 2013.

• Revised winter conditions cost from PC's September 15, 2011 letter:	$142,989
• Unused winter conditions from PC's July 14, 2011 letter:	<$80,300>
• Added winter conditions for foundation placement in December. (soil protection, tenting and heating for foundations:	$50,000
• Winter shut down and re-mobilization costs (demobilization, protect foundations and site, remobilize, and verify as-built conditions):	$53,352
• Storage, protection and insurance of steel, decking and joists:	$25,000
• Added three and a half weeks of general conditions at the end of the project due to inefficiencies and work flow related to winter shutdown:	$37,933
o Subtotal:	$228,974
o **Grand total with fee & insurance's:**	**$252,251**

EXHIBIT E
FORM OF CERTIFICATE CONFIRMING OCCUPANCY COMMENCEMENT DATE

The Certificate to be provided to Tenant pursuant to 3.2(b) of the Lease Agreement pertaining to the Occupancy Commencement Date and Expiration Date shall provide as follows:

"This Certificate is being provided to Tenant pursuant to the terms and provisions of that certain Lease Agreement dated as of _____ (the "Lease"), by and between _____. as Landlord, and _____ as Tenant. This Certificate confirms the following:

The Occupancy Commencement Date of the Lease is: _____, 201___.

The initial Lease Term shall expire on: _____,20___, subject to extension as provided in Section 3.5."

SECOND AMENDMENT TO

LEASE AGREEMENT DATED AS OF NOVEMBER 2, 2011

BY AND BETWEEN

BRUNSWICK LANDING MHC USA, LLC,

A MAINE LIMITED LIABILITY COMPANY,

AS LANDLORD

AND

MOLNLYCKE MANUFACTURING US, LLC,

A DELAWARE LIMITED LIABILITY COMPANY,

AS TENANT

Amendment dated as of June 2, 2020

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT (this "Amendment") is dated as of June 2, 2020 by and between **BRUNSWICK LANDING MHC USA, LLC**, a Maine limited laibility company ("Landlord") and **MOLNLYCKE MANUFACTURING US, LLC**, a Delaware limited liability company ("Tenant").

Landlord and Tenant entered into a Lease Agreement dated as of November 2, 2011 which was amended by an Amendment to Leasea Agreement dated as of December 29, 2011 (collectively, the "Existing Lease") . Landlord and Tenant hereby agree that the Existing Lease is hereby amended as follows:

1. Amended Exhibit B attached hereto is substituted for the Exhibit B which was attached to the Existing Lease.

2. Article 25 of the Existing Lease (which provided for a certain reights of first refusal and possible expansion to be located at other property of Midcoast Regional Redevelopment Authorty) is hereby deleted and Tenant releases any and all rights thereunder. The rights thereunder are of no further force and effect.

This Amendment may be executed in several counterparts, including electronic counterparts (such as facsimile or .pdf), each of which shall be deemed to be an original, and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all of the parties shall not have signed the same counterpart.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment as of the date first above written.

WITNESS:

TENANT:

MOLNLYCKE MANUFACTURING US, LLC

By:
Name: NIR NAOR
Title: VP FINANCE, US

WITNESS:

LANDLORD:

BRUNSWICK LANDING MHC USA, LLC

By: _____
Name: Steven H. Levesque
Title: Chief Executive Officer

The undersigned, which had executed the Existing Lease solely for the purpose of seeing and agreeing with respect to Section 2.2., Section 5.2, Section 10.1, Article 14, Article 16, Section 21.1, Section 23.16, Section 23.21, Section 23.23, Article 24 and Article 25 above, hereby consents to the foregoing Amendment.

WITNESS:

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

By: _____
Name: Steven H. Levesque
Title: Executive Director

The undersigned, guarantor of the Existing Lease pursuant to Guaranty of Lease dated November 2, 2011, hereby consents to the foregoing amendment.

WITNESS:

MOLNLYCKE HEALTH CARE U.S., LLC

By: _____

Name: NIR NAOR

Title: VP FINANCE US

EXHIBIT B

BASE RENT SCHEDULE

Total Square Footage-Initial Premises*	79,000*
Initial Term	Expires March 31, 2023

* Includes only Initial Premises

FIXED BASE RENT:

The annual Base Rent for the remainder of the Initial Term is as follows:

Year Number	*Period*	*Rate Per Square Foot*	*Monthly Rent*
8	March 7, 2020 to June 30, 2020	$13.56	$89,270.00
8	July 1, 2020 to March 31, 2021	$12.28	$80,843.33
9	April 1, 2021 to March 31, 2022	$12.40	$81,619.44
10	April 1, 2022 to March 31, 2023	$12.52	$82,402.99
11	April 1, 2023 to March 31, 2024	$12.64	$83,194.04
12	April 1, 2024 to March 31, 2025	$12.76	$83,992.73
13	April 1, 2025 to March 31, 2026	$12.88	$84,799.06
14	April 1, 2026 to March 31, 2027	$13.00	$85,613.16
15	April 1, 2027 to March 31, 2028	$13.13	$86,435.02
16	April 1, 2028 to March 31, 2029	$13.26	$87,264.78
17	April 1, 2029 to March 31, 2030	$13.38	$88,102.51
18	April 1, 2030 to March 31, 2031	$13.51	$88,948.27
19	April 1, 2031 to March 31, 2032	$13.64	$89,802.20
20	April 1, 2022 to March 31, 2033	$13.77	$90,664.28

Lease Years 21 – 25 (First Renewal Term, if applicable)

The annual Base Rent for the first Renewal Term is as follows:

Year Number	*Period*	*Rate Per Square Foot*	*Monthly Rent*
21	April 1, 2033 to March 31, 2034	$13.91	$91,570.94
22	April 1, 2034 to March 31, 2035	$14.05	$92,486.68
23	April 1, 2035 to March 31, 2036	$14.19	$93,411.58
24	April 1, 2036 to March 31, 2037	$14.33	$94,345.68
25	April 1, 2037 to March 31, 2038	$14.47	$95,289.14

Lease Years 26-30 (Second Renewal Term, if applicable)

The annual Base Rent for the second Renewal Term is as follows:

Year Number	*Period*	*Rate Per Square Foot*	*Monthly Rent*
26	April 1, 2038 to March 31, 2039	$14.76	$97,194.95
27	April 1, 2039 to March 31, 2040	$15.06	$99,138.88
28	April 1, 2040 to March 31, 2041	$15.36	$101,121.65
29	April 1, 2041 to March 31, 2042	$15.67	$103,144.11
30	April 1, 2042 to March 31, 2043	$15.98	$105,207.00

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PURCHASE AND SALE AGREEMENT

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

and

MÖLNLYCKE MANUFACTURING US, LLC

Property: To be created Lot 16B consisting of 3.97 acres, as depicted on the proposed plan entitled "Amended Subdivision Plan, Lot 16B, Final Subdivision Plan – Phase 1, Brunswick Landing" dated April 14, 2025, prepared by Haley Ward for the Midcoast Regional Redevelopment Authority

Docusign Envelope ID: 765FEB29-A2DA-4789-A983-AFE2AF36292B

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement ("Agreement") is entered into as of the 11th day of July, 2025 (the "Effective Date"), by and between **Midcoast Regional Redevelopment Authority** ("MRRA") and **Mölnlycke Manufacturing US, LLC**, or its assigns ("Purchaser").

In consideration of the mutual agreements herein set forth, the parties hereto, intending to be legally bound, agree as follows:

1. **Agreement to Sell and Purchase**. For the Purchase Price (as defined in Section 3 below), and subject to the terms and conditions hereof, MRRA agrees to sell to Purchaser, and Purchaser agrees to purchase from MRRA, fee simple absolute title subject to the Permitted Encumbrances (as defined below) to the following Property including without limitation any vehicle ways and/or private roads within the bounds of the areas so described, subject to the terms of this Agreement (which is herein sometimes collectively referred to as the "Property"):

> Subdivision Lot 16B, consisting of approximately 3.97 acres, as depicted on the plan entitled, "Amended Subdivision Plan, Lot 16B, Final Subdivision Plan – Phase 1, Brunswick Landing" dated April 14, 2025, prepared by Haley Ward for the Midcoast Regional Redevelopment Authority and recorded in the Cumberland County Registry of Deeds in Book 225, Page 240 (the "Subdivision Plan"), with all improvements and fixtures thereon and all rights, privileges, easements and appurtenances thereto, being a portion of the property conveyed to MRRA by the United States of America by the following deeds: (i) quitclaim deed dated September 30, 2011 recorded in the Cumberland County Registry of Deeds (the "Registry") in Book 29003, Page 3, (ii) quitclaim deed dated March 5, 2014 recorded in the Registry in Book 31376, Page 1, (iii) quitclaim deed dated March 24, 2014 recorded in the Registry in Book 31438, Page 1, and (iv) quitclaim deed dated July 19, 2023 recorded in the Registry in Book 40277, Page 202 (collectively the "Navy Deeds"). The Property is to be conveyed subject to all terms, conditions, restrictions, requirements and easements as shown on the Subdivision Plan or set forth in the Navy Deeds. A reduced copy of the Subdivision Plan is attached hereto as **Exhibit A**.

The description in the deed of conveyance contemplated herein shall be subject to approval by Purchaser.

Nothing in the foregoing paragraphs shall be deemed to extinguish the access and easement rights of Purchaser to the electrical, water and sewer lines located within the roads and ways laid out within Brunswick Landing.

Design of any new building shall be approved by MRRA's Design Review Committee.

It is a condition of Closing (as defined below) that at Closing, Purchaser shall enter into MRRA's Road and Common Facilities Maintenance Agreement, dated as of July 26, 2013, and recorded at Book 30884, Page 170 in the Cumberland County Registry of Deeds (the "Maintenance

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Agreement"), by executing a Joinder in substantially the form contained therein with respect to the Property conveyed at the Closing (see **Exhibit B**).

2. **Easements and Restrictions**. At the Closing, Purchaser and MRRA shall execute, deliver, and cause to be recorded any and all instruments required to create cross easements sufficient for the provision of utility services and equipment, and the maintenance, repair and improvement thereof, together with such other easements as may be required for sufficient pedestrian and vehicular ingress and egress over, upon, and through the Property and the real estate owned by MRRA, as well as utility, construction, or other easements for the benefit of both MRRA and Purchaser, including without limitation, (i) MRRA shall retain a non-exclusive utility easement in the area labeled "Proposed Utility Easement" on the Subdivision Plan, and (ii) in addition to those general obligations set forth in the Navy Deeds, the Property shall be conveyed subject to a specific restriction that the former navy bunker located at the corner of Admiral Fitch Avenue and Pelican Street shall not be demolished without the prior written consent of the United States Government, Department of the Navy.

3. **Purchase Price**. The purchase price for the Property is Three Hundred Ninety-Seven Thousand and 00/100 Dollars ($397,000.00) the "Purchase Price"). Earnest Money deposit (the "Deposit") shall be Four Thousand Dollars and shall be paid to MRRA within the three (3) business days next following the execution of this Agreement, to be held in escrow by MRRA's Attorney (as identified in Section 18 hereof) until the consummation or sooner termination of this Agreement; the Deposit shall be applied to the Purchase Price at the Closing as defined below or otherwise as provided in this Agreement. In the event that the Closing occurs within three business days of the Effective Date, no deposit shall be required.

4. **Closing**. The closing shall occur on or before the later of (i) the date that is thirty (30) days after (a) the end of the Inspection Period (as that term is defined below) or (b) the date Purchaser provides written notice to Seller that it is satisfied with its due diligence and has waived the remainder of its Inspection Period, or (ii) the date that is thirty (30) days after the recording of the final signed version of the Subdivision Plan, or if such dates fall on a holiday or weekend, then the next business day, at the offices of MRRA's Attorney, 84 Marginal Way, Suite 600, Portland, Maine, unless a different time and/or place is mutually agreed by Purchaser and MRRA (the "Closing"), subject in all respects to the satisfaction of the Closing conditions set forth in Sections 9 and 10 hereof.

5. **Condition of Title.**

(a) On the date of the Closing, title to the Property shall be good and marketable and free and clear of all liens, restrictions, easements, encumbrances, leases, tenancies and other title objections except for the Permitted Encumbrances (as defined in paragraph (b) below).

(b) Purchaser shall order a commitment for title insurance from a title company of Purchaser's choice (the "Title Company"). Purchaser shall deliver to MRRA copies of said title commitment on or before the date which is fifteen (15) days before the Closing, together with a written statement of Purchaser's objections, if any, to title and any survey provided to Purchaser by MRRA or any survey otherwise obtained by Purchaser. Any

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matters shown on the title commitment and/or survey that are not objected to by Purchaser and all covenants, conditions and restrictions as set forth in the Navy Deeds shall be "Permitted Encumbrances." In the event that Purchaser identifies objections to title or the above-described survey, MRRA shall have fifteen (15) days after receipt of Purchaser's written statement of objections to cure or satisfy such objections, and to furnish evidence satisfactory to Purchaser and the Title Company that all such exceptions have been cured or satisfied or that arrangements have been made with the Title Company and any parties in interest to cure or eliminate the same at or prior to Closing. If MRRA determines that it will not or cannot cure or satisfy such objections within said fifteen (15) day period (or up to 30 additional days, if required to cure any title objection, in which case any Closing within such time period shall be postponed accordingly), Purchaser shall have the options set forth in paragraph (c) below. Purchaser shall have the right to update title prior to the Closing and report any new exceptions arising subsequent to the last title update and the foregoing provisions shall apply with respect to any newly discovered exceptions.

(c) If title to any portion of the Property cannot be conveyed to Purchaser in accordance with the requirements of this Agreement, then Purchaser shall have the option of (i) applying all or a portion of the Purchase Price for the portion of the Property being acquired to pay any liens of ascertainable amount against the portion of the Property being acquired at the time of Closing, taking such title as MRRA can convey and waiving the unfulfilled conditions, if any, or (ii) terminating this Agreement, in which event the Deposit shall be immediately refunded to Purchaser and neither party shall have any further liabilities or obligations hereunder. MRRA shall have no obligation to cure any Purchaser title objection.

6. **Inspections**. Purchaser shall have ninety (90) days from the Effective Date of this Agreement in which to inspect the Property and research applicable zoning and other laws and ordinances relevant to development of the Property (the "Inspection Period"). If, for any reason, or no reason at all, Purchaser is dissatisfied with its inspections of the Property or research regarding laws and ordinances and notifies MRRA in writing within the Inspection Period, this Agreement shall terminate without any further obligations on the part of either party and the Deposit shall be immediately refunded to Purchaser. Except in the case of MRRA's default or failure to perform pursuant to this Agreement, the Deposit shall become non-refundable upon the completion of the Inspection Period but shall remain applicable to the Purchase Price. Purchaser shall have the right to extend the Inspection Period for two (2) thirty (30) day periods, by providing written notice to MRRA prior to the expiration of the Inspection Period or first extension period, as applicable, and by depositing the sum of Two Thousand Five Hundred and 00/100 Dollars ($2,500.00) with the MRRA's Attorney (each an "Extension Deposit"). Each Extension Deposit will be considered part of the Deposit and shall be applicable to the Purchase Price in the event Closing occurs and shall be refundable to Purchaser through the completion of each related extension period, becoming non-refundable upon the expiration of such applicable extension period except in the case of MRRA's default or failure to perform pursuant to this Agreement.

7. **Representations of Purchaser**. Purchaser, in order to induce MRRA to enter into this Agreement and to sell the Property, represents and warrants to MRRA as follows:

(a) Purchaser has the full power, authority, and legal right to execute, deliver

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and comply with this Agreement and any other document or instrument relating thereto or the transactions contemplated hereby. All actions of Purchaser and other authorizations necessary for the execution and delivery of and compliance with this Agreement and such other documents and instruments have been taken or obtained or will be taken or obtained prior to Closing and, upon their execution, this Agreement and such other documents and instruments shall constitute the valid and legally binding obligations of Purchaser, enforceable against Purchaser in accordance with their respective terms.

(b) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby and the compliance with the terms and conditions hereof will not conflict with, or result in a breach of any applicable law, judgment, order, writ, injunction, decree, rule or regulation of any court, administrative agency or other governmental authority to which Purchaser is a party or by which it is bound.

(c) The Purchaser may assign this Agreement to an entity to be formed by Purchaser and controlled by Purchaser, for the purposes of developing the Property or to a qualified intermediary for purposes of acquiring the Property as part of an exchange under Section 1031 of the Internal Revenue Code. In the event that Purchaser assigns this Agreement to a qualified intermediary, Purchaser shall pay all reasonable legal and other expenses incurred by MRRA as a result of the qualified intermediary's involvement in the transaction or as a result of Purchaser's acquisition of the Property as part of such an exchange.

8. **Representations of Seller; Condition of the Property**.

(a) MRRA represents and warrants to Purchaser as follows:

(i) MRRA has the full power, authority, and legal right to execute, deliver and comply with this Agreement and any other document or instrument relating thereto or the transactions contemplated hereby. All actions and other authorizations necessary for the execution and delivery of and compliance with this Agreement and such other documents and instruments have been taken or obtained or will be taken or obtained prior to Closing and, upon their execution, this Agreement and such other documents and instruments shall constitute the valid and legally binding obligations of MRRA, enforceable against MRRA in accordance with their respective terms.

(ii) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby and the compliance with the terms and conditions hereof will not conflict with, or result in a breach of any applicable law, judgment, order, writ, injunction, decree, rule, or regulation of any court, administrative agency, or other governmental authority to which MRRA is a party or by which it is bound. Without limiting the foregoing no other person or entity has any option, agreement or right of first offer or first refusal with respect to the purchase or leasing of the Property or any portion thereof.

(iii) Electricity, telephone, water, and sewer utility lines adequate to serve existing structures and the buildings to be constructed on the Property are located

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adjacent to the Property and it will not be necessary to install any utility lines crossing over any privately owned land, other than land owned by MRRA (for which MRRA will grant easements to Purchaser), in order to provide service to the buildings and improvements to be constructed on the Property. All utility systems operated by MRRA for the purpose of serving the Property are in substantial compliance with all applicable laws and MRRA is not aware of any conditions or problems with such systems that are likely to result in any interruptions in service to the Property or significant increase in rates. MRRA charges no connection or hookup fees to connect to electrical and water service. The Purchaser bears the responsibility of investigating connection or hookup charges for other utility services.

(iv) A copy of the Common Charges (as defined in the Maintenance Agreement) budgets and actual Common Charges billed to the Property Owners under the Maintenance Agreement for the 2024 Budget are available upon request.

(b) The parties acknowledge and agree that except as provided in the representations above this is an AS-IS, WHERE-IS, WITH-ALL-FAULTS TRANSACTION with respect to the Property. Except as expressly provided in this Agreement, neither MRRA nor Purchaser has made and does not make any representation of any nature as to the physical condition or operation of the Property, as to the accuracy, thoroughness or completeness of, or the conclusions drawn in, any information provided by one party to the other, or as to any other matter or thing affecting or related to the Property including, without limitation, the presence of hazardous materials or substances, and each party hereby expressly acknowledges that no such other representations have been made by either party or relied on by either party. Neither MRRA nor Purchaser shall be liable or bound in any manner by any express or implied warranties, guaranties, promises, statements, representation, or information pertaining to the Property, made or furnished by any agent, employee, servant, or other person representing or purporting to represent MRRA or Purchaser, unless such warranties, guaranties, promises, statements, representations or information are expressly and specifically set forth in this Agreement. All representations, warranties, understandings, and agreements heretofore had between the parties hereto are merged in this Agreement, which alone fully and completely expresses their agreement.

(c) TO THE FULLEST EXTENT PERMITTED BY LAW, AS OF THE CLOSING PURCHASER AND MRRA EACH HEREBY UNCONDITIONALLY AND IRREVOCABLY RELEASE AND FOREVER DISCHARGE THE OTHER, AND ITS OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS, AND EACH OF THEIR RESPECTIVE AFFILIATES, OFFICERS, DIRECTORS, MEMBERS, PARTNERS, EMPLOYEES AND AGENTS FROM ANY AND ALL LIABILITY OR RESPONSIBILITY FOR CLAIMS, LOSSES AND DEMANDS, INCLUDING THOSE ARISING FROM PERSONAL INJURY OR DEATH, AND ALL CONSEQUENCES THEREOF (INCLUDING ANY INTERRUPTION OR INTERFERENCE WITH ANY BUSINESS OR ACTIVITIES BEING CONDUCTED ON THE PROPERTY AND ANY LOSS OF OPPORTUNITY), WHETHER NOW KNOWN OR NOT, WHICH MAY ARISE FROM THE FOLLOWING, IN EACH CASE IN RESEPCT OF WHICH NO REPRESENTATION OR WARRANTY HAS BEEN MADE UNDER THIS AGREEMENT: (1) ANY LATENT OR PATENT DEFECTS, ANY HIDDEN OR

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CONCEALED CONDITIONS, OR ANY SUBSOIL, GROUNDWATER OR GEOLOGICAL CONDITIONS, (2) THE CONDITION, STRUCTURAL INTEGRITY, OPERABILITY, MAINTENANCE OR REPAIR OF ANY BUILDINGS, EQUIPMENT, FURNITURE, FURNISHINGS OR IMPROVEMENTS, (3) THE PRESENCE OF ANY HAZARDOUS MATERIALS OR SUBSTANCES, (4) THE COMPLIANCE OF THE PROPERTY WITH, OR VIOLATION OF, ANY LAW, STATUTE, ORDINANCE, RULE OR REGULATION OF ANY GOVERNMENTAL ENTITY, INCLUDING, WITHOUT LIMITATION, APPLICABLE ZONING ORDINANCES, BUILDING AND HEALTH CODES OR (5) ANY OTHER MATTER OR THING AFFECTING OR RELATED TO THE PROPERTY. THIS RELEASE SHALL NOT RELEASE EITHER PARTY FROM CLAIMS RELATING TO FRAUD, INTENTIONAL MISREPRESENTATION, OR CLAIMS ARISING OUT OF ANY BREACH OF A REPRESENTATION OR WARRANTY INCLUDED IN THIS AGREEMENT.

(d) The provisions of this Section shall survive the Closing or earlier termination of this Agreement.

9. **Conditions to MRRA's Obligations.**

The obligation of MRRA under this Agreement to sell the Property to Purchaser (any or all of which may be waived in whole or in part by MRRA at or prior to the Closing):

(a) All material representations and warranties by Purchaser set forth in this Agreement shall be true and correct as of such Closing in all material respects as though such representations and warranties were made as of such Closing Date;

(b) Purchaser shall have performed, observed and complied in all material respects with all covenants, agreements and conditions required by this Agreement to be performed, observed and complied with prior to or as of such Closing;

(c) Purchaser shall have delivered a manager's or officer's certificate certifying as to and providing evidence of its existence and authority, that Purchaser, and any of its affiliates entering into any of the transactions described in this Agreement, are duly organized and authorized to enter into and carry out the transactions undertaken, and to execute and deliver the documents required to do so, pursuant to this Agreement;

(d) Payment by Purchaser of the Purchase Price; and

(e) MRRA Board approval of this Agreement and the transaction contemplated herein, and MRRA shall provide to Purchaser confirmation of such board consent and approval prior to Closing.

(f) Final subdivision approval from the Town of Brunswick of the Subdivision Plan, as may be revised by agreement of the parties, the expiration of all appeals periods with regards to the same, and recording of the final signed version of the Subdivision Plan in the registry.

If any of the foregoing conditions precedent is not satisfied, MRRA shall have the right to

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(i) terminate this Agreement by written notice thereof to Purchaser at any time prior to the Closing at issue, and Purchaser shall receive a prompt refund of the Deposit and neither party shall have any further liability or obligation hereunder (except as otherwise expressly provided in this Agreement), (ii) waive the unsatisfied conditions precedent and proceed to Closing in accordance with the terms of this Agreement that have not been so waived, or (iii) extend Closing until the earlier of ten (10) days after all of the conditions precedent are satisfied or thirty (30) days after the initially scheduled date of Closing. In the event of an extension under clause (iii) but all conditions precedent still have not been satisfied within such thirty (30) day period, MRRA shall have the right to terminate under clause (i) or waive under clause (ii). Upon termination with respect to subsections (a) or (b) above, MRRA may exercise all right or remedy available to it under Section 25 hereof.

10. **Condition of Purchaser's Obligations.**

The obligation of Purchaser under this Agreement to buy the Property from MRRA at Closing is subject to the satisfaction of all of the following conditions (any or all of which may be waived in whole or in part by Purchaser at or prior to such Closing):

(a) All material representations and warranties by MRRA set forth in this Agreement shall be true and correct as of such Closing in all material respects as though such representations and warranties were made as of the Closing at issue;

(b) MRRA shall have performed, observed and complied in all material respects with all covenants, agreements and conditions required by this Agreement to be performed, observed and complied with prior to or as of such Closing;

(c) Title to the Property shall be good and marketable in accordance with the standards adopted by the Maine State Bar Association, but subject to the Permitted Encumbrances;

(d) Purchaser shall be reasonably satisfied with the metes and bounds on the Property that MRRA may provide or that is otherwise obtained by Purchaser (an official survey will be at the sole discretion of the Purchaser);

(e) Purchaser shall not have terminated this Agreement as a result of its dissatisfaction with inspections as provided above;

(f) MRRA shall have delivered a manager's or officer's certificate certifying as to and providing evidence of its existence and authority, that MRRA, and any of its affiliates entering into any of the transactions described in this Agreement, are duly organized and authorized to enter into and carry out the transactions undertaken, and to execute and deliver the documents required to do so, pursuant to this Agreement;

(g) The physical condition of the Property shall be substantially the same at the time of Closing as it is on the Effective Date; and

(h) Purchaser shall have obtained from the Town of Brunswick during the Inspection Period all zoning approvals, site plan approvals, environmental approvals,

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construction permits, use permits and any other governmental approvals and permits necessary for Purchaser to develop, construct and operate its intended development on the Property (collectively, the "Approvals"), and Purchaser shall provide prompt notice to MRRA if the Town rejects any such Approvals, or withholds or conditions the Approvals in any way that shall impact the date of Closing.

If any of the foregoing conditions precedent is not satisfied, Purchaser shall have the right to (i) terminate this Agreement at any time prior to the Closing at issue, and Purchaser shall receive a prompt refund of the Deposit and neither party shall have any further liability or obligation hereunder (except as otherwise expressly provided in this Agreement), (ii) waive the unsatisfied conditions precedent and proceed to Closing in accordance with the terms of this Agreement that have not been so waived, or (iii) extend Closing until the earlier of ten (10) days after all of the conditions precedent are satisfied or thirty (30) days after the initially scheduled date of Closing. In the event of an extension under clause (iii) but all conditions precedent still have not been satisfied within such thirty (30) day period, the Purchaser shall have the right to terminate under clause (i) or waive under clause (ii). Upon termination with respect to subsections (a) or (b) above, Purchaser may exercise all right or remedy available to it under Section 26 hereof.

11. **Closing Deliverables**.

(a) At the Closing, MRRA shall execute, notarize (where appropriate), and deliver to Purchaser:

(i) a fully executed and acknowledged Quitclaim Deed with Covenant ("Deed") in a form reasonably acceptable to Purchaser;

(ii) a Non-Foreign Affidavit pursuant to the Foreign Investment in Real Property Tax Act, as amended;

(iii) all documents reasonably required by the Title Company such as an owner's affidavit including statements that all real estate taxes have been paid, settled, and cleared, and that there are no mechanics' liens or persons in possession, which are reasonably necessary in order for said title company to issue an ALTA form owner's title insurance policy to Purchaser; and

(iv) a fully executed and acknowledged reciprocal easement or other easements described in Section 2 above in such form as the parties may agree, together with such other documents as are reasonably requested by Purchaser's counsel; and

(v) all notices or written disclosures required by applicable Maine law including pursuant to Title 38 Section 563(6) and (10) and Title 33 Section 193.

(b) At the Closing, Purchaser shall deliver to MRRA the Purchase Price. At the Closing, Purchaser shall deliver to MRRA a fully executed and acknowledged instrument to Purchaser's satisfaction, joining Purchaser to MRRA's Road Maintenance and Common Facilities Agreement (as referenced above).

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(c) Purchaser and MRRA shall each execute and deliver to the other at the Closing any and all other documents customarily delivered at closings for similar transactions in Maine, as well as any and all other documents reasonably requested by the other.

12. **Possession**. At the Closing, MRRA shall deliver to Purchaser actual possession of the Property being purchased subject to the Permitted Encumbrances and any easements contemplated by this Agreement.

13. **Transfer Taxes**. At the Closing, MRRA and Purchaser shall each pay their share of real estate transfer taxes, as applicable.

14. **Apportionments**.

(a) At the Closing, all real estate taxes applicable to the Property being acquired for the tax year in which Closing occurs shall be apportioned between MRRA and Purchaser as of the Closing Date.

(b) The provisions of this Section shall survive the Closing.

15. **Fire and Casualty**. The risk of loss with respect to the Property shall remain on MRRA until the Closing.

16. **Binding Obligations**. Except as otherwise provided in this Agreement, Purchaser may not assign its rights or obligations under this Agreement without the prior written consent of MRRA, which MRRA may not unreasonably withhold. Notwithstanding the foregoing, Purchaser shall have the right to assign its interest hereunder to its nominee or an entity formed by Purchaser prior to Closing. All of the terms, covenants and conditions of this Agreement shall be to the benefit of and bind the respective successors and assigns of MRRA and Purchaser.

17. **Brokers.** No real estate brokers were involved in this transaction.

18. **Notices**. All notices required by or relating to this Agreement shall be in writing and shall be personally delivered, delivered by reputable overnight courier, mailed United States registered or certified mail, return receipt requested, postage prepaid, or sent by electronic mail provided that a copy of each electronic notice is simultaneously delivered via either of the other delivery methods described above unless so waived by the recipient, to the other respective party at its address below set forth, or at such other address as such other party shall designate by notice. Such notices shall be effective when dispatched, except that the time period within which any party may respond to a notice pursuant to this Agreement shall not commence until the earlier of such party's actual receipt of such notice, the third business day after dispatch in the case of notices by certified mail, or the first business day after dispatch for timely next day delivery by overnight delivery.

If to MRRA:

Daniel Stevenson, Director and Jake Levesque, Director of Innovation and Development

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Midcoast Regional Redevelopment Authority
15 Terminal Road, Suite 200
Brunswick, ME 04011
Email: jakel@mrra.us; dans@mrra.us

With a copy to:

Robert M. Liscord, Esq.
Drummond Woodsum
84 Marginal Way, Suite 600
Portland, ME 04101
Email: rliscord@dwmlaw.com

If to Purchaser:

Dino DeSanctis, Financial Director
Molnlycke Manufacturing US, LLC
192 Admiral Fitch Avenue
Brunswick, ME 04011
[ATTN: FINANCE DEPT]
Email: Dino.Desanctis@molnlycke.com

and to:

Sandy D. Newton, Assistant General Counsel
Molnlycke Health Care US, LLC
5445 Triangle Pkwy STE 400
Peachtree Corners, GA 30092
[ATTN: LEGAL DEPT]
Email: sandyd.newton@molnlycke.com

With a copy to Purchaser Attorney:

Erin Diekema, Esq.
Bernstein Shur
100 Middle Street, Tower West 5th Floor
Portland, ME 04101
Email: ediekema@bernsteinshur.com

19. **Recording**. This Agreement shall not be recorded.

20. **Whole Agreement; Amendments; Survival**. This Agreement sets forth all of the agreements, representations, warranties and conditions of the parties hereto with respect to the subject matter hereof, and supersedes all prior or contemporaneous agreements, representations, warranties and conditions. Any exhibits and riders referred to above constitute part of this Agreement. No alteration, amendment, modification or waiver of any of the terms or provisions

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hereof, and no future representation or warranty by either party with respect to this transaction, shall be valid unless the same be in writing specifically referring to this Agreement and signed by the party against whom enforcement of same is sought. Except for the provisions of this Agreement which expressly contemplate survival of the Closing or earlier termination of this Agreement, (i) none of the terms of this Agreement shall survive the Closing or early termination of this Agreement, and (ii) if the Closing occur, the delivery and acceptance of the documents executed and delivered at the Closing shall effect a merger and be deemed to establish the full performance of the parties under this Agreement, except for the provisions of this Agreement which expressly survive the Closing.

21. **Counterparts**. This Agreement may be executed electronically by the parties hereto in any number of separate counterparts, all of which, when delivered, shall together constitute one and the same Agreement.

22 **Holidays**. Wherever this Agreement provides for a date, day or period of time on or prior to which actions or events are to occur or not occur, and if such date, day or last day of such period of time falls on a Saturday, Sunday or legal holiday, then same shall be deemed to fall on the immediately following business day.

23. **Governing Law**. This Agreement and all issues arising hereunder shall be governed by the laws of the State of Maine.

24. **Time of the Essence**. Time is of the essence of this Agreement.

25. **Purchaser's Default**. In the event Purchaser shall default in the observance or performance of any of its obligations under this Agreement which are to be performed by Purchaser at or prior to Closing, then MRRA shall have the right to terminate this Agreement and retain the Deposit as its sole and exclusive remedy.

26. **MRRA's Default**. In the event MRRA shall default in the observance or performance of any of its obligations under this Agreement, then Purchaser shall have the right: (i) to terminate this Agreement and receive a prompt refund of the Deposit; or (ii) to bring an action against MRRA for any legal or equitable remedy available to Purchaser, including specific performance, and in the event Purchaser is successful in such action, Seller shall be liable for Purchaser's reasonable legal fees and expenses incurred in such action. Purchaser's remedies shall be cumulative, but no other remedies at law or in equity shall be available against MRRA.

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In Witness Whereof, the parties have executed this Agreement as of the date and year first above written.

Witness:

_____

Mölnlycke Manufacturing US, LLC

By: Signed by: Dino R DeSanctis B8E7CAFF91E44C8...
Name: Dino De Sanctis
Its: Finance Director

By: Signed by: David Butler 94A89D353E26449...
Name: David Butler
Its: Global VP Operations-Wound Care

Midcoast Regional Redevelopment Authority

By: Signed by: Daniel Stevenson AF1E48B2A6F843E...
Name: Daniel Stevenson
Its: Executive Director

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EXHIBIT A

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ZONING DATA

ZONING CLASSIFICATION: GROWTH INDUSTRIAL DISTRICT (GI)

SETBACKS: FRONT: 10 FEET
SIDE: 15 FEET
REAR: 20 FEET

MAXIMUM LOT DENSITY: N/A

MAXIMUM BUILDING HEIGHT: 60 FEET

RECORD OWNER:

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
15 TERMINAL DRIVE, BRUNSWICK LANDING, BRUNSWICK, ME

N/F
MIDCOAST REGIONAL
REDEVELOPMENT AUTHORITY
AIR-5
BOOK 29438, PAGE 1

SEAHAWK AVENUE - 75' WIDE

PROPOSED UTILITY EASEMENT SHOWN ON PLAN FOR M.R.R.A

LOADING AREA

N/F
TBW, LLC
LOT 17
BOOK 33262, PAGE 320
MAP 40, LOT 223

GERZOFSKY WAY

ATLANTIC AVENUE

N/F
FLIGHT DECK PROPERTIES, LLC
LOT 17B
BOOK 38563, PAGE 329
MAP 40, LOT 223B

TITLE TO BE
MIDCOAST REGIONAL
REDEVELOPMENT AUTHORITY
LOT 16C
PORITION OF MAP 40-1, LOT 294

N/F
SHEPHERD PROPERTIES, LLC
LOT 17A
BOOK 38570, PAGE 107
MAP 40, LOT 223A

TAX MAP 40-1 - LOT 294
CURRENT LEASE AREA
MOLNLYCKE
MANUFACTURING US, LLC
BOOK 29239, PAGE 79
5.74 ACRES
REMAINDER OF LOT 16
PLAN REF. #1

PARKING AREA

LOT 16B
3.97 ACRES
PORTION OF TAX MAP 40-1 - LOT 294

NOW OR FORMERLY
MIDCOAST REGIONAL
REDEVELOPMENT AUTHORITY
FOST PARCEL AIR-13
BOOK 31438, PAGE 1

ORIGINAL LOT LINE

PELICAN STREET - 80' WIDE

ORION STREET - 80' WIDE

NOW OR FORMERLY
MIDCOAST REGIONAL
REDEVELOPMENT AUTHORITY
FOST PARCEL AIR-15
BOOK 40277, PAGE 202

BUNKER

ADMIRAL FITCH AVENUE 80' WIDE

LOT 19
2.29 ACRES

LOT 18
2.00 ACRES

N/F
MIDCOAST REGIONAL
REDEVELOPMENT AUTHORITY
FOST PARCEL AIR-17
BOOK 40277, PAGE 202

PLAN REFERENCES:

1. "FINAL SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, RECORDED MARCH 18, 2013 IN PLAN BOOK 213, PAGES 79 THROUGH 85.
2. "AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, AND RECORDED IN PLAN BOOK 214, PAGES 247 THROUGH 253.
3. "MINOR MODIFICATION TO SUBDIVISION, BRUNSWICK LANDING - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, RECORDED IN PLAN BOOK 217, PAGE 213.
4. "AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION-PHASE IV, ADMIRAL FITCH AVENUE, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, RECORDED IN PLAN BOOK 221, PAGES 475 AND 476.
5. "AMENDED SUBDIVISION PLAN, BRUNSWICK LANDING - PHASE IV, BRUNSWICK LANDING, CUMBERLAND COUNTY, MAINE" PREPARED BY HALEY WARD, INC., RECORDED IN PLAN BOOK 223, PAGE 329.
6. "BOUNDARY SURVEY, NAVAL AIR STATION BRUNSWICK, BRUNSWICK MAINE, FOR: BRAC PROGRAM MANAGEMENT OFFICE" DATED AUGUST 2006, BY SEBAGO TECHNICS.

NOTES:

1. PROPERTY LINES SHOWN HEREON ARE BASED UPON PLAN REFERENCES ABOVE AND RECORDED LEGAL DESCRIPTIONS OF EDC PARCELS, AND ARE NOT THE RESULT OF AN ON GROUND SURVEY.
2. SHOWN LOT 16B IS MADE UP OF PARCELS EDC-2, EDC-15, EDC-35, AIR-13, AND AIR-15.
3. BEARINGS REFER TO GRID NORTH, MAINE WEST ZONE (1802) - NAD83. SAME AS THE REFERENCED PLANS ABOVE.
4. ALL BOOK AND PAGE NUMBERS SHOWN REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
5. IMPROVEMENTS, STREET LINES, & BUILDINGS SHOWN HEREON ARE BASED ON PROVIDED BASE FILES FROM MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY AND WRIGHT-PIERCE. THESE FEATURES MAY HAVE CHANGED SINCE THE BASE FILE WAS CREATED.
6. NOT ALL UTILITIES AND EASEMENTS ENCUMBERING THE SITE ARE NOT LOCATED AND MAPPED FOR THIS SURVEY.
7. THE PURPOSE OF THIS AMENDMENT IS DEFINE THE REMAINING PORTION OF LOT 16 ON PLAN REF. #1 AND EXTEND THE LOT ACROSS PELICAN STREET.
8. REFERENCE IS MADE TO THE NOTES AND RESTRICTIONS ON PLAN REFERENCES ABOVE.
9. APPROXIMATE LOCATIONS OF EDC/AIR PARCELS ARE SHOWN FOR REFERENCE. EXACT PARCEL LINES NOT SHOWN FOR CLARITY OF LOT 16B.

CERTIFICATION:

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 (02-380 CHAPTER 90) OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

(1) A WRITTEN REPORT HAS NOT BEEN PREPARED.

(2) NARRATIVE PROPERTY DESCRIPTIONS WERE NOT PREPARED.

(3) MONUMENTS WERE NOT SET AT ALL PROPERTY CORNERS OR ANGLE POINTS.

(4)RESEARCH LIMITED TO REFERENCED PLANS.

HALEY WARD, INC. / JEFFREY WEEKS, JR P.L.S. #2609 DATE:04/14/2025

LEGEND:

DESCRIPTION	EXISTING
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
SETBACK LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
FENCE	—X—X—
EASEMENT LINE	

GRAPHIC SCALE

60' 0 30' 60' 120' 180'

(IN FEET)
1 inch = 60 ft.

TOWN OF BRUNSWICK
DIRECTOR OF PLANNING AND DEVELOPMENT:

THIS IS TO CERTIFY THAT THE AMENDED SUBDIVISION PLAN BRUNSWICK LANDING SUBDIVISION PHASE IV IS A MINOR MODIFICATION TO PLAN REFERENCE #1, AND IS APPROVED BY THE PLANNING DIRECTOR IN CONSULTATION WITH THE TOWN PLANNER, CODE ENFORCEMENT OFFICER, AND PUBLIC WORKS DIRECTOR IN ACCORDANCE WITH BRUNSWICK MAINE ZONING ORDINANCE, CHAPTER 5, SECTION 5.2.10.B

APPROVED ON: _____

_____ _____ DATE 6/30/2025

STATE OF MAINE
CUMBERLAND, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
JULY 02, 2025
2 h 47 m P M.
Attest _____ Register
RECORDED AS MAP FILE:
BOOK: 225 PAGE: 240

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
One Merchants Plaza, Suite 701
Bangor, Maine 04401
207.989.4824

PROJECT

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
15 TERMINAL DRIVE, BRUNSWICK LANDING, BRUNSWICK, ME

TITLE

AMENDED SUBDIVISION PLAN
LOT 16B
FINAL SUBDIVISION PLAN - PHASE 1,
BRUNSWICK LANDING,
BRUNSWICK, CUMBERLAND COUNTY, MAINE

STATE OF MAINE
JEFFREY G. WEEKS, JR.
No. 2609
PROFESSIONAL LAND SURVEYOR

DATE	SCALE
2025.04.14	1" = 60'
DRAWN BY: NJR	DESIGNED BY: ---	CHECKED BY: ---
PROJECT No. 12668.020	
DRAWING No. V101	REV.

FILE LOCATION: P:\ME\12668-MIDCOAST_REGIONAL_REDEVELOPMENT_AUTHORITY\2024\ARCLYNCKE ADDITION - NORKE\CAD_FILES\SURVEY\Y1\V0681001-V1B3-TEMPLATE.DWG, 2025.06.11, 11:39 AM

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EXHIBIT B

Form Joinder to Road and Common Facilities Maintenance Agreement

JOINDER TO ROAD AND COMMON FACILITIES MAINTENANCE AGREEMENT

This Joinder ("Joinder") to Road and Common Facilities Maintenance Agreement is made as of this ____ day of _____, 202__ (the "Effective Date" of this Joinder) by **MÖLNLYCKE MANUFACTURING US, LLC**, a Maine limited liability company whose notice address is 192 Admiral Fitch Avenue, Brunswick, Maine 04011 (the "Additional Property Owner") and the **MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY**, a body corporate and politic and a public instrumentality of the State of Maine ("MRRA").

1. Additional Property Owner is a party to, and a Property Owner under that certain Road and Common Facilities Maintenance Agreement dated July 26, 2013, as recorded in the Cumberland County Registry of Deeds at Book 30884, Page 170 (the "Agreement") by and among MRRA and certain other parties, with respect to certain real property located within the former Naval Air Station Brunswick ("NASB"), in the Town of Brunswick, County of Cumberland, in the State of Maine. Capitalized terms used herein and not otherwise defined shall have the meaning provided in the Agreement. The Property owned by the Additional Property Owner that is subject to the Agreement as a result of this Joinder is described on **Exhibit A** attached hereto.

2. As of the date hereof, the total interior square footage of the improvements within the Property is _____ square feet and the Property Owner's Share for FY 2024 is _____.

3. MRRA hereby consents to the Additional Property Owner entering into this Joinder and making the Property subject to the Agreement.

4. The Additional Property Owner represents and warrants that the person whose signature appears below for the Additional Property Owner is duly authorized to execute and deliver this Joinder, and that this Joinder is a binding agreement of the Additional Property enforceable in accordance with its terms.

5. This Joinder, together with the Agreement and the Prior Joinders, contains the entire agreement between the parties hereto and is intended to be an integration of all prior agreements, conditions or undertakings between the parties hereto.

6. This document shall be recorded in the Cumberland County Registry of Deeds.

[*remainder of page intentionally blank – signature page to follow*]

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IN WITNESS WHEREOF, this Joinder to Road and Common Facilities Maintenance Agreement is executed by the undersigned as of the date first set forth above.

ADDITIONAL PROPERTY OWNER:
MÖLNLYCKE MANUFACTURING US, LLC

By:_____
Name:
Its:

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. _____, 2025

Then personally appeared the above-named _____, _____ of Mölnlycke Manufacturing US, LLC, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said company.

Before me,

_____
Notary Public/Attorney at Law
Print Name: _____
My Commission Expires: _____

[Signatures continue on following page]

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MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

_____ By: _____
Jeffrey Jordan
Its: Deputy Director

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. __ ____, 2025

Then personally appeared the above-named Jeffrey Jordan, Deputy Director of the Midcoast Regional Redevelopment Authority and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Midcoast Regional Redevelopment Authority.

Before me,

_____
Notary Public/Attorney at Law
Print name _____
My commission expires _____

Docusign Envelope ID: 765FEB29-A2DA-4789-A983-AFE2AF36292B

EXHIBIT A TO JOINDER
DESCRIPTION OF THE PROPERTY

[TO BE ADDED]

SMRT

Melissa Flynn, PE

Civil Engineer

Melissa is a civil engineer with 18 years of hands-on design experience. She is responsible for civil engineering and stormwater design for new and existing sites throughout New England, from concept design to permitting and construction administration. Various project scopes have included: siting of new buildings and additions on campus, reviewing and designing integration of campus stormwater management, optimizing traffic and pedestrian flow throughout campus, and utility design to support the new/improved facilities. Melissa applies a systematic, problem-solving approach to projects and is well-versed in local and state permitting requirements.

Education

BS, Civil Engineering, Rensselaer Polytechnic Institute

Registrations

ME, CT, MA, NH, RI, NY

Relevant Experience

Molnlycke Healthcare U.S. Expansion, Brunswick, ME

Civil engineer for the design of a 100,000-square-foot facility for a specialty manufacturer focused on medical technology. Program spaces include all phases of the product lifecycle: receiving, inspection, raw material storage, processing, fabrication, quality control, packaging, warehousing, and shipping.

Regeneron Pharmaceuticals Mill Creek Development, East Greenbush, NY

Civil engineer for site master planning, permitting, and design of a new research and manufacturing campus in the Capitol Region. Services included site and utility infrastructure design and construction oversight to support a new raw material warehouse. The design included provisions for future phases, including a manufacturing facility, offices, labs, and a parking garage.

Raytheon Hillsborough Expansion, Pelham, NH

Civil engineer for the renovation of approximately 10,300 square feet of the existing Hillsborough building. The site design included significant retaining walls, extensive utility coordination, and parking and security control upgrades.

University of Maine Sustainable Aquaculture Workforce and Innovation Center, Orono, ME

Civil engineer for this 14,200-square-foot research center which will fill the gap in the existing aquaculture infrastructure for workforce training. Melissa designed the stormwater management system and will assist with the Maine Department of Environmental Protection Site Location of Development Act (SLODA) Permit.

New Hampshire Secure Treatment Facility for Youth, Hampstead, NH

Civil engineering and environmental permitting services for the design of the new, 40,000-square-foot, 18-bed facility. The site design included a reconfigured entrance drop-off, additional parking, a new service loop road, multiple retaining walls to accommodate the steep slopes, new utility connections, and stormwater treatment. A combination of surface detention, underground storage, and bioretention systems was designed to treat the impervious area on the site. The project disturbed approximately 7.7 acres, which required a New Hampshire Department of Environmental Services Alteration of Terrain (AOT) Permit.

SMRT ARCHITECTS & ENGINEERS

SMRT has a rich history of providing professional services for state-of-the-art science and technology clients, with a particular passion for projects at the intersection of research, development, and manufacturing. We provide each client with a uniquely tailored process built to create alignment between design, function, performance, and culture. Whether discussing program areas or the workplace, our approach and methods are time-tested and ever-evolving. Each project is unique and should be treated appropriately. Our approach is based on understanding your process and goals, which is complemented by our expertise, resulting in your success.

SMRT has served its science, technology, and manufacturing (STM) clients for more than 40 years by designing a broad spectrum of facilities and advancing new construction methodologies. Our depth of experience in the specialty research, development, and manufacturing space addresses programs that rely on controlled environments (cleanrooms, dry rooms, laboratories), use of hazardous production materials (HPMs), and associated production support, logistics, and workplace.

DESIGN THAT INSPIRES

The design of today's specialized life sciences facilities requires both technical expertise and operations/facilities management experience. SMRT brings both to every project, while rooting our work in the project's goals. We maximize the efficiencies of our full-service capabilities to best serve you.

The design of facilities that foster scientific discovery is critical. SMRT's life science facilities are designed to support scientific discovery by creating environments that spark creativity and inspire innovation while focusing on the health and well-being of living organisms. We specialize not only in the fundamentals of any architecture and engineering project that creates facilities that are safe, sustainable, and aesthetically pleasing, but also in the unique considerations and constraints inherent to an industry that operates in R&D, manufacturing, biotechnology-based food and medicines, medical devices, biomedical technologies, and food processing.

SMRT

Melissa Flynn, PE

Civil Engineer

Melissa is a civil engineer with 18 years of hands-on design experience. She is responsible for civil engineering and stormwater design for new and existing sites throughout New England, from concept design to permitting and construction administration. Various project scopes have included: siting of new buildings and additions on campus, reviewing and designing integration of campus stormwater management, optimizing traffic and pedestrian flow throughout campus, and utility design to support the new/improved facilities. Melissa applies a systematic, problem-solving approach to projects and is well-versed in local and state permitting requirements.

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Ken Costello, RLA, LEED AP

Landscape Architect

Ken leads SMRT's site design department and has over 32 years of experience providing landscape architecture services on a wide variety of projects. He has experience providing design and construction administration on numerous projects throughout New England, including extensive experience with site and earthwork repair projects, accessibility, and code requirements.

Education

MLA, University of Colorado, Denver

BLA, University of Rhode Island

Registrations

ME, CT, MA, NH, NY, RI

Relevant Experience

Molnlycke Healthcare U.S. Expansion, Brunswick, ME
Landscape architect for the design of a 100,000-square-foot facility for a specialty manufacturer focused on medical technology. Program spaces include all phases of the product lifecycle: receiving, inspection, raw material storage, processing, fabrication, quality control, packaging, warehousing, and shipping.

Abbott Laboratories COVID Test-Kit Manufacturing Facility, Westbrook, ME
Landscape architect for a 120,000-square-foot facility to ramp up production of COVID-19 test kits. The project included major site improvements, including new parking, access, utilities, and stormwater infrastructure. Utility design included upgrading and adding electrical services and new emergency generators. This project includes eight Level 2 electric vehicle charging stations.

RayzeBio Radiopharmaceutical Manufacturing Facility, Indianapolis, IN
Landscape architect for the design of the conversion of 63,000 square feet of Amazon warehouse space into a radiopharmaceutical manufacturing facility with ISO 7 cleanrooms. The design includes state-of-the-art clean rooms, well-functioning office space that focuses on employee well-being and retention, and a partial replacement of the building's exterior to provide natural light and a memorable identity.

Regeneron Pharmaceuticals Mill Creek Development, East Greenbush, NY
Landscape architect for site master planning, permitting, and design of a new research and manufacturing campus in the Capitol Region. Services included site and utility infrastructure design and construction oversight to support a new raw material warehouse. The design included provisions for future phases, including a manufacturing facility, offices, labs, and a parking garage.

Raytheon Hillsborough Expansion, Pelham, NH
Landscape architect for the renovation of approximately 10,300 square feet of the existing Hillsborough building, including the high-bay area. Approximately 2,000 square feet of the building were demolished, and a 10,000-square-foot addition was added and separated into two floors. The site design included significant retaining walls, extensive utility coordination, and parking and security control upgrades.

Exhibit 3a

Gothenburg August 18, 2025

To whom it may concern

The purpose of this letter is to provide evidence of financial capacity for the Mölnlycke Group's ("**Mölnlycke**") proposed expansion of manufacturing capacity in Brunswick, Main, USA. Mölnlycke Manufacturing US, LLC is, indirectly, a wholly owned subsidiary of Mölnlycke AB.

It is estimated that the project cost will be $130,000,000. Mölnlycke will finance this project with existing cash at hand. During 2025 Mölnlycke has raised $400,000,000 of debt to finance Mölnlycke's global growth and development plans. The US expansion of manufacturing capacity project is part of these growth and development plans.

Mölnlycke is rated Investment Grade BBB- by Standard & Poors with a stable outlook. In 2024 Mölnlycke had an annual sales of EUR 2,064M, EBITDA of EUR 591M with a strong cash conversion of 78%.

Please visit www.molnlycke.com (Mölnlycke news) for more information on:

Annual report 2024, press release of US expansion and press release of securing $400M in financing, copies of which can also be provided separately upon request.

This document should clearly demonstrate that Mölnlycke has the financial capacity to afford the US expansion plans.

If you need additional information, please do not hesitate to contact me.

Sincerely,

Richard Magnusson
Group Treasurer
Mölnlycke

Mölnlycke Health Care AB
Entreprenörsstråket 21
SE-431 53 Mölndal
Sweden

Postal adress:
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Sweden
www.molnlycke.com

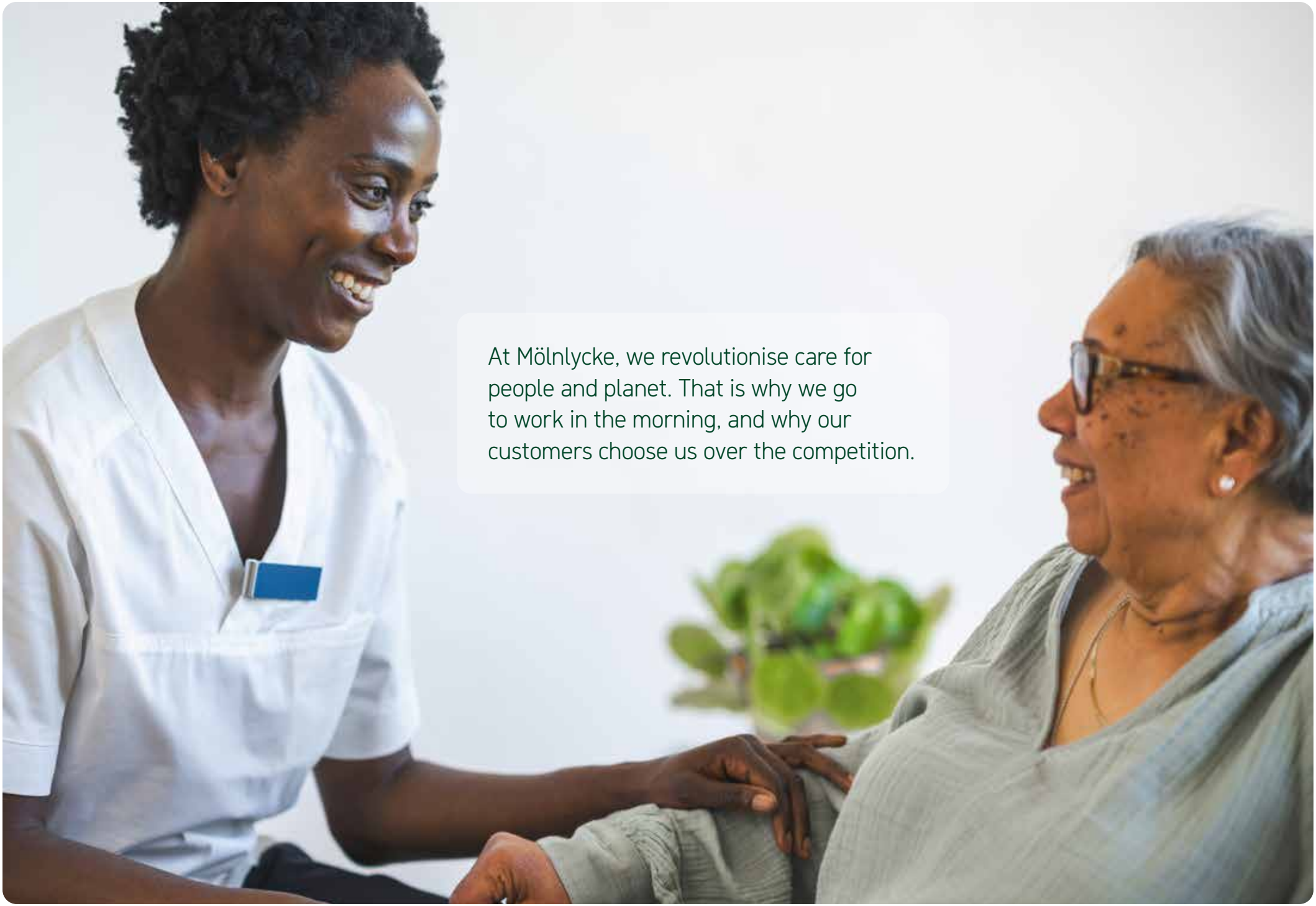
Tel +46 312 722 30 00
Fax +46 312 722 34 00

Reg No. 556547-5489
Seat: Mölndal

Exhibit 3b

Annual report 2024

Mölnlycke®


At Mölnlycke, we revolutionise care for
people and planet. That is why we go
to work in the morning, and why our
customers choose us over the competition.

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Mölnlycke's 2024 Integrated Annual Report covers the year ended 31 December 2024. The audited consolidated financial statements for Mölnlycke Holding AB are prepared in accordance with IFRS and are presented on pages 62–100. The sustainability reporting is prepared in accordance with the Swedish Annual Accounts Act, chapter 6, section 10 and 11 (in line with the EU Directive on non-financial reporting). The report has been prepared in accordance with the Global Reporting Initiative (GRI) Standards, applying the reporting principles outlined in GRI 1: Foundation (2021) and is presented on page 101–146. Additionally, the report has been structured to align with the Corporate Sustainability Reporting Directive (CSRD) format and requirements, though full compliance has not yet been achieved. Climate-related disclosures have been incorporated in line with the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD). As a supplement, a GRI content index is provided at the end of this report.

For any questions regarding this report, please contact:
Sara Ehinger, Global Communications VP, Sara.Ehinger@molnlycke.com

This is Mölnlycke®

Mölnlycke Health Care is a world-leading MedTech company that specialises in innovative solutions for wound care and surgical procedures. Mölnlycke products and solutions are used daily by hospitals, healthcare providers and patients in over 100 countries around the world. Founded in 1849 and headquartered in Sweden, Mölnlycke is owned by Investor AB, listed on NASDAQ OMX Stockholm.

Business Areas

Wound Care

Innovative and intuitive solutions for wound prevention and management.

OR Solutions

Sustainable services and solutions for improved operating room performance and efficiencies.

Gloves

State-of-the-art solutions for hand health and improved surgical performance.

Antiseptics

Infection prevention across the patient journey.

Key facts and figures 2024

8,617
employees

14
manufacturing sites in nine countries

3.9
out of 5 in global engagement score

100%
renewable electricity

39
commercial entities

100
countries where Mölnlycke is present

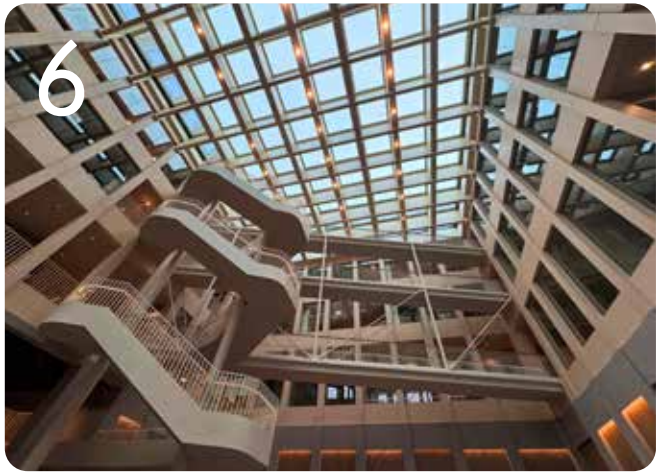
2,064
annual sales (EUR million)

15%
less greenhouse gas emissions across the entire value chain compared to 2021 baseline

3

5

6



2024 in brief

1 Continued strong growth

Mölnlycke continued to deliver strong sales growth throughout 2024, outperforming competition. The sales increase of 7.4% in constant currency rates resulted in net sales of EUR 2,064 million.

2 EUR 2 billion in annual sales

It took 163 years from 1849 to 2012 to reach EUR 1 billion in annual sales, and just another 12 years to achieve EUR 2 billion, highlighting the company's strength and resilience.

3 EcoVadis platinum rating

Mölnlycke has been awarded the platinum medal in EcoVadis sustainability rating, which places the company in the top 1% of all companies assessed.

4 Acquisition of P.G.F. Industry Solutions

Mölnlycke has acquired P.G.F. Industry Solutions GmbH, the Austrian manufacturer of Granudacyn® wound cleansing solutions. The acquisition will allow Mölnlycke to expand its Granudacyn® business.

5 Geographic expansion in the Middle East & APAC

Mölnlycke has increased its investment in the Tamer Mölnlycke Care joint venture to 60%, becoming the majority shareholder. Following a strategic decision to expand manufacturing footprint into India and China, detailed plans have been put in place.

6 New HQ at GoCo Health Innovation City

At the beginning of 2025, Mölnlycke completed the move to new headquarters at GoCo Health Innovation City, ensuring a presence in the MedTech hub with possibilities to collaborate and embrace partnerships.

7 Fighting HAIs[1] through partnership with Ondine Biomedical

Mölnlycke has partnered with Ondine Biomedical Inc to distribute Steriwave®, a light-activated nasal decolonisation technology, in the UK, EU and the Middle East. The partnership aims to combat healthcare-associated infections and antimicrobial resistance.

8 100% renewable electricity at all manufacturing sites and HQ

In 2024, Mölnlycke reached its SBTi-validated near-term target of sourcing 100% renewable electricity for all manufacturing sites and HQ. The company will continue to actively source renewable electricity through 2030.

9 Investment in radical innovation

Mölnlycke has invested USD 15 million in MediWound Ltd., a company specialising in non-surgical wound debridement and USD 8 million in diabetic foot ulcer management system company Siren. Both strategic investments aiming to enhance wound care standards.

1. Healthcare-Associated Infections.

Words from the CEO

"Together we continue our quest to revolutionise care for people and planet. No matter the changes to come."

Zlatko Rihter
Chief Executive Officer

The only constant in life is change. In 2024, Mölnlycke celebrated 175 years of being at the forefront of that change and going forward we will continue to be progressive and innovative, ready to support healthcare professionals and healthcare systems around the world as we revolutionise care for people and planet.

In 2024, we reached the milestone of EUR 2 billion in annual sales for the first time. Our strong financial position and continued growth allow us to direct our future and continued investments. At the same time, it is clear that our strategy and previous investments have paid off, enabling close relationships with our customers working alongside them to handle the challenges of healthcare today.

The healthcare sector is undergoing significant changes. In the wake of the pandemic, healthcare systems globally are under immense pressure. Recognising this, we are dedicated to pioneering sustainable healthcare solutions. Our goal is to ensure that healthcare professionals receive the support they need to continue their vital work, while we innovate towards achieving sustainable healthcare systems, enhancing efficiencies in healthcare and addressing climate change challenges.

In the accelerated shift from acute to non-acute care settings, we are committed to developing ecosystems of care that support day care, ambulatory care and home care, in addition to acute care, ensuring that healthcare professionals and caregivers are well-equipped to meet evolving patient needs. This transition is crucial for alleviating the burden on hospitals and providing more efficient care.

Throughout 2024, despite facing challenges such as supply chain disruptions in the Red Sea and natural disasters, our team has shown remarkable resilience. We have continued to meet the needs of our customers and their patients, adapting to

geopolitical factors with more regional and local strategies. Our significant investments in key regions like China, India and Saudi Arabia, alongside a strong focus on core markets such as the EU, UK and US, demonstrate our commitment to remaining resilient and adaptable in a polarised global landscape.

A heartfelt thank you to all who have supported us during the year – our dedicated people, our valued customers and our committed owners. Together we continue our quest to revolutionise care for people and planet. No matter what changes lie ahead.

Another strong year

When reflecting on 2024, I am proud to report that Mölnlycke has had another strong year, achieving 2,064 MEUR in net sales while improving profitability. This corresponds to a sales growth of 7.4% in constant currency rates, compared to 2023, outperforming the market. The EBITDA margin amounted to 29%. Financially, we have improved on the strong performance of last year, with all business areas showing growth.

- Wound Care continued to outperform the market demonstrated by an 8% organic growth ending the year with more than EUR 1,2 billion in sales.
- Operating Room Solutions achieved 5% organic growth and reached sales of EUR 525 million with growth mainly fuelled by the Tray channel, price increases and acceleration in more profitable segments.
- Gloves positively delivered a 4% organic growth and EUR 250 million sales after a challenging 2023. The positive results are from all regions the business area serves.
- Antiseptics built on the momentum from the end of 2023 delivering an outstanding organic growth of 23%, with similar patterns across regions. Sales was EUR 66 million in total.

A leader in sustainable healthcare

At Mölnlycke, we are dedicated to transforming our business to become a global leader in sustainable healthcare, driving innovation for both people and planet. This means embedding sustainability into every aspect of our operations, offers and partnerships. In 2024, our sustainability roadmap 2030, "WeCare", was updated to prepare for the transition to Corporate Sustainability Reporting Directive (CSRD) with even more transparency in our sustainability reporting.

Our commitment to Net Zero greenhouse gas emissions by 2050 stands firm and we achieved our first SBTi-validated near-term target of 100% renewable electricity at all our manufacturing sites and HQ – a major enabler on the path to Net Zero.

We continued to strengthen the framework for shaping sustainable value chains and ensuring transparency throughout the lifecycle of our solutions. Governance and business ethics is the foundation of our operations. We reinforced the governance structures and the compliance mechanisms to uphold the highest standards across all activities.

The significant progress in becoming a leader in sustainable healthcare was also recognised with a platinum medal from EcoVadis and the Capgemini Swedish Sustainability Tech Award 2024 for Mölnlycke ProcedurePak®.

Leveraging technology

While new business models and digital solutions are emerging, the healthcare sector remains conservative. We are focused on optimising existing systems with digital innovations, understanding that a one-size-fits-all approach is not feasible in healthcare. It requires an in-depth understanding of the different challenges our markets experience, and the different conditions in local healthcare systems.

Our online portal for Operating Room Solutions has been further developed and we are now piloting the first true eCommerce customer. We have also continued to successfully grow our scar management portfolio on key eCommerce platforms in China. Additionally, we have introduced bots at our factory sites to optimise our business systems and are leveraging technology to drive efficiency and innovation. Digitalisation remains at the core of our strategy for the years ahead.

Future of partnerships

A clear focus for our 2025 strategy and beyond will be on transformation through partnerships, collaborations and joint ventures to drive growth. A journey we commenced in 2024 with the acquisition of P.G.F. Industry Solutions, the strategic partnership with Ondine Biomedical Inc and strategic investments in MediWound and Siren. The joint venture Tamer Mölnlycke Care in Saudi Arabia has started production and we are planning for expansion in India and China.

In conclusion, Mölnlycke is well-positioned for a future of change. We will continue to refine our go-to-market strategy, deepen our understanding of patient and caregiver needs, and strengthen our presence in both acute and non-acute care. I am confident that our adaptability and dedicated team will enable us to navigate any challenges ahead.

Zlatko Rihter
CEO, Mölnlycke

Performance

Financial

2,064
annual sales 2024, million EUR

591
EBITDA, million EUR

7%
organic sales growth

29%
EBITDA margin

Non-financial

Planet

Net Zero across the full value chain by latest 2050

Scope 1 and 2 GHG emissions

-40%
Outcome 2024

-50%
Target 2030

Scope 3 GHG emissions

-11%
Outcome 2024

-20%
Target 2028

People

Employee Engagement Index Score by 2025

3.9
Outcome 2024

>4
Target 2025

Employee engagement is measured through Mölnlycke's annual employee engagement survey.

Gender parity for people leaders at all levels by 2025

48%
Outcome 2024
52/48% male/female leaders

50%
Target 2025

Gender distribution is measured at all levels. The target for people leaders is reported at an aggregated outcome level.

Governance - Ethical business culture

99.5%
Outcome 2024

100%
Target 2025

Employees to receive a training or awareness session in ethics and compliance.

70%
Outcome 2024

100%
Target 2025

Employees feel safe to report concerns without fear of retaliation.

Strategy

Mölnlycke's strategy to become a MedTech industry leader in customer-centricity, sustainability and digitalisation is deeply rooted in ethnographic customer studies and the company's purpose to revolutionise care for people and planet.

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External environment and trends

At Mölnlycke, analysing the external environment is a crucial aspect of the strategy formulation process. This helps in identifying potential trends, opportunities and threats that can impact the business. By continuously monitoring its external environment, Mölnlycke can better support its customers and proactively pursue growth opportunities that align with business objectives.

Trends	Mölnlycke's response
The healthcare system There is a noticeable trend in global healthcare where limited resources are exerting significant pressure on healthcare professionals to manage an overburdened system. This strain is due to both cost-saving measures and staff shortages. Consequently, we are seeing a shift towards assigning various healthcare tasks to less experienced and less qualified individuals. It is also bringing care closer to the patient by a transition in settings, with patients moving from acute care to community and post-acute care environments. As a result, the healthcare sector requires more intuitive and efficient products and solutions to address the impact of these trends, aiming to advance care and improve efficiency.	Mölnlycke is committed to delivering high-quality products and solutions that address the evolving needs of the healthcare sector. The company prioritises developing intuitive and user-friendly solutions, emphasising patient safety, comfort, effectiveness, and improved clinical and financial outcomes. By conducting ethnographic studies, Mölnlycke observes its customers and patients in their daily work environments to gain a deep understanding of their needs. These insights guide Mölnlycke's innovation efforts, helping to support its customers in overcoming challenges as well as creating growth opportunities for the company.
Digitalisation The world is undergoing a swift digital transformation which is also impacting the healthcare sector. The digital health market is projected to expand significantly in the coming years, with healthcare providers increasingly adopting various software, hardware and services. Concurrently, digital transformation is driving changes in business and operating models. With the rise in chronic diseases and government efforts to provide accessible and affordable healthcare, the use of digital health technology is anticipated to grow substantially in the future.	Mölnlycke aims to lead the industry in digitalisation by actively investing in the digital transformation of its portfolio. This strategy focuses on delivering sustainable, competitive and customer-centric digital solutions with a unique value proposition. Key initiatives include developing digital ecosystems, launching new business models and leveraging data-driven healthcare through AI, big data and other analytical tools. Furthermore, Mölnlycke is dedicated to creating a strong internal digital ecosystem to ensure efficient and future-proof working processes.

Trends	Mölnlycke's response
Geopolitical dynamics Current geopolitical dynamics drive isolation and regionalisation. Global businesses like Mölnlycke are impacted by trade restrictions and market access challenges resulting from ongoing dynamics. Trade policies and regulatory changes can alter operational landscapes. Economic factors such as inflation and currency fluctuations influence costs and pricing strategies, while supply chain disruptions affect the availability of critical supplies and equipment.	These dynamics drive strategic adaptations including navigation of the geopolitical and macro-economic landscape to maintain innovation and ensure supply availability throughout the entire value chain. Mölnlycke is strengthening its presence in multiple geographies addressing the business model through partnerships.
Sustainability Much like in many other industries, sustainability is driving transformative change in the healthcare sector, focusing on minimising environmental impact, improving resource efficiency and fostering innovation in sustainable products and processes. Prioritising healthcare professionals' well-being and enhancing patient care through sustainable practices are also key trends shaping the future of the industry.	Mölnlycke is taking a holistic and progressive approach to becoming a leader in sustainable healthcare. The company's innovative and sustainable solutions are supported by research-based benefits for its customers and patients. Understanding that collaboration is key to achieving its sustainability goals, Mölnlycke actively engages with all stakeholders across the entire value chain to identify opportunities and create mutual benefits.
Demographics The healthcare industry is likely to be impacted by two significant factors – an increasing global population and the rise in average life expectancy. These demographic shifts will create new challenges and opportunities for the market. Additionally, the growth of a middle-class population and an increase in sedentary lifestyles will further influence Mölnlycke's market.	The growing demand for healthcare products and solutions presents significant growth opportunities for Mölnlycke. To meet this demand, the company is constantly assessing its production capacity, geographical presence, the ecosystems it is part of, and its portfolio of products and services, to ensure that it can fulfil the evolving needs of the market.

Business model

Mölnlycke is organised around four Business Areas with end-to-end responsibility to create value for customers, executing on our strategy. The Business Areas are supported by Corporate Functions providing capabilities and support in enabling processes.

Market drivers

There are a number of underlying market drivers in health care that support Mölnlycke's opportunities for long-term growth. These shape the Business Areas' strategies to drive value and business opportunities.

- Wound Care patients are often treated by inexperienced generalists.
- Solutions are not always accessible, intuitive, fast or easy-to-use.
- Patients' quality of life is impacted by inadequate prevention, 'hard to heal' and reoccurring wounds.

Vision

Free patients, caregivers and healthcare systems from the burden of wounds.

Mission

Deliver innovative and intuitive solutions for prevention, faster healing and better quality of life.

- The immense pressure facing healthcare professionals lead to a high staff turnover and staff shortages.
- Surgeons and operating room staff are forced to conduct more procedures with fewer resources.
- Operating room staff spend substantial time on non-value adding tasks.

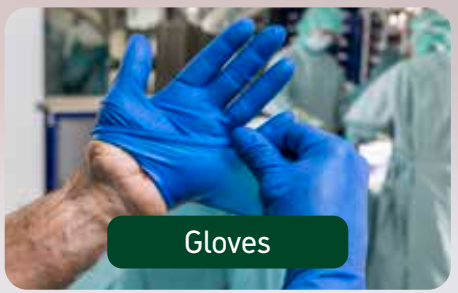
Vision

An operating room in frictionless flow.

Mission

Create an ecosystem of solutions and services to ensure a frictionless flow in the operating room.

- Hand health is critical for the performance of nurses and surgeons.
- Protection, high tactility grip and comfort also impact the performance of caregivers' hands.
- Hand fatigue is a common problem among surgeons and nurses.



Vision

Hands deserve better.

Mission

Deliver innovative and sustainable solutions to enable hands to perform at their best.

- Infection prevention has become the task of experts, who must comply using products that might be effective but are often not practical.
- The multi-faceted, cross-functional nature of infection prevention is taking up time and effort.
- Infection prevention behaviours rely on experienced staff and a strong culture, which is difficult to maintain with high staff turnover and shortage of time.

Vision

A world without healthcare-acquired infections.

Mission

Prevent infections across the patient's journey.

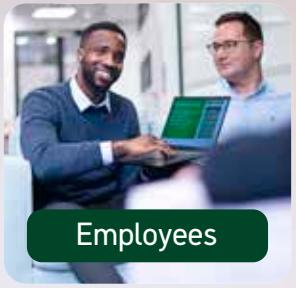
Value creation for stakeholders

Value creation for stakeholders

Mölnlycke is committed to creating long-term value for all stakeholders by achieving growth in a sustainable way in its business model.

By centring its philosophy, strategy and operations around customer needs, Mölnlycke creates value by driving innovation and education to address customer pain points. Through strong partnerships and continuous insights, Mölnlycke enhances patient care and contributes to sustainable healthcare.

Mölnlycke invests in the development of its employees to enable them to develop, grow and bring value to the company and its customers. Mölnlycke fosters a healthy, safe and engaged workforce that values diversity, equity and inclusion, reflected in an increased global engagement score of 3.9 out of 5.



Mölnlycke builds strategic partnerships with its supply and service partners to support the business. Through the purchase of raw materials, components, services, transport, etc. the company creates value that stretches beyond its own business.

Mölnlycke's profitable growth and a strong cash conversion positively impacted the owner's valuation of the company. The owners received a dividend distributions of EUR 500 million in 2024.

investor

Owners

Mölnlycke has total outstanding bonds of EUR 2,073 million and a revolving credit facility of EUR 350 million, currently undrawn from a group of seven banks.

Mölnlycke's purpose is to revolutionise care for people and planet. Its positive contribution to society is measured in innovations aimed at improving the lives of patients and healthcare professionals while making a minimum negative impact on the environment, as well as its contribution through paid taxes.

Mölnlycke's strategy

Mölnlycke's purpose to revolutionise care for people and planet is central to its strategy to become a MedTech industry leader in customer-centricity, sustainability and digitalisation.

Mölnlycke aims to lead the market across all segments and regions where it serves. This ambition is firmly grounded in a robust portfolio of product brands and a strong heritage of clinical data-based and customer-insight driven innovations that enhance the lives of patients and healthcare professionals.

The company's strategy revolves around three pillars: customer-centricity, sustainability and digitalisation, with Mölnlycke aspiring to become the undisputed industry leader. By focusing on these three strategic pillars across its Business Areas, Mölnlycke is dedicated to creating long-term value for its customers, owners and the communities it serves.

Sustainable growth is achieved through innovative and customer-centric solutions that make a measurable positive impact on customers and their patients. This includes the continuous improvement and enhancement of existing offerings, radical innovation into new or adjacent areas, and new technologies that can improve patient outcomes, environmental impact, clinician wellbeing and the efficiency of healthcare systems.

Mölnlycke's strategy is deeply rooted in ethnographic studies conducted in the everyday environment of healthcare professionals. These studies have also informed the individual strategies of each Business Area. Throughout 2024, Mölnlycke focused on further executing the strategy by entering several partnerships.

Wound Care
Free patients, caregivers and healthcare systems from the burden of wounds

OR Solutions
An operating room in frictionless flow

Gloves
Hands deserve better

Antiseptics
A world without healthcare-acquired infections

Strategy governance

Mölnlycke follows an annual strategy governance cycle to ensure continuous progress towards its long-term objectives. This process involves identifying key focus areas that set the company's top priorities for the forthcoming year. The strategy update is conducted annually and approved by the Board of Directors.

To aid the execution and communication of its strategy, Mölnlycke uses a scorecard that translates the strategy into prioritised activities and relevant performance indicators for its Business Areas and corporate functions.

The scorecard serves several purposes, including:

- Defining priorities and clarifying how these are connected to the overall strategy
- Balancing Mölnlycke's short- and long-term ambitions and supporting the execution
- Improving communication of the priorities and activities throughout the organisation

In addition to the annual strategy update, Mölnlycke conducts Quarterly Business Reviews (QBRs). The QBRs focus on key strategic priorities and activities, providing an ongoing opportunity for evaluation and alignment of any corrective measures, followed by financial performance follow-up and mitigating actions when and if required.

Customer-centricity

Customer-centricity has been the foundation of the Mölnlycke business for 175 years and sits at the core of its approach to sustainable healthcare. Simply put, customer-centricity means seeing everything through the eyes of the customer.

For Mölnlycke, this approach involves placing the customer at the centre of the organisation's philosophy, strategy and operations. Mölnlycke defines its customers, in all their shapes and forms, and works to understand their motivations and interconnections. Mölnlycke then uses this understanding to generate value for both the customer and the company.

Adopting a customer-centric mindset allows Mölnlycke to identify where customer needs and motivations are not aligned, generating challenges for a smooth and successful entry into the market, ultimately impacting the patient. By understanding these pain points, Mölnlycke can innovate, educate and train its customers, driving a shared vision and purpose that guides the development of cohesive solutions.

A customer-centric company delivers real and measurable value to its customers and Mölnlycke represents this through strong and relevant value propositions. Stakeholder alignment from the top down is critical, ensuring that everybody understands and has confidence that they are all trying to solve the same problems for the same ultimate beneficiary: the patient. Mölnlycke's value propositions ensure that the connections between customers are as aligned as possible.

It is imperative that, amidst all this, Mölnlycke keeps the patients, caregivers and their problems at the heart of its efforts. Understanding the continuously evolving patient needs is critical. By doing so, Mölnlycke can better address the real challenges patients face and provide solutions that complement

The patient and caregivers are at the heart of everything Mölnlycke is doing

current clinical practices and technologies, to truly revolutionise care for people and planet.

Mölnlycke takes an ethnographic approach, actively listening to and engaging with patients, healthcare providers and payers to build strong relationships founded on trust and partnership. From these relationships, Mölnlycke can innovate – not just in products, but also in digital and service offerings, professional education and training – to make their contribution to sustainable healthcare.

Sustainable healthcare is a vision of a future where people enjoy optimal health and well-being, health systems operate efficiently and responsibly, and healthcare staff feel fulfilled. Achieving this vision requires a holistic approach that considers the environmental, social and economic aspects of care delivery. It also involves the active participation of patients, who are empowered to take responsibility for their own health and care. Mölnlycke's view is that partnerships between various stakeholders will be essential to achieve the vision of a sustainable healthcare.

In addition to the ever-growing number of stakeholders in healthcare, the last few years have seen an explosion of technology along with an increasing convergence of MedTech, HealthTech and Pharmaceutical approaches. The challenge of sustainable healthcare is too complex and too large for the stakeholders to address in isolation and a coordinated approach is required.

As such, Mölnlycke has 'Embrace partnerships' as one of its core values. Mölnlycke believes in going beyond being a supplier to healthcare to being a true partner and is committed to being an active contributor to sustainable healthcare.

Embracing partnerships involves proactively identifying and developing collaborations to address the complexity of delivering sustainable healthcare. This includes actively seeking differing, sometimes opposing, viewpoints and working together to understand these perspectives to find a path forward. Mölnlycke forms partnerships for technological advances by investing in innovative companies, collaborates with medical societies and organisations like MedTech Europe and the International Hospital Federation to influence approaches to healthcare at the highest level and ensures the patient voice is heard, advocating for change on their behalf, especially in under-served specialities and settings of healthcare.

The patient and caregiver are at the heart of everything Mölnlycke is doing. People actively involved in their health and healthcare tend to have better outcomes and, some evidence suggests, lower costs. Patient engagement is the desire and capability to actively choose to participate in care in a way uniquely appropriate to the individual, in cooperation with a healthcare provider, for the purposes of maximising outcomes or improving care experiences.

Mölnlycke believes patient engagement must evolve further into patient empowerment, a process in which patients understand their role and are given the knowledge and skills by their healthcare provider to perform tasks. Clear incentives, accessible tools and patient-to-patient communities are essential to delivering this, and Mölnlycke partners with organisations active in this space.

In order to be truly customer-centric, Mölnlycke sets out to achieve real patient-centred care, where patients are encouraged and supported in embracing their role, in their path of care, from prevention to cure. Evidence and practice show that when care pathways are organised around the patient's needs, clinical outcomes are more likely to improve, as is user satisfaction. Moreover, patient-centred care pathways may contribute to more efficient care delivery and ultimately to sustainable healthcare.

Partnerships will form the basis of Mölnlycke's future as the world of healthcare is changing rapidly and Mölnlycke must never stop seeking for insights and acting upon them to revolutionise care for people and planet.

Sustainability

Mölnlycke is committed to transforming its business to become a global leader in sustainable healthcare.

Substantial progress in Mölnlycke's transformation was made during 2024, as confirmed by independent external ratings. The EcoVadis Sustainability Rating platinum medal that the company received for its sustainability work in 2024 places it in the top 1% of all benchmarked companies (all sectors). Mölnlycke has now advanced its efforts by further embedding sustainability into every aspect of the company's operations, offers and partnerships.

Mölnlycke endorses a vision of a transformation where social, environmental and economic dimensions are fully integrated into the company's business strategy. This holistic approach guarantees that all company actions generate shared value for employees, customers, business partners, the company's owners and society as a whole. WeCare – Mölnlycke sustainability roadmap 2030 – rests on two interconnected focus areas of "**People**" and "**Planet**". These are further supported by Governance, including transparent reporting and a strong ethical business culture.

Partnerships across the company's value chain, as well as within the ever more interrelated healthcare ecosystems, are essential in delivering lasting benefits for people and the planet. Together with customers, industry peers, NGOs and other business partners, Mölnlycke is charting a path towards the elimination of greenhouse gas (GHG) emissions, waste and harm, and the delivery of positive societal value, ensuring a future where healthcare is both efficient and resilient.

Mölnlycke has an ambition to contribute to the healthcare sector's journey towards decarbonisation by eliminating emissions across the company's entire value chain. Having its near-term GHG emission reduction targets validated and its Net Zero target submitted for review to the Science Based

More information regarding Mölnlycke's contribution to UN's Sustainable Development Goals can be found at: https://www.molnlycke.com/corporate/sustainability/

Commitments

Partnerships

Ratings and awards

Targets initiative (SBTi), the company is fully aligned with the Paris Agreement's ambition to limit global warming to 1.5°C. This progress has been bolstered by substantial milestones, including achieving 100% renewable electricity at all Mölnlycke's production sites and the headquarters in December 2024.

Mölnlycke integrates a culture of material efficiency and care into its operations, prioritising a right-first-time principle to eliminate waste. The road to zero manufacturing waste by 2030 is substantially aided by local external partnerships supporting the transition to reusable waste and elimination of landfill waste. Furthermore, by enabling healthcare providers to adopt waste-minimising solutions, the company extends this zero-waste mindset throughout the healthcare system. These efforts are externally recognised – in 2024 Mölnlycke received the Capgemini Nordic Sustainability Tech Award 2024 for Mölnlycke ProcedurePak® trays, which can reduce packaging waste by up to 90%[2].

Through innovative product design, Mölnlycke is contributing to making the circular economy in healthcare a reality. The solutions incorporate renewable and recycled materials certified by ISCC[3] and FSC®[4]. The company continually works with product packaging optimisation and looks for improvements to packaging material with the aim to reduce finite resource consumption. Mölnlycke also explores developing closed-loop systems that retain material value while reducing waste, expanding the use of finite resources to many more patients.

Mölnlycke's continuous efforts to contribute to achieving sustainable healthcare are based on a combination of streamlined practice focused on prevention and appropriate intervention, supported by innovations that enable more efficient clinical practice. The company systematically performs comprehensive Life Cycle Assessments (LCAs) aligned with appropriate international standards, encompassing its entire value chain. LCA data is used to continually develop solutions with lower environmental impact and shared with the healthcare partners to drive informed decisions and help the partners achieve measurable improvements.

Within the focus area "People", Mölnlycke envisions a workplace and healthcare ecosystem where accidents, injuries and harm are non-existent, Mölnlycke prioritises the wellbeing of its employees, customers and patients, fostering a culture of safety and continuous improvement to eliminate workplace injuries and ensure safe conditions throughout its operations. This commitment extends to the design of its products, ensuring they are not only safe to use but also enhance patient outcomes.

Beyond safety, the wellbeing of Mölnlycke's employees is grounded in the company's commitment to create an inclusive and equitable workplace, where the power of diversity is constantly recognised, leveraged and celebrated as the very lynchpin that aids meeting the customers' diverse needs with innovative solutions.

Mölnlycke also strives to consider the long-term impacts of its actions on society. Giving back to society is integral to Mölnlycke's sustainability roadmap and is achieved through partnerships with NGOs that share its vision of sustainable healthcare – most notably in 2024 the partnership with Operation Smile that culminated in the inauguration of the Cebu Comprehensive Cleft Care Centre in the Philippines.

Finally, Mölnlycke is committed to fostering and upholding a sound and ethical business culture by embedding an integrity mindset in every decision. As a signatory of the UN Global Compact, Mölnlycke both endorses and enacts the same values and principles in its relations with own employees and business partners, shaping sustainable value chains and ensuring full transparency throughout the lifecycles of its products and services.

The company is committed to respecting human rights and to eradicating modern slavery and aims to identify, prevent, mitigate and remediate potential and actual risks of adverse human rights impacts within Mölnlycke's own operations and across its value chain.

Mölnlycke is also dedicated to transparent and comprehensive reporting, partially aligning proactively with key principles of the Corporate Sustainability Reporting Directive (CSRD) ahead of full regulatory requirements, demonstrating its commitment to accountability and value creation for all stakeholders.

2. Greiling. A multinational case study to evaluate and quantify time-saving by using custom procedure trays for operation room efficiency. (Poster from 2010.)
3. International Carbon & Sustainability Certification.
4. Forest Stewardship Council.

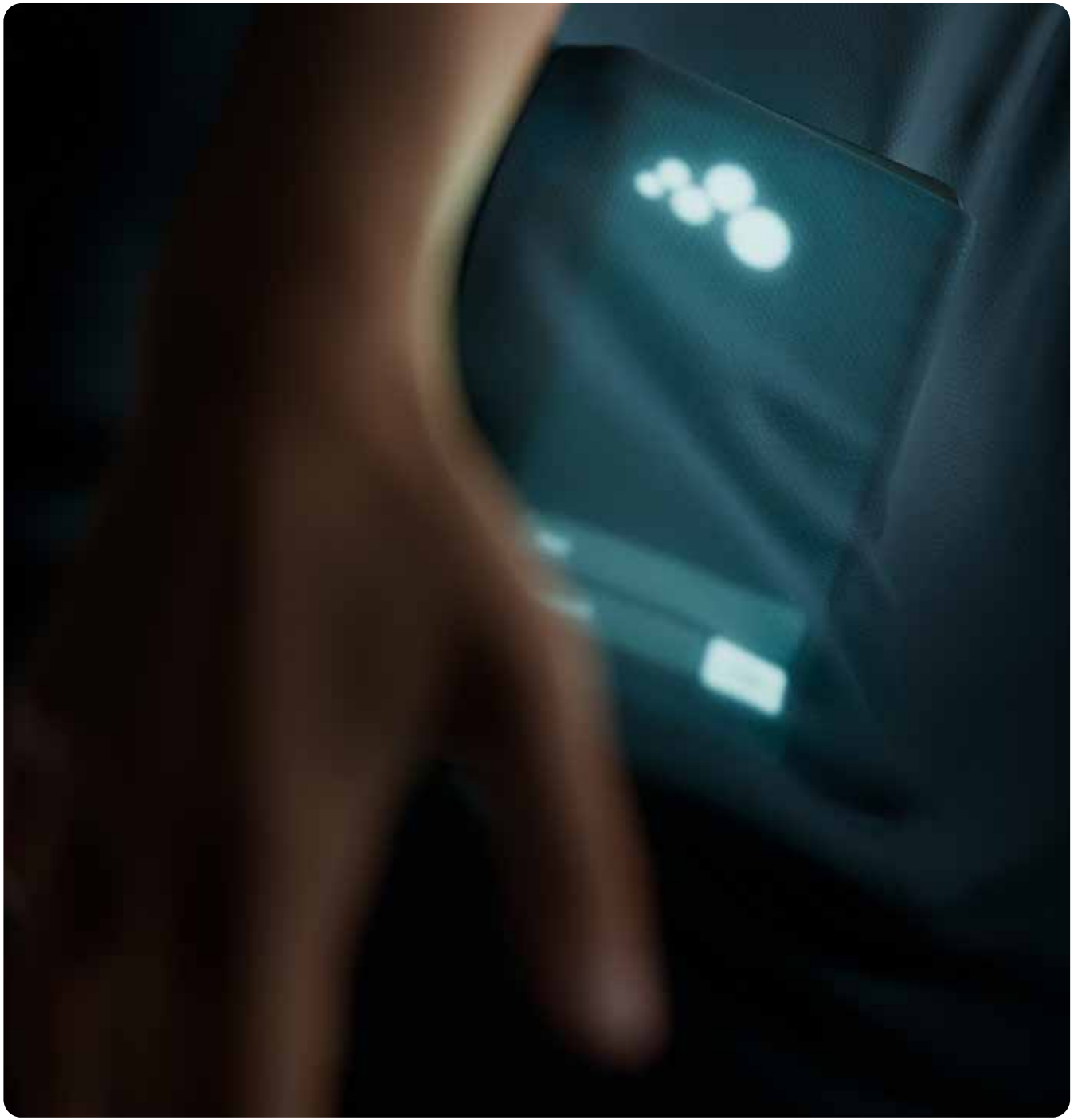
Digitalisation

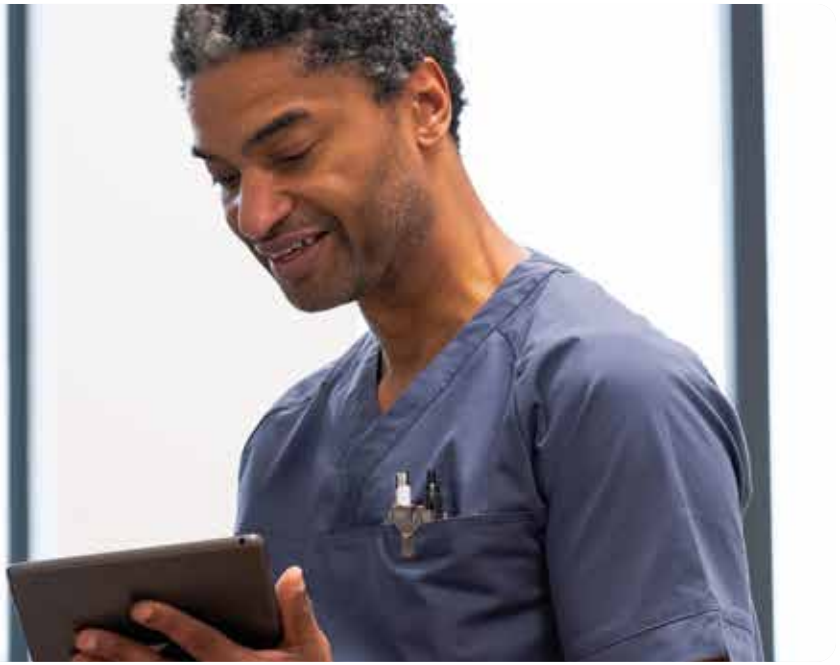
Mölnlycke aspires to become a leading provider of digital solutions to improve patient outcomes and maximise efficiency of healthcare providers.

The company embraces external partnerships with suppliers, customers and academia, and is actively engaged in the development of several solutions that incorporate digital components designed to enhance the quality of healthcare.

The global digital health market is anticipated to experience substantial growth in the forthcoming years, as chronic diseases continue to increase and governments and healthcare providers are increasingly motivated to explore more accessible and cost-effective methods for providing healthcare.

Mölnlycke is therefore committed to invest in digital solutions and ecosystems to improve patient outcomes, drive efficiencies and reduce costs. Mölnlycke's digital aspiration is built around four pillars.





Mölnlycke's digital aspiration is built around four pillars

IT foundation

Modernise IT infrastructure via flexible platforms and tools to reduce costs and increase capabilities, while also promoting employee efficiency and satisfaction. This includes expanding digital workplaces to allow for both on-site and remote working to improve work-life balance. Mölnlycke prioritises IT security, including cybersecurity and a secure digital backbone in operational technology through a risk-based company security programme. This is to protect its business information and ensure continuity in operations, while adapting to the latest relevant industry standards and complying with different directives in data protection and confidentiality.

Digitalising internal operations

Streamline business operations and processes to improve customer satisfaction while enhancing productivity and efficiency through adoption of modern technology platforms. Mölnlycke also prioritises ongoing improvements to supply chain planning processes to deliver quality services and products to customers in a timely and efficient manner, through state-of-the-art planning technologies and methodologies. Mölnlycke is currently shifting its legacy SAP ERP platform to a cloud-based SAP S/4Hana solution as one of its key priorities, with a targeted completion in spring 2025.

Digital customer engagement

Boost omni-channel customer journeys in healthcare to support different go-to market strategies. This includes a worldclass website, digital marketing, digital self-service, e-commerce and digital professional education. In this way Mölnlycke aims to professionally and effectively engage and strengthen our relationship with customers to position the company's premium brand and enable its strategy. The key driver behind this pillar is to continue executing market expansion plans, to increase market share and to improve sales productivity.

New ventures

Utilise premium product and brand position to become an integrated part of digital health ecosystems. Mölnlycke develops new digital solutions and business models driving radical innovation and positioning the company as a leader in the MedTech industry for digital health. Each Mölnlycke Business Area identifies its specific needs based on customer insights and puts a roadmap in place to achieve the identified goals.

Sustainability in action

This chapter showcases real-world examples of how Mölnlycke's sustainability commitments are being translated into action. By embedding sustainability at the core of everything Mölnlycke does, whether through innovative product design, responsible sourcing practices, or impactful collaborations with stakeholders, the company aims to create measurable value for both **People** and **Planet**. These case studies underscore Mölnlycke's belief that sustainability is not a standalone initiative but a fundamental element of the company's strategy, driving resilience, innovation and long-term success.

Accelerating the use of bio-based materials in Mölnlycke solutions

An important step in Mölnlycke's efforts to design solutions for circularity is the continual expansion of the use of renewable material in the company's solutions replacing finite fossil-based material.

Mölnlycke offers a range of bio-derived products certified by International Sustainability and Carbon Certification (ISCC). During 2024, the assortment was expanded with speciality drapes for laparoscopy and mayo stand cover. The company has also launched a bio-based tray stabiliser and needle counter as components in the tray business. A full list of certified products is available here: www.molnlycke.se/ISCC. In 2024 Mölnlycke more than doubled its procured amount of ISCC-certified material to a total of 159 tonnes.

Furthermore, Mölnlycke offers solutions certified by the Forest Stewardship Council® (FSC), such as the classic gown assortment. The majority of the renewable raw materials are used in packaging or paper coating, as well as in the supply of natural fibres and natural latex.

Altogether, the share of renewable materials procured in 2024 was 33% of the total procured materials – a 20% increase compared to 2023.

For more details please see section "Circularity and resource efficiency," p. 119

Fostering a diverse and inclusive workplace

In 2024, the execution of Mölnlycke's diversity, equity & inclusion (DE&I) strategy was substantially strengthened through the introduction of a company-wide unconscious bias training.

The training explored how humans naturally classify others into categories influenced by cognitive distortions, prejudices and stereotypes, and provided tools to address these unconscious thought patterns. Participants learned to identify common forms of unconscious bias and its impact on decision-making. The training aimed to equip employees to approach professional interactions more objectively and inclusively.

This initiative complemented the company's broader DE&I efforts, including the work of Employee Resource Groups (ERGs), which continued to drive impactful activities across Mölnlycke. This year, two new ERGs were formed: Evergreen, for professionals with 25+ years of experience, and the Professional Women's Alliance in the UK, expanding on the success of its counterpart in the US. These groups enhance connection, support and engagement within Mölnlycke's diverse workforce.

In order to inspire meaningful dialogue and underscore Mölnlycke's commitment to fostering a culture where diversity thrives, the company also recognised key awareness days related to diversity and inclusion, including International Women's Day, the World Day of Cultural Diversity, Pride Month and the International Day of People with Disabilities.

Through initiatives like unconscious bias training, ERG expansion and awareness day recognition, Mölnlycke continues to build a more diverse and inclusive workplace. This not only paves the way for

lasting change but also ensures that the diverse and inclusive teams are better equipped to address the diverse needs of customers and communities.

"The training not only broadened my perspective, but also made me reflect deeply on how we approach new opportunities with preconceived judgements. I'd love to share it with my friends and family."

Carlos Dixon,
Business Development Manager, Wound Care

For more details please see section "Own workforce", p. 127

Improving energy efficiency at the manufacturing site in Havířov

Investing in energy efficiency and preservation initiatives at Mölnlycke's manufacturing sites and offices is an integral part of the company's efforts to decouple its operations from resource constraints.

One example of energy efficiency improvements is the modernisation of lighting at the manufacturing site in Havířov, Czech Republic. In April 2024, new LED lights with a motion-detection sensor system were installed in the warehouse, resulting in a 2.5% reduction in the site's total annual electricity consumption compared to 2023. Looking ahead, this upgrade is expected to reduce electricity consumption for warehouse lighting by 55% annually. Upgraded to the most recent health and safety requirements regarding illumination, uniformity, glare and photobiology, the new lighting will contribute positively to the employees' health and wellbeing.

Other energy efficiency plans in Havířov involve installing two cogeneration units in 2026, which will further reduce consumption of district heat. Such improvement initiatives are an important step toward reaching the company's goal to reduce Scope 1 and 2 GHG emissions by 50% by 2030 (versus 2021 baseline).

For more details please see section "Climate change and energy", p. 108

Image courtesy of ENGIE

100% renewable electricity for Mölnlycke manufacturing sites and HQ

In 2024, Mölnlycke achieved its ambitious target of securing 100% renewable electricity. The achievement was enabled through signing two virtual Power Purchase Agreements (vPPAs) for manufacturing sites in the European Union and Malaysia.

To cover electricity consumption for the sites in the European Union, Mölnlycke signed a long-term vPPA committing to purchasing renewable electricity generated in Mutkalampi, the largest wind farm in Finland. The three manufacturing plants in Malaysia will handle their renewable electricity needs through a similar vPPA from a newly-established solar power plant in Bukit Kayu Hitam, Malaysia.

In addition, Mölnlycke continues to invest in on-site generation of solar energy with manufacturing sites in Malaysia and the UK having completed the installation of rooftop solar panels while the installation on factories in Thailand is ongoing.

The remaining electricity consumption needs for manufacturing sites in Thailand, the UK and the US, as well as the newly established plant in Saudi Arabia, are met through Renewable Energy Certificates (RECs).

"This is a significant milestone in Mölnlycke's commitment to halving Scope 1 and 2 greenhouse gas emissions by 2030, compared to 2021," said Caterina Camerani, VP Sustainability. "It propels us toward our vision of building a sustainable healthcare manufacturing ecosystem."

With this important milestone the company has reached one of its near-term targets pledged to Science Based Targets initiative and will continue sourcing renewable electricity through 2030.

Caterina Camerani,
VP Sustainability

For more details please see section "Climate change and energy", p. 108

"Partnering for Progress": digitalising healthcare and its supply chain

Mölnlycke's webinars series, 'Partnering for Progress', has become an essential part of its efforts to engage with its key suppliers.

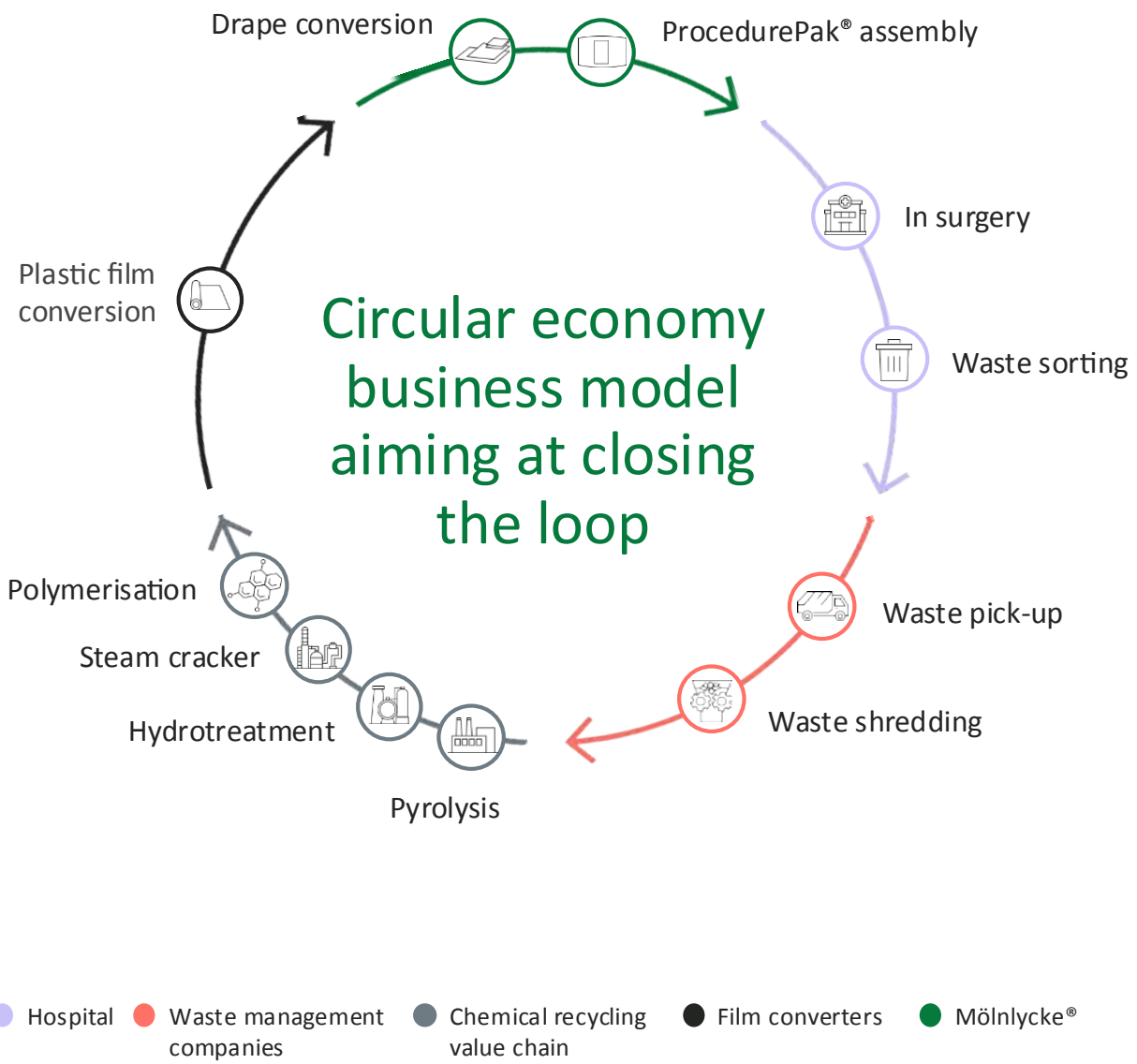
The series, dedicated to strategic topics, is an important channel to align with supplier partners on common goals and encourage them to an open dialogue to spur collaborative innovation.

In 2024, the webinar series focused on:

- 'Digitalisation as Mölnlycke's strategic priority' – sharing the company's macro-trends in digital healthcare alongside its digitalisation roadmap
- 'Data-driven sustainability' – focusing on the importance of data in driving sustainability and Mölnlycke's requirements for its business partners
- 'Network and Information Security 2 (NIS 2) Directive' – focusing on raising the bar on cyber security and Mölnlycke's requirements for its suppliers

The sessions were well attended and appreciated, with approximately 150 strategic suppliers joining live from all over the globe, covering both direct material suppliers and service providers. Supplier engagement is an important component of driving an open dialogue about the transformation of healthcare across its entire value chain.

For more details please see section "Management of relations with suppliers", p.140



Exploring closed loop systems for medical supplies in the Operating Room (OR)

To address the challenge of plastic waste from the OR, Mölnlycke has started to explore developing local closed loop systems for medical supplies, circular business models where cross-sector collaboration aims to bring a disruptive transformation in healthcare.

In collaboration with a European hospital and other industry partners in the healthcare ecosystem, Mölnlycke piloted a circular business model for OR Solutions. The process involved collecting used materials from healthcare providers, separating non-contaminated waste and passing it to waste management partners for shredding and transportation to an advanced chemical recycling facility.

Through chemical recycling, the recovered monomers were polymerised under controlled conditions to create new medical-grade polymers. These were then converted into plastic film for use in various medical devices.

This proof-of-concept helps conserve finite natural resources and reduce plastic waste without compromising the safety and efficacy of medical devices. Additionally, it demonstrates how manufacturers can take on greater responsibility, relieving healthcare professionals of the burden of waste management – a significant step toward a more efficient Operating Room and improved clinician wellbeing.

The next step for Mölnlycke is to rigorously assess the overall environmental impact of this closed-loop approach.

For more details please see section "Circularity and resource efficiency", p. 117

Mölnlycke and Operation Smile help to change people's lives with newly inaugurated cleft care centre

In 2024, Mölnlycke and Operation Smile celebrated the culmination of a four-year partnership aimed at improving access to cleft care.

Operation Smile, a global non-profit organisation specialising in cleft lip and palate (CLP) surgeries for underserved communities, inaugurated the Cebu Comprehensive Cleft Care Center of Excellence in the Philippines – a facility Mölnlycke played a key role in establishing. The centre is poised to provide comprehensive care for individuals with CLP in the region and is expected to treat 10,000 patients within its first three years of operation.

Located within the Cebu City Medical Center (CCMC) hospital, the 2,000 m^2 ²state-of-the-art facility offers an optimal environment for delivering holistic CLP services. These include speech therapy, dental and psychosocial care and advanced surgical support, reflecting Mölnlycke and Operation Smile's shared commitment to comprehensive care. The facility is fully staffed by local healthcare professionals.

"This clinic is a milestone for us, but also for cleft care globally, as it is also a training hub. In a rather lengthy construction project, our partner Mölnlycke has supported us financially while, in parallel with the construction, we have jointly created and rolled out a training programme with innovative methods and solutions," said Emiliano Romano, Executive Director, Operation Smile Philippines.

Through investment in the "train-the-trainer" model, Mölnlycke aims to enhance the competency of local healthcare professionals, creating lasting and scalable shared value for the community.

For more details please see section "Community support", p. 136

Advancing the vision of zero injuries and harm at the Distribution Centre in Anderson, US

Mölnlycke is committed to achieving zero injuries and harm, ensuring a safe and healthy workplace for all employees and visitors to its sites. Many of Mölnlycke's sites have made substantial progress in their safety journey, fostering a culture of care and accountability.

The Distribution Centre in Anderson exemplifies the company's steadfast commitment to its vision of a workplace free from injuries and harm. Through targeted safety improvements, enhanced communication strategies and investments in welfare facilities, the site has strengthened its safety culture and operational excellence.

Safety improvements included the installation of overhead mirrors to improve visibility, upgraded racking systems to enhance stability and the implementation of new forklift safety lighting to reduce collision risks. Additionally, Mölnlycke's proactive approach to safety is demonstrated through the involvement of all its employees in identifying and mitigating potential hazards, embedding hazard recognition as a core part of its safety culture. To foster transparency and alignment, communication improvements include new boards displaying critical metrics on safety, quality and production, ensuring that employees remain informed and engaged. Finally, both offices and restrooms were upgraded to improve employee wellbeing.

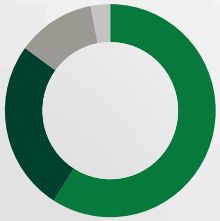
These efforts have yielded tangible results, with the centre achieving a remarkable milestone of five years without a Lost Time Injury (LTI), maintaining a flawless LTI rate of 0. This success is a testament to the strengthened safety culture and the collective commitment of the workforce to reducing risks and creating a safer, more productive environment.

For more details please see section "Health, safety, physical security and wellbeing", p. 132

Business Areas

Mölnlycke's ambition is to be the market leader in all segments and geographies where the company operates.

Each Business Area has end-to-end responsibility to drive profitable growth and add value to its customers.



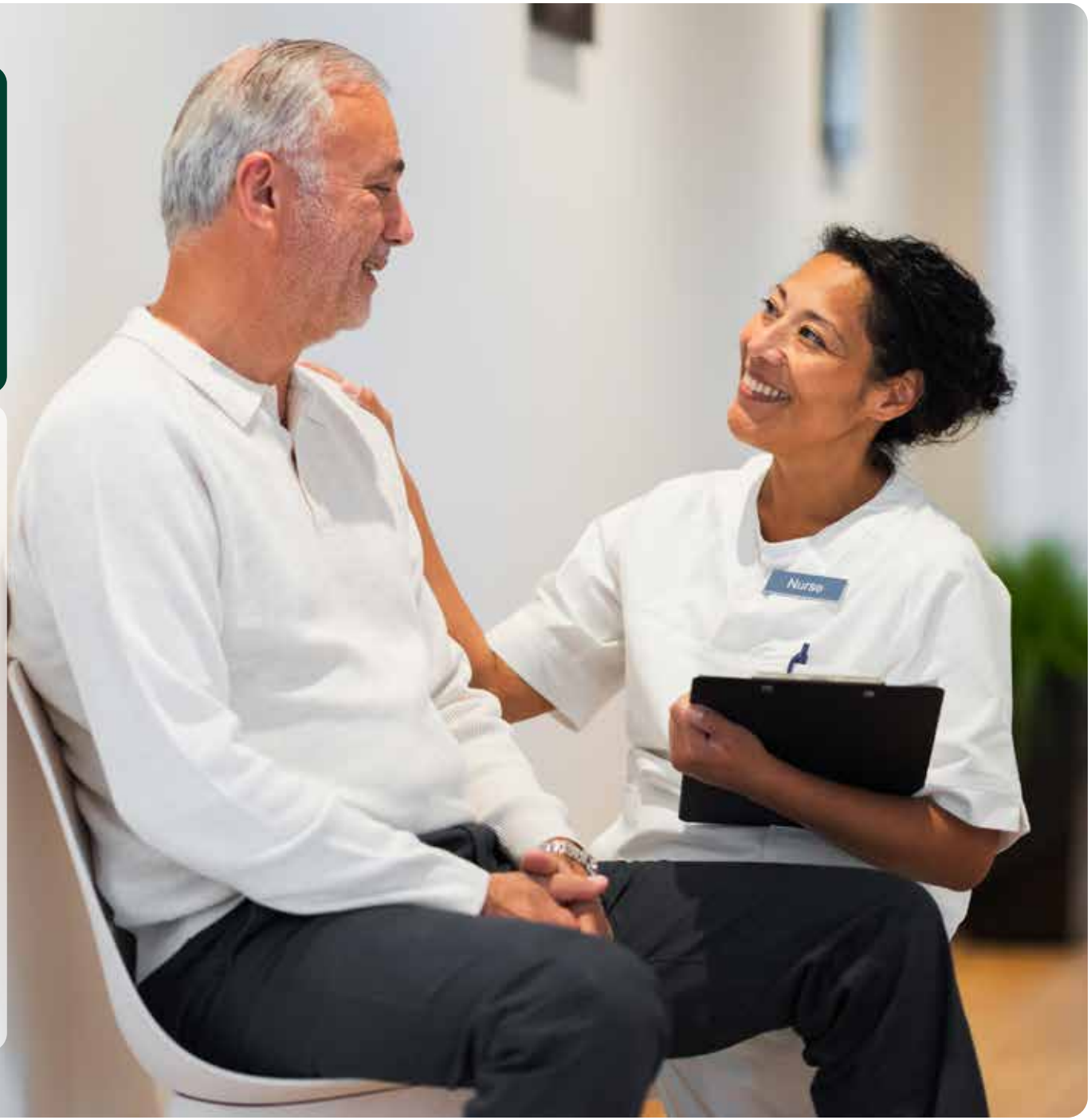
Share of total sales (%)

- Wound Care 59%
- OR Solutions 26%
- Gloves 12%
- Antiseptics 3%

Wound Care 30
OR Solutions 34
Gloves 38
Antiseptics 42

Wound Care

Every day, patients around the world suffer physically and emotionally from acute and chronic ‘hard to heal’ wounds. These wounds can be persistent, difficult to treat and costly to manage. Mölnlycke works with patients, caregivers and healthcare systems to reduce the burden of these wounds through innovative solutions for prevention, faster healing and better quality of life.



Offering

Mölnlycke is a leading global provider of wound care solutions for 'hard to heal' and acute wounds in various healthcare settings, using therapy-based approaches to reduce patient pain and discomfort, prevent infection and promote faster healing.
The company specialises in pressure ulcers, diabetic foot ulcers, leg ulcers, surgical incisions and burns. Additionally, Mölnlycke provides digital tools for wound assessment and to simplify selecting the most appropriate solution.

Strategy

Mölnlycke's Wound Care vision is to free patients, caregivers and healthcare systems from the burden of wounds. The Business Area is committed to supporting multiple stakeholders, including patients, clinicians, at-home caregivers and non-clinical decision-makers involved in patient care, by providing easy-to-use and effective diagnosis and treatment solutions.

To drive impactful change, the Wound Care business prioritises the following:

- improving patients' quality of life with effective solutions for prevention and faster healing
- increasing the intuitiveness of wound care products and delivering education for all stakeholders
- diversifying its portfolio throughout the patient journey
- extending its presence in underserved markets globally, while enhancing its global go-to-market strategy
- providing top-tier supply and service to customers

Mölnlycke continues to work towards reducing the environmental impact of its products and manufacturing. In 2024, the Wound Care business defined a roadmap to reduce the Scope 3 of products, including product and packaging reformulation, working with suppliers to reduce embedded carbon in raw materials and driving manufacturing process efficiency. While progress is being made there is more to do, such as continuing to deliver on the plans to further decarbonise factories, by replacing processes that consume natural gas and investing in new, more efficient equipment.

Products and solutions

Mepilex® Border Flex

Exufiber® and Exufiber® Ag+

Mepilex® and Mepilex® Ag

Granudacyn®

Leg ulcer solutions incl. Mepilex® Up

Oxygen therapy with Granulox®

Incision care solutions

Pressure ulcer prevention solutions

Vision

Free patients, caregivers and healthcare systems from the burden of wounds.

Mission

Deliver innovative and intuitive solutions for prevention, faster healing and better quality of life.

2,562	1,223	8%
employees	annual global sales, million EUR	organic sales growth

Sales per region
- Europe/Middle East /Africa 49%
- Americas 38%
- Asia Pacific 13%

Major product brands

Mepilex®, Mepitel®, Exufiber®, Avance® Solo, Granudacyn®, Granulox®, Mepore® and Mepiform®.

Production

The vast majority of products are manufactured in the company's own factories in the US, the UK, Finland, Denmark and Austria.

Core markets

Mölnlycke's Wound Care business has a global footprint with major markets in the US, France, Germany, the UK and the Nordic countries.

Business environment

The healthcare system is currently facing significant challenges due to staff shortages, a less experienced workforce and budget constraints. Wound care is shifting from acute to post-acute and home care and there is an increased adoption of digital solutions and digital medicine. Procurement continues to play a growing role in decision-making.

It is important for Mölnlycke to address these trends to ensure the best care and results for patients by providing solutions that drive high-value, clinical and economic health outcomes.

"Our team is driven by our purpose to improve patients' lives through innovative and sustainable solutions. We strive to develop products that deliver exceptional value and clinical outcomes while expanding our global presence. We remain committed and resolute in our mission to free patients from the burden of wounds."

Anders Andersson,
EVP Wound Care

2024 Highlights

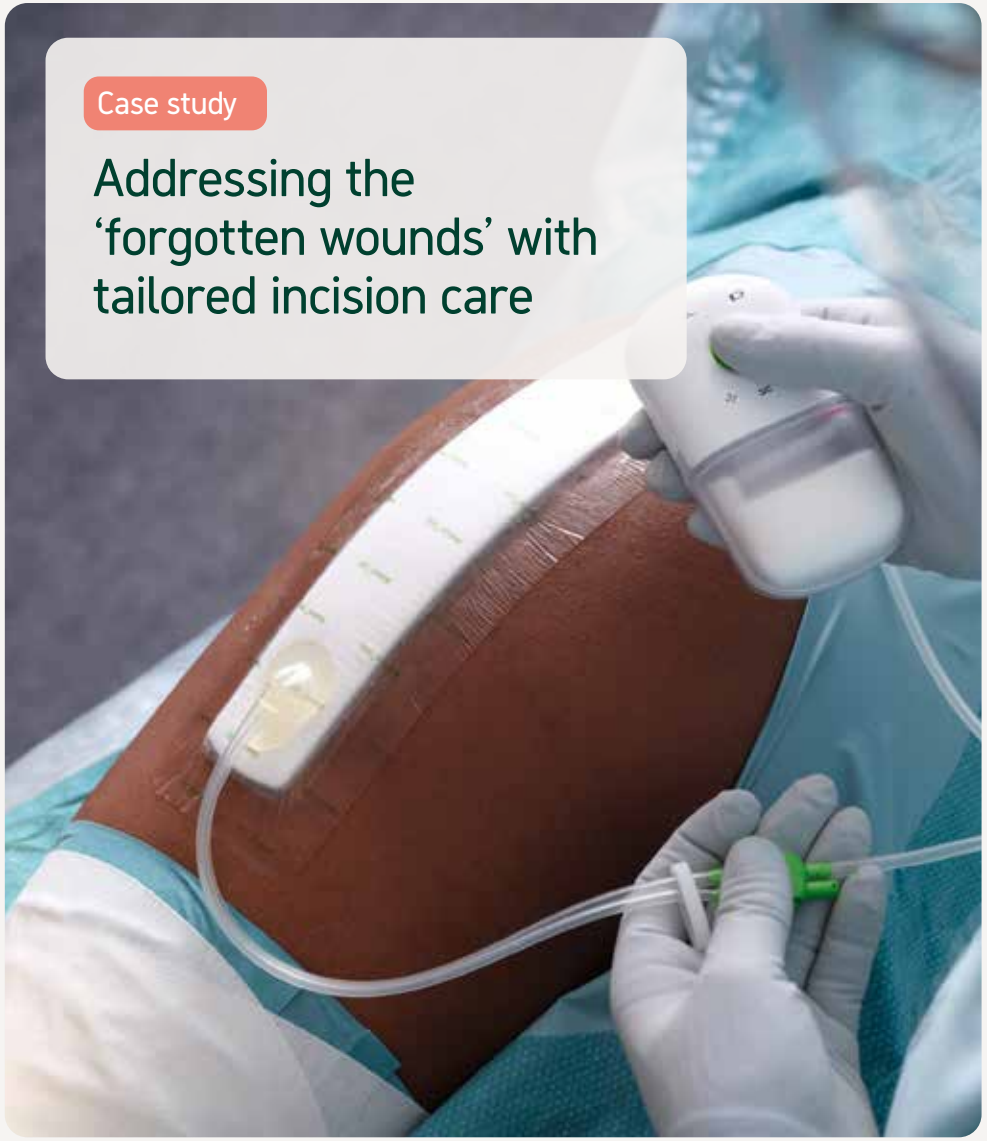
In 2024, Wound Care continued to deliver on its customer-centric strategy with organic sales growth of 8%. The Wound Care business has outperformed its main competitors and its growth has led to increased market share in the advanced wound care segments, demonstrating the business strategy is gaining momentum.

Launch of holistic incision care portfolio, including upgrade to our Mepilex® Border Post-Op, Mepilex® Border Ag solutions and expansion of Avance® Solo.

Expansion of leg ulcer management solutions in preparation for the launch of Mepilex® Up in EMEA in 2025, following the launch of Mepilex Up in the US in 2024.

Acquisition of P.G.F. Industry Solutions GmbH, the manufacturer of Granudacyn®, to further accelerate growth of the Granudacyn business to improve the lives of even more patients.

Strategic investments aiming to improve wound care standards. USD 8 million investment in Siren, a healthcare tech company on a mission to help reduce the risk of diabetic foot ulcers by early detection and USD 15 million investment in MediWound Ltd., a company specialising in non-surgical wound debridement.



Case study

Addressing the ‘forgotten wounds’ with tailored incision care

Mölnlycke’s emphasis on undisturbed wound healing (UWH) is raising the bar on surgical wound care to improve patient outcomes.

Despite significant advances in surgical techniques and innovations aimed at enhancing safety, surgical wound complications remain a leading cause of morbidity worldwide following surgery[5]. Effective postoperative wound care – and particularly the prevention of surgical site complications – may improve outcomes, reducing lengths of stay and readmissions and thereby also reducing the cost of care[6–9].

The safe healing of surgical incisions is too important for them to become the ‘forgotten wounds’. Mölnlycke’s ambition is to prevent surgical wound complications and enhance healing outcomes by providing superior products and promoting treatment protocols based on the concept of undisturbed wound healing.

Mölnlycke Incision Care Solutions include a first class advanced incision dressing, Mepilex® Border Post-Op and a single-use negative pressure wound therapy system (suNPWT), Avance® Solo. Both incorporate Safetac®, Mölnlycke's skin-friendly wound contact layer.

Mepilex Border Post-Op combines the properties of an ideal surgical dressing[10] with a wear time of up to 14 days for undisturbed wound healing. Along with improved patient outcomes, another advantage of fewer dressing changes is a reduction in the amount of medical waste.

Avance Solo includes a multi-layer absorptive dressing and a canister that helps manage exudate. The pump has an operating life span of 14 days and the dressing can be left in place for up to 7 days of continuous therapy. The pump operates with a negative pressure level of -125 mmHg, delivering effective therapy proven to reduce surgical site complications[11-12].

Avance Solo and Mepilex Border Post-Op put Mölnlycke at the forefront of the movement for undisturbed wound healing. The next challenge is to identify those patients at high risk of postoperative complications. This group would benefit most from treatment with negative pressure wound therapy, such as Avance Solo.

"Mölnlycke’s patient-centric approach helps our customers deliver clinically impactful and economically responsible surgical care. This means care that helps provide the right therapy to the right patient’, says Malin Andersson, VP Global Marketing Wound Care.

Mölnlycke aims to prevent surgical wound complications and promote healing by providing superior products and promoting treatment protocols based on the concept of undisturbed wound healing.

5. International Best Practice recommendations for the early identification and prevention of Surgical Wound Complications. Barbara Conway, Gulnaz Tariq, Harikrishna KR Nair, Karen Ousey, Kylie Sandy-Hodgetts, Risal Djohan, Thomas Serena, Wounds International, 11 March 2020.
6. Upton P, Dunk AM, Upton D, Complications associated with postoperative dressings: a clinician's perspective. Wound Practice and Research 2019; 27(4):158-163.
7. Yao K, Bae L, Yew WP. Post-operative wound management. Aust Family Physic 2013 Dec;42(12):867.
8. Walter CJ, Dumville JC, Sharp CA, Page T. Systematic review and meta-analysis of wound dressings in the prevention of surgical-site infections in surgical wounds healing by primary intention. Br J Surg 2012 Sep;99(9):1185–94.
9. Badia JM, Casey AL, Petrosillo N, Hudson PM, Mitchell SA, Crosby C. Impact of surgical site infection on healthcare costs and patient outcomes: a systematic review in six European countries. J Hosp Infect 2017 May 1;96(1):1-5.
10. Incision care and dressing selection in surgical wounds: Findings from a series of international meetings. Sandy-Hodgetts K., Morgan-Jones R. Wounds International, 2022.
11. Apelqvist J, Fagerdahl A, Teót L, Willy C. Negative Pressure Wound Therapy: An Update for Clinicians and Outpatient Care Givers. J Wound Management, 2024;25(2 Sup1): S1-S56 DOI: 10.35279/jowm2024.25.02.sup01.
12. Victoria Rose, Nadine Hachah Haram, Sarah Gallala. A new portable negative pressure wound therapy device: a prospective study investigating clinical outcomes. The Journal of Wound Care, Vol 33, No 11, November 2024.

OR Solutions

In the operating room, healthcare professionals need innovative solutions that are tailored for efficiency, personalised to their needs and designed for safety. Mölnlycke is their trusted partner in optimising efficiency before, during and after surgical care, helping them achieve better health economics and better healthcare outcomes.

Offering

Mölnlycke provides a range of drapes, staff clothing and surgical instruments for the operating room, available individually or as part of ProcedurePak® trays to enhance efficiency. Digital services like Mölnlycke Portal help customers assemble trays with the right components, maximising value creation.

Operating Room Solutions (ORS) differentiates through a core, premium and sustainable model. This commitment, reflected in strategic goals and the innovation pipeline, ensures a frictionless flow in the operating room. The portfolio includes essential instruments for orthopedic, laparoscopic and robotic surgeries, along with patient drapes, staff clothing, protection and patient warming solutions, providing comprehensive support to healthcare professionals.

Sustainability is a key focus, supported by corporate initiatives and partnerships with other companies to drive sustainable practices. ORS incorporates ISCC[13] and FSC®[14]-certified materials, biobased raw materials and PVC-free components. These efforts reflect a broader strategy to integrate environmentally responsible practices, such as minimising waste, into operations, delivering long-term positive environmental and social impacts.

Strategy

Efficiency remains a pivotal driver in the operating room, where healthcare professionals face staff shortages and increasing demands. ORS works closely with customers to eliminate non-value-adding tasks, improving capacity, enhancing care and enabling more procedures to be performed.

Looking ahead, ORS aims to deepen its impact by creating an ecosystem that adds value before, during and after surgical procedures. The goal is a frictionless flow, improving patient outcomes, increasing procedural volume and supporting healthcare professionals to excel in their roles.

A customer insight study launched in 2021 has become central to the ORS strategy. Building on this, four key movements identified in 2024 will position ORS as an international market leader, transitioning from a product supplier to a solutions provider. This transformation is driven by further tray development and a growing digital ecosystem.

13. International Carbon & Sustainability Certification.
14. Forest Stewardship Council.

Products and solutions

BARRIER® drapes and staff clothing

ProcedurePak® customised trays

EasyWarm® patient warming

Surgical instruments

Digital services

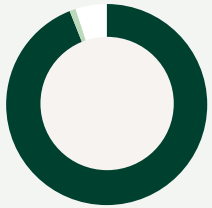
Vision

An operating room in frictionless flow.

Mission

Create an ecosystem of solutions and services that assures a frictionless flow of items in the operating room.

2,247	525	5%
employees	annual global sales, million EUR	organic sales growth



Major product brands

BARRIER®, ProcedurePak® and EasyWarm®

Production

Most of ORS' drapes, staff clothing and customised trays are manufactured in Mölnlycke's factories while other devices largely come from third party manufacturing. ORS provides its customers with 20 medical devices per second.

Core markets

The EMEA region (Europe, Middle East and Africa) is the main market for the ORS business. Asia-Pacific includes several strategically important markets where we have seen notable growth in recent years.

Business environment

Surgery rates have returned to pre-pandemic levels in most countries, though regional variations persist. Surgical backlogs remain a challenge due to operating theatre staff shortages, with mixed results from efforts to address them.

Sustainability is increasingly prioritised by customers, driven by market dynamics and government policies aimed at reducing environmental impact. Digitalisation also plays a key role in improving patient outcomes, efficiency and staff well-being.

To meet these trends, ORS established a digital ecosystem, with the Mölnlycke Portal as a key enabler. Expanding digital offerings will further enhance hospital efficiency and support the ORS vision of a frictionless flow in the operating room.

The supply chain faces ongoing pressure from global disruptions and political tensions. Mölnlycke mitigates risks by expanding tray production to three countries, diversifying contract manufacturing and exploring new suppliers to ensure reliability.

Sustainability-driven sourcing lies at the core of ORS approach, with decisions increasingly focused on minimising environmental impact.

ORS is leveraging economic growth in Asia-Pacific to expand its presence, focusing on innovation, efficiency and tailored solutions. This reinforces leadership in Mölnlycke ProcedurePak® trays and enhances cross-regional benefits.

"We drive innovation and excellence in every aspect of our work. By creating an ecosystem of solutions and services, we ensure a frictionless flow of items in the operating room."

Fredrik Wallefors,
EVP OR Solutions

2024 Highlights

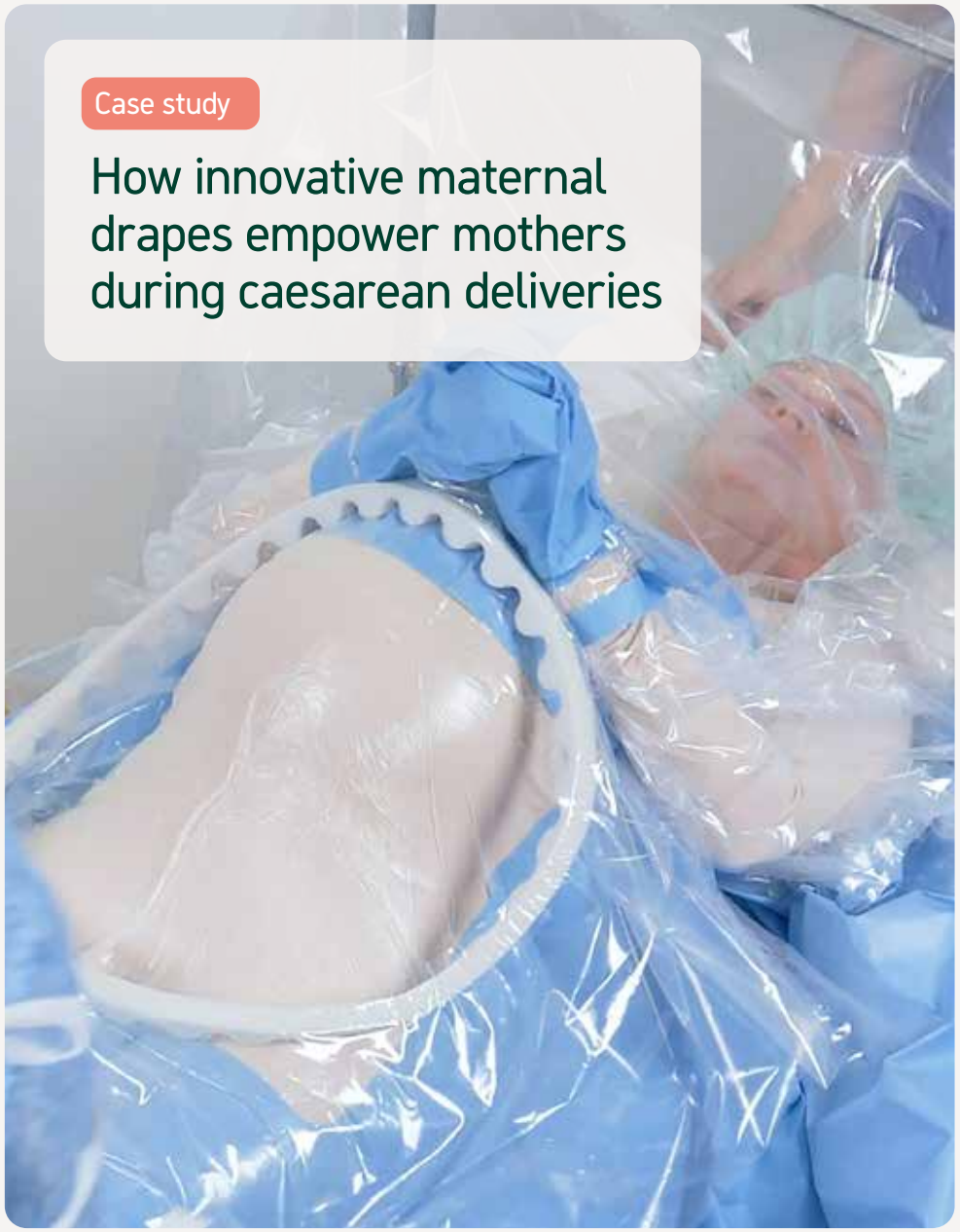
In 2024, the Business Area had another strong year with sales outpacing market growth, driven by focused expansion in key markets and product segments and leveraging our tray channel. Organic sales grew by 5%, reflecting the strength of our offerings and robust customer demand.

The Mölnlycke Portal underwent a comprehensive redesign, making it a state-of-the-art digital platform, with a strong focus on user-friendliness. In 2024, a pilot for e-commerce was launched, onboarding the first customer for ProcedurePak® trays – a key step in enhancing how we serve our customers.

Substantial growth in ISCC-certified solutions, such as BARRIER® drapes, has been achieved, with steadily increasing sales across more customers and countries. These products support sustainability and the circular economy by utilising renewable and circular materials, contributing to sustainable practices and reduced GHG emissions.

Completion of the Tamer Mölnlycke factory in Saudi Arabia marked a significant regional expansion.

The campaign “The answer” highlighting ProcedurePak® sustainability, achieved a total of 126 million impressions across various media channels. In addition, ProcedurePak solutions have been recognised for their sustainability impact, receiving the prestigious Capgemini Swedish Sustainability Tech Award 2024.



Case study

How innovative maternal drapes empower mothers during caesarean deliveries

Mölnlycke's new maternal drape enables mothers to actively participate in their C-sections, fostering a more holistic birthing experience to enhance emotional connection and wellbeing.

In conventional C-section settings, mothers often experience the procedure as passive observers, only able to touch their newborn after initial medical handling[15]. Some hospitals have improvised makeshift solutions involving attached gowns and gloves, but these are cumbersome, time-intensive and increase the risk of contamination.

Mölnlycke's response was to develop an all-in-one, sterile drape with integrated sleeves and gloves. It redefines the C-section experience by allowing the mother to assist in bringing her baby into the world, which can help create a feeling of a deeper emotional connection during the birth.

The design addresses both efficiency and safety, ensuring a seamless experience for healthcare professionals and mothers alike.

Feedback from new mothers and hospitals has been overwhelmingly positive. 'Mothers who experienced this new procedure were enthusiastic about their participation, which added significant value to their birth experience,' noted Cheryl Pape, Sales Manager ORS in The Netherlands.

For healthcare professionals, the drape offers operational ease, combining essential features into a single, sterile unit that can be quickly set up. This optimises workflow and minimises the risk of contamination.
The inclusion of transparent sleeves ensures anaesthesiologists can monitor blood flow and pressure unobstructed.

This attention to detail is typical of Mölnlycke's commitment both to patient safety and collaborative development. The initial design was shaped with input from anaesthesiology departments and involved close collaboration between Mölnlycke's R&D, marketing and commercial teams as well as healthcare professionals in Europe to identify critical needs. Extensive feedback throughout the development stages helped refine the product. Mölnlycke's engineers successfully incorporated the insights gained at every stage, resulting in a product that combines functionality and safety, manufactured by Nurel Medikal and distributed by Mölnlycke.

Since its launch two years ago, the drape has seen impressive uptake. It has been adopted as widely as the Nordics, Italy and New Zealand, with further expansion underway. In Belgium, hospitals have integrated it as a standard practice. The success of the drape illustrates the value of Mölnlycke's customer-centric approach in combining innovation with empathy in introducing our products into new hospitals and markets.

The design addresses both efficiency and safety, ensuring a seamless experience for healthcare professionals and mothers alike.

15. Kjerulff KH, Brubaker LH. New mothers' feelings of disappointment and failure after cesarean delivery. Birth. 2018 Mar;45(1):19-27. doi: 10.1111/birt.12315. Epub 2017 Oct 20. PMID: 29052265; PMCID: PMC6366841.

Gloves

Surgical gloves play an important role in enabling healthcare professionals to perform at their best. Mölnlycke works with clinical and R&D teams to create surgical gloves that offer optimised fit and comfort, while thanks to its patented indicator technology, ensure protection and safety for both surgical staff and patients.

Offering

Mölnlycke is a world-leading provider of surgical gloves. Biogel® gloves combines superior fit and comfort with exceptional tactile sensitivity both in surgery and in clean rooms. Biogel has been supporting healthcare professionals for the past 40 years driving innovations such as the first in the world powder-free glove and indicator gloves. With an industry beating AQL of 0.4 this means that all Biogel gloves exceed EN and ASTM standards – giving healthcare professionals better assurance while at work.

Biogel gloves are available in both natural rubber latex and synthetic materials, designed to provide enhanced protection against blood-borne infections. This is achieved through double glove indication technology. The innovative Biogel Indication® System reveals any glove breach.

Thanks to the unique hand scanner technology, healthcare professionals are being helped to find the perfect size and style of gloves This includes determining the most suitable combination of over glove and under glove.

Strategy

Hands are critical to a clinician's ability to excel in their work and to keep the hospital running efficiently. Healthcare professionals emphasise that the right gloves play an important part in a successful procedure. Therefore, surgical teams demand gloves that not only meet the highest standards of protection and safety, but also offer optimised fit and comfort produced in the most sustainable way.

Business Area Gloves aims to help hands perform at their best so clinicians can perform at their best. To help the healthcare professionals, Mölnlycke focuses on three strategic improvement areas:

- fit is foundational, because it affects everything, including comfort and tactility
- hand health is exceptionally important and addressing hand health issues during surgery will improve outcomes
- different situations during the surgery will require different solutions for optimal outcome

Products and solutions

Biogel® gloves

Gloves R&D programmes work on innovation based on customers' needs. A great example of this is Biogel® Pro-Fit, an ergonomic glove allowing natural hand movement during surgery minimising hand fatigue. High quality solutions preventing breaches are important in the Pharma clean room, where it is essential to use high quality equipment to protect the process, the product and the operator. Biogel provides a wide range of high-quality glove protection with the indication breach technology.

Sustainability-wise, the Gloves Business Area is on a mission to decarbonise all its factories by improving production efficiencies and implementing equipment that minimise the environmental footprint. Product packaging has also been improved with all Biogel surgical gloves packed in FSC®-certified dispensers and shipping boxes.

Expansion beyond Mölnlycke's core markets and segments in North America and Europe is in the scope for the Gloves Business Area. India's surgical gloves market is undergoing a shift from powdered gloves towards non-powdered alternatives. Looking ahead, the Biogel Indicator System will remain a cornerstone of the product portfolio and market differentiation strategy – to be replicated across regions and accounts.

Entry into clean room segment, both Pharmacy and Pharma, with differentiated offer providing Indicator technology for safety is another example of Biogel expansion.

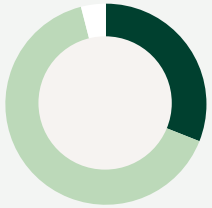
Vision

Hands deserve better.

Mission

To deliver innovative and sustainable solutions to enable hands to perform at their best.

2,352	250	4%
employees	annual global sales, million EUR	organic sales growth



Sales per region

- Europe/Middle East /Africa 31%
- Americas 66%
- Asia Pacific 4%

Major product brands

Biogel® – top-three global surgical gloves business.

Production

All manufacturing of Biogel takes place in Mölnlycke's own factories, located in Malaysia. Gloves Business Area continuously works to enhance its production facilities, aiming for further improved resource efficiency, reduced environmental impact and a safer, healthier work environment for its employees.

Core markets

The US is the main market, followed by the UK and the Nordic countries.

Business environment

The global surgical gloves market stabilised in 2024. However, the supply chain faced disruptions due to complications in the Red Sea, leading to higher logistics costs. Utility costs also continued to rise throughout the year.

Hospitals worldwide are experiencing financial challenges, and staffing shortages remain a concern, affecting both healthcare professionals and administrative staff.

"We experience an increased demand from customers and industry partners for actions on sustainability – from production facilities to packaging materials. Setting ambitious goals to protect the environment and human health, we do not only support them in their sustainability efforts but also contribute to long-term environmental and societal wellbeing."

Katriina Öberg,
EVP Gloves

2024 Highlights

In 2024, the Business Area's net sales amounted to EUR 250 million with organic sales growth of 4%. While facing higher utility and logistics costs on a global level, Gloves has stayed a top-three surgical gloves business maintaining the strategic focus on high-quality solutions enabling hands to perform their best.

The Kulim High Tech Park Biogel glove factory in Malaysia is Leadership in Energy and Environmental Design (LEED) certified by US Green Building Council and Green Business Certification Inc.

The clean room packaging has been improved, becoming more ergonomic for the operator to handle. All Biogel surgical gloves are packed in FSC®-certified dispenser and shipping boxes. Currently 73% of Gloves packaging is recyclable with the target to reach 95% by 2030.

As part of the Business Area's commitment to low-carbon operations, continuous improvement efforts have identified opportunities to further reduce GHG emissions. A Life Cycle Assessment (LCA) conducted in early 2023 showed that Biogel® natural rubber latex gloves have a lower climate impact than Biogel synthetic gloves. In 2024, factories further reduced GHG emissions compared to previous years, and a new LCA was conducted to evaluate the Global Warming Potential impact. The results of this assessment will be released in 2025.

The Business Area Gloves upholds high ethical standards and has zero tolerance of harassment, trafficking, or forced labour. Regular external audits show no issues, reflecting our alignment with ILO standards.

Case study

The world's first consensus on surgical gloving best practice

An evidence-based consensus on surgical gloving means there is now clear guidance to improve the safety, protection and experience of healthcare providers and their patients.

The use of surgical gloves has been studied over many years and many clinical publications have proven the benefits of surgical gloving practices such as double gloving and indicator gloving[16]. Despite this, the clinical use of surgical gloves still varies widely, not only by country but even between departments within the same hospital.

These variations in practice – and the growing body of research highlighting safety concerns in relation to glove use – prompted Mölnlycke bring together a group of 13 independent experts to address the situation. The group comprised researchers, surgeons, nurses, infection specialists and surgical technologists from a range of countries and specialties. Their task was to conduct a review of the available evidence and develop a publication that highlights best practice for surgical gloving. The consensus document they produced is the first of its kind[17].

The expert group looked at the available clinical evidence in four key areas – glove fit, double gloving, indicator gloving and glove change protocol – to understand what best practice statements could be drawn from them. In the course of this work, they conducted a systematic literature review of more than 4,000 clinical papers. Based on the results, the group came up with 10 statements that define best practice for surgical gloving.

These statements were assessed by the strength of the underlying evidence by the group who then voted on each to reach a consensus opinion. The approved recommendations represent the group's mandate for best practice in surgical gloving and have now been written up into a clinical publication.

The consensus document has been presented at several key clinical events held by the American College of Surgeons, the Association for Perioperative Practitioners, the Surgical Infection Society and the European OR Nurses Association, to name just a few.

Mölnlycke strongly supports the work of the consensus group to develop evidence-based best practice. We will provide help and guidance to enable surgical teams to implement the consensus recommendations to improve patient and clinician safety and support the best clinical outcomes.

In the course of their work, the group conducted a systematic review of more than 4,000 clinical papers to come up with 10 statements that define best practice for surgical gloving.

16. For example, Mischke C, Verbeek JH, Saarto A, Lavoie MC, PahwaM, Ijaz S. Gloves, extra gloves or special types of gloves for preventing percutaneous exposure injuries in healthcare personnel. Cochrane Database of Systematic Reviews 2014, Issue 3. Art. No.:CD009573. DOI: 10.1002/14651858.CD009573.pub2; Laine T, Arnio P. Glove perforation in orthopaedic and trauma surgery – A comparison between single, double indicator gloving and double gloving with two regular gloves. J Bone Joint Surg Br. 2004;86(6):898-900.
17. Learn more about the consensus and its recommendations on https://www.molnlycke.com/corporate/about/our-expertise/gloves/first-ever-consensus-on-surgical-gloving-best-practice/.

Antiseptics

Preventing healthcare-acquired infections is a growing concern in pre- and post-operative care. Mölnlycke is committed to human safety in all its actions, and has made it a priority to reduce the risk of infections through effective hygiene measures and antibacterial skin protection. Mölnlycke's innovative solutions enable people and patients across the globe to easily eliminate bacteria that may cause infections from the skin.

Offering

Mölnlycke's Antiseptics Business Area is committed to supporting people and patients in enhancing and strengthening their natural protective barriers, by integrating antiseptic washing into infection control protocols.

The innovative antiseptic products offer long-lasting antibacterial protection for the skin and ensure comprehensive protection against harmful pathogens, particularly when used prior to and after surgical procedures.

The solutions include daily bathing antiseptics for inpatients, whole- body washing solutions for patients and hand disinfectants for healthcare professionals. To also prevent nasal bacterial infections, Mölnlycke has partnered with Ondine Biomedical Inc. to distribute their Steriwave® product in the UK. Steriwave is a non-antibiotic bacterial decolonisation product that ensures nasal antimicrobial protection for patients.

Strategy

Infection prevention is a complex but essential aspect of healthcare. The challenge lies in balancing compliance with usability, as too rigid systems can increase the risk of infection. High staff turnover and time constraints further complicate infection control. Additionally, the cross-functional nature of healthcare environments exacerbates the challenge of achieving understanding and consensus around infection prevention.

Antiseptics focuses on the bacterial decolonisation of the patient both at home, before and after surgery and through their hospitalisation. The Business Area considers hospitals as the primary channel and infection preventionists as the way in, but it also offers an opportunity to engage patients as consumers by shifting some responsibilities.

Looking ahead, Antiseptics aims to expand into new markets and segments globally – with an adjusted and even more streamlined product portfolio that further prevents infections across the patient's journey and fits the demands of the future.

Sustainability thinking is integrated into the Business Area product innovation gate model, ensuring environmental and social considerations are integrated throughout the development process. This includes evaluating opportunities to remove or replace raw materials and incorporating options with higher recycled content or improved recyclability.

Products and solutions

Hibiclens® and Hibi® Universal Bathing System (HUBS)

Hibiscrub®

Antiseptic wound cleansers

Hibi® Liquid Hand Rub+

Hibiwash®

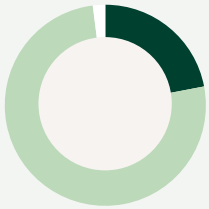
Vision

A world without healthcare-acquired infections.

Mission

Preventing infections across the patient's journey.

53	66	23%
employees	annual global sales, million EUR	organic sales growth



Sales per region

- Europe/Middle East /Africa 22%
- Americas 78%
- Asia Pacific 0%

Major product brands

Hibiscrub®, Hibi® Liquid Hand Rub, Hibiclens®, Hibi® Universal Bathing System and Hibiwash®.

Production

The products are contract manufactured to Mölnlycke's formulations in the US, UK, Belgium and Germany, i.e. close to the markets where they are sold.

Core markets

Main market is the US, followed by the UK and Benelux.

Business environment

In 2024, the US market faced challenges in a price-sensitive environment, with hospital executives under pressure to drive revenue due to rising labour and technology costs.

In the EMEA region, customers remain cost-conscious, but decision-makers are placing greater emphasis on infection prevention, creating a favourable environment for the Business Area. While price pressure continues, there is a growing trend toward investing in prevention rather than covering the costs of treating surgical site infections.

Looking to 2025, following the transition to new Contract Manufacturing Organisation partners in the US and EMEA, product availability has significantly improved, with continued stability expected to support growth.

The successful launch of Hibiwash in the UK has paved the way for its expansion into mainland Europe.

The availability of raw materials and components has improved and dual sourcing activities will also help secure supply.

"Safeguarding human health, protecting people from antimicrobial resistance and surgical site infections via systematic antiseptic protocols is our finest task. Leveraging our broad-spectrum antimicrobial antiseptic properties, we work each day to prevent infections across the patient's journey moving towards a world without healthcare-acquired infections."

Lina Karlsson,
EVP Antiseptics

2024 Highlights

In 2024, Antiseptics delivered growth of 23% and net sales of EUR 66 million, building on the momentum from 2023. The results are thanks to strong performance in the US and similar patterns across other markets.

From 1 January 2024, Antiseptics has its own dedicated US sales force. This creates more focused go-to-market strategy and better sales excellence.

Hibiwash, an improved version of Hibiscrub, was successfully launched in the UK. The removal of ingredients like colour, fragrance and soy oil resulted in a product with lower GHG emissions, supporting customers in fulfilling their climate change commitments.

Antiseptics' strategic direction to create a comprehensive nose-to-toes portfolio. Nasal decolonisation is key to this strategy, as 80% of the bacteria comes from the nose. Signed partnership with Ondine Biomedical Inc. to distribute their Steriwave product, starting with the UK.

Move and start-up of new Contract Manufacturing Organisations both in US and Europe to certify supply stability.

Case study

Innovative new weapon in the battle against healthcare-associated infections

In 2024 Mölnlycke entered into a partnership with Canada's Ondine Biomedical Inc. to distribute their nasal decolonisation therapy, Steriwave®, in the key markets of the UK, EU and Middle East.

The collaboration marks a significant milestone in the fight against healthcare-associated infections (HAIs) and the related and growing threat of antimicrobial resistance (AMR).

Steriwave offers an innovative, light-activated form of nasal decolonisation. It has been clinically proven[18–22] to reduce harmful pathogens in the nasal passages – a common source of HAIs, that lead to increased rates of mortality, lengths of stay in hospital and readmission rates. Because it is a non-antibiotic therapy, Steriwave can safely be used to reduce hospital infections without the risk of generating AMR.

Mölnlycke is incorporating Steriwave as a key product within the infection control portfolio, enhancing the product offerings with a focus on preventing HAIs and reducing AMR. Mölnlycke will spearhead sales and marketing efforts for Steriwave across the UK, EU and Middle East.

The initial focus is on the UK – a pivotal market with a recently published five-year plan to tackle AMR[23]. The UK has a total addressable market of over 3 million major surgeries[24] and 200,000 intensive care unit admissions annually[25] and exerts significant global influence in setting best practice for patient care.

Steriwave is already deployed in a number of National Health Service (NHS) Trusts, including the Mid Yorkshire Teaching NHS Trust and Leeds Teaching Hospital NHS Trust. It is currently listed with NHS Supply Chain, a national body that manages the sourcing, delivery and supply of healthcare products to the NHS and healthcare organisations in England and Wales.

Distribution commenced in the UK in Q4 2024, with expansion into the EU set to follow in 2025, leveraging Mölnlycke's extensive market presence to broaden the impact of this innovative technology on a global scale.

HAIs remain a critical challenge[26] around the world, resulting in avoidable deaths and human suffering as well as significant costs – for example, approximately 6% of European public sector budgets. Post-surgical infections, in particular, can lead to extended recovery times and often require prolonged antibiotic treatment.

Because it is a non-antibiotic therapy, Steriwave can safely be used to reduce hospital infections without the risk of generating antimicrobial resistance.

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Corporate governance

Mölnlycke's robust governance processes ensure transparency, accountability and ethical decision-making, aligning with the company's commitment to long-term sustainability and stakeholder trust. Mölnlycke's risk management involves identifying, assessing and mitigating potential threats to its objectives and assets, ensuring proactive measures are in place to navigate uncertainties and enhance overall resilience.

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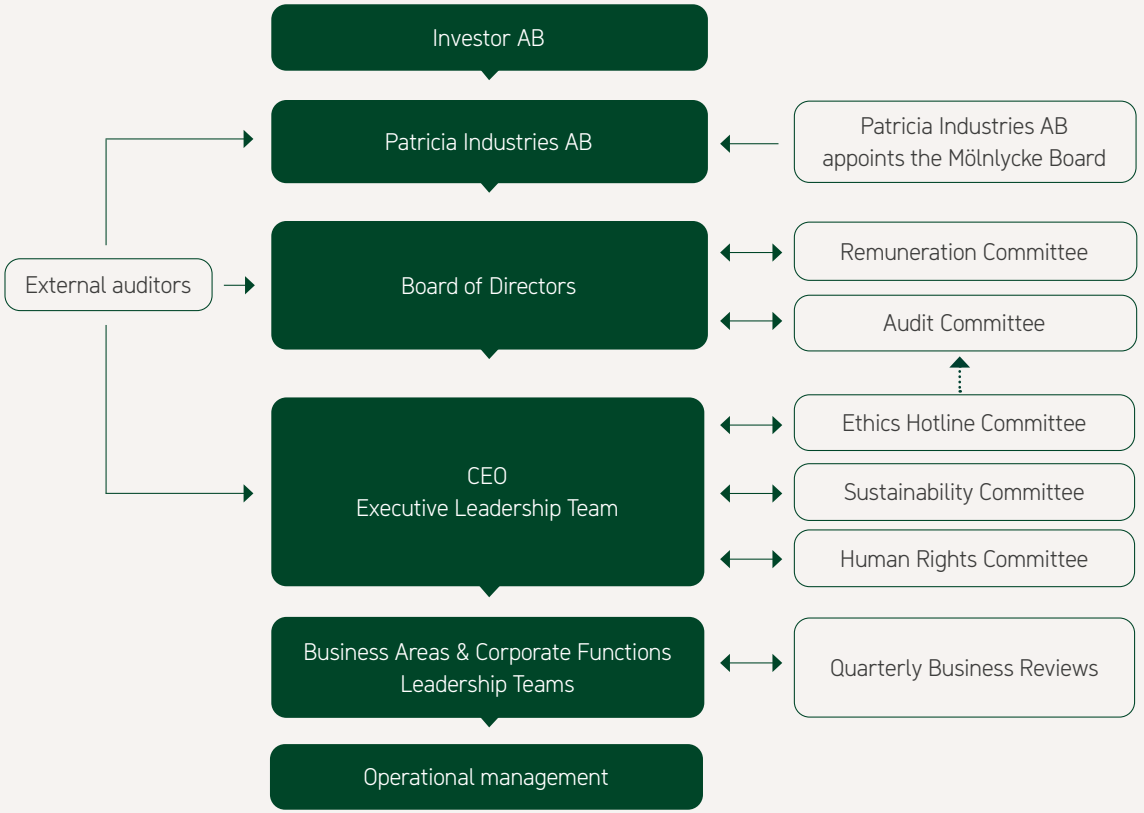
Corporate governance

Mölnlycke has established a thorough governance framework that covers control and compliance with laws and regulations, upholds high ethical standards and promotes efficient strategy implementation and optimal performance. The company has a robust system of policies, procedures, codes and processes that are designed to support sound decision-making, accountability, compliance, control and appropriate behaviour across all aspects of its operations. Mölnlycke continues to develop and improve the system in order to comply with the changes impacting our business and to enable an effective and efficient strategy execution.

Governance and division of responsibilities

Mölnlycke prioritises corporate governance by implementing a robust system of segregation of duties, effective control measures and risk management processes. This ensures that the company meets its commitments to employees, customers, patients, suppliers, owner and other stakeholders, while at the same time adhering to applicable legislation, internal policies and guidelines. In 2024, the corporate structure (see diagram) played a key role in managing, controlling and segregating duties at Mölnlycke, ensuring adherence to strict corporate governance practices.



Relevant external regulations

- Medical Device Regulation (MDR, EU)
- Food & Drug Administration (FDA, US)
- International Financial Reporting Standards (IFRS)
- Swedish Companies Act
- Annual Accounts Act
- Corporate Sustainability Reporting Directive (CSRD)
- EU Taxonomy

Internal governing documents

- Articles of association
- Code of Conduct
- Sustainability policy
- Quality policy
- Other company policies
- Instructions and rules of procedures
- Third-party Codes of Conduct
- Mölnlycke Business Management process
- Enterprise Risk Management process

Ownership structure

Mölnlycke AB is 99% owned by Patricia Industries AB – a part of Investor AB; which is listed on the Nasdaq OMX stock exchange in Stockholm. The remaining 1% is owned by Mölnlycke employees and Board members. Mölnlycke is the largest subsidiary within Patricia Industries' group of companies. Mölnlycke AB owns 100% of Mölnlycke Holding AB.

The Board of Directors

Mölnlycke's Board of Directors holds ultimate responsibility for the company and its operations. They work in accordance with written rules of procedures and are assisted by the Audit Committee and the Remuneration Committee, which have administrative and preparatory roles. The Board oversees Mölnlycke's strategy, objectives, policies and plans and monitors the implementation of these plans, as defined by the Executive Leadership Team (ELT) and driven by stakeholders' needs. The owner, Patricia Industries, determines the overall direction of the holdings of their portfolio investments, including Mölnlycke. The Board is responsible for monitoring how the company identifies and manages risks as part of its enterprise risk management process. They also monitor the actions implemented to ensure Mölnlycke meets its operational and financial objectives in compliance with applicable laws and regulations. Sustainability is integrated across Mölnlycke, guided by the company's Double Materiality Assessment (DMA), in line with recommendations from the ELT. In line with CSRD requirements, the Board annually reviews and approves the company's list of Impacts, Risks and Opportunities (IROs), identified through the DMA process.

As of 23 May 2024, Mölnlycke's Board of Directors consists of eleven members and one deputy, with nine members considered independent from the owners. The Board has convened for eight regular meetings and three extraordinary meetings in 2024 to discuss key issues, including:

- the development and implementation of the strategy
- the progress of the sustainability roadmap and the digital transformation
- macroeconomic conditions including the impact of increased supply costs, lead time constraints and inflation
- financial performance vis-à-vis the long-term strategic plans, and mitigating actions when deviations are identified
- investment and valuation considerations and decisions

Chair of the Board

The Chair's primary responsibility is to oversee and guide the activities of the Board, ensuring they are carried out in an orderly and effective manner. This includes ensuring that the Board fulfills its duties, keeping a vigilant eye on the company's progress and consistently obtaining the necessary information needed for the Board to perform its functions at a high standard while complying with relevant regulations.

Since September 2022, Karl-Henrik Sundström has been the Chair of the Board at Mölnlycke. The other Board members include Jenny Ashman Haquinius (deputy), Christian Cederholm, Aashima Gupta, Sharon James, Johan Malmquist, Leslie McDonnell, David Perez, Zlatko Rihter, Kristina Willgård, Lars Axelsson and Niclas Flach.

Evaluation of the Board's work

Every year, the members of Mölnlycke's Board evaluate their work through a survey. The survey assesses various aspects, such as meetings, materials and the performance of the Chair and Board members in their respective roles as per the rules of procedure. The Chair oversees this survey and the results are presented to and discussed by the Board. The survey serves as the basis for continuous improvement in the Board's functioning as well as the foundation for the owners to suggest any proposals concerning the Board.

Board committees

During 2024, the Board had two committees: the Audit Committee and the Remuneration Committee.

Audit Committee

The Audit Committee is responsible for preparing and reviewing financial and compliance matters. It also ensures a smooth communication channel between the Board and the auditors. As per the committee's rules of procedure, it should safeguard the following on Mölnlycke's Board of Directors' behalf:

- that accounting, reporting and financial statements are accurate and present a true and fair view of the performance
- that audit, audit-related services, audit plan and audit independence are properly managed
- financial risks and valuation considerations
- financial internal control and priorities
- corporate business ethics compliance and priorities
- safeguarding funds are available for the operational and strategic development

Following the 2024 statutory Board meeting held on 23 May 2024, the Audit Committee consisted of: Kristina Willgård (Chair), Christian Cederholm and Jenny Ashman Haquinius (deputy) representing the Board of Directors. Representatives from the company's executive management (Guillaume Joucla (CFO & EVP IT & GBS) and Kristin Hedlund (EVP Legal General Counsel)) attend the Audit Committee meetings to present information.

During 2024, the Committee had five meetings, where the company's auditors participated in all meetings. The company's auditor also attended one Board meeting to present an overview of the audit.

Remuneration Committee

Mölnlycke's Remuneration Committee is dedicated to thoroughly review the company's executive remuneration policies and packages. This remuneration aims to attract and retain key individuals at Mölnlycke, while promoting desirable behaviors in a cost-effective way.

As outlined in the Remuneration Committee's rules of procedure, the committee performs the following tasks on behalf of the Board:

- submitting proposals on reward philosophy for the company, supporting the achievement of long-term business strategy
- submitting proposals on a remuneration framework for the CEO and Executive Leadership Team
- proposing remuneration packages to the Executive Leadership Team members
- submitting proposals on structure of all long-term incentive programmes in the company
- recommending structure of the short-term incentive programme for the Executive Leadership Team and respective Business Area and Corporate Function Leadership Team

Following the 2024 statutory Board meeting held on 23 May 2024, the Remuneration Committee consisted of Chair Karl-Henrik Sundström, Johan Malmqvist, Christian Cederholm, David Perez and Jenny Ashman Haquinius (deputy) representing the Board. Zlatko Rihter (CEO) and Maria Morin (Chief People Officer) attend the meetings representing management.

During 2024, the Committee held five meetings, where among other topics it discussed compensation to executive leaders, salary increases and global short-term incentives for all employees.

Auditors

Each year, Mölnlycke elects auditors during its Annual General Meeting. On 23 May 2024, Deloitte was re-elected, with Hans Warén serving as the auditor in charge. The auditors present their audit plans, status of ongoing work and findings to the Audit Committee and the Board. In addition to their standard duties, Deloitte undertakes advisory and investigative assignments. Such assignments are not deemed to jeopardise the auditors' independence.

CEO

Mölnlycke's Board of Directors appoints the CEO, who is responsible for executing the strategies, business plans, and operational execution approved by the Board. The CEO keeps the Board updated on the company's financial status and performance, provides necessary information and presents reports at Board meetings. All work must align with the Board's directives. Zlatko Rihter has been serving as CEO of Mölnlycke since 1 December 2020.

Executive Leadership Team

The CEO is supported by the Executive Leadership Team (ELT), which consists of the CEO and the 10 Executive Vice Presidents leading Mölnlycke's Business Areas and Corporate Functions. Together, the ELT defines and implements the company's corporate strategy while managing daily operations of their relevant areas. In 2024, the ELT held 11 meetings that mainly centered on the execution of customer-centric strategies, tackling macro-economic challenges and mitigating their effect on the business and its financial performance while also navigating the dynamic sustainability landscape and addressing day-to-day operational issues.

Business Areas and corporate function leadership teams

Mölnlycke's four Business Areas have end-to-end responsibility of all operational and business-related aspects, including strategy, research and development, sustainability, manufacturing, procurement, marketing and sales. The leader of each Business Area is a member of the Executive Leadership Team (ELT).

Each Business Area is supported by a dedicated leadership team, comprised of the head of the unit and the critical staff function heads. The leadership teams manage their relevant Business Area, oversee daily operations, and are responsible for implementing strategies, operational management and decision-making oversight.

During 2024, focus for all Business Area Leadership Teams have been to continue implementing their respective customer-centric strategies. In order to secure alignment of priorities inside each Business Area, but also between Business Areas and Corporate Functions, the Business Areas have each developed a Mölnlycke scorecard against which business is being actioned and monitored. When implementing the operating model based around the four Business Areas with full end-to-end responsibility, the company identified certain areas where it would be beneficial to maintain a cross-functional overview of the company's activities and work alongside the Business Areas, named Corporate Functions.

These are:

- CFO, Finance, IT and Global Business Services
- CMO (Medical Affairs)
- COO (Logistics, Supply Chain and Operational Excellence, Customer Experience, Quality, Regulatory, Indirect Procurement and Corporate Sustainability)
- Corporate Strategy, Business Development and M&A
- Legal Affairs (Business Ethics & Governance, Data Privacy, IP and Legal)
- People/HR and Brand & Communications

The functions at Mölnlycke are accountable for developing and executing relevant company-wide strategies, plans, processes and policies in their functional areas. They drive and support the company's growth based on their individual areas of expertise, while maintaining control over processes. In 2024, Corporate Functions have concentrated on both effectively managing their functions and aligning their strategic priorities to support the Business Areas concurrently.

Sustainability management

A detailed description of Sustainability governance is covered in the Sustainability report on page 102.

Internal controls over financial reporting

Introduction

Mölnlycke provides fair representation of financial and sustainability reporting in a timely manner, and protects the company from potential losses or risks through implementation of reasonable safeguarding controls and compliance to applicable financial laws and regulations.

The Board sets the tone at the top regarding the importance of internal control over financial reporting and is ultimately accountable for risk management and existence of adequate and effective internal controls within the company. The audit committee safeguards on behalf of the Board, the financial internal controls and priorities, as well as the annual reassessment on whether the internal financial control procedures work properly.

Mölnlycke's internal control over financial reporting is based on five essential components of the Committee of Sponsoring Organizations of the Treadway Commission (COSO) framework.

Control environment

Mölnlycke fosters a robust governance structure through clear roles and responsibilities amongst the Board, audit committee, group management and entity management. Mölnlycke communicates and trains employees regarding the company's code of conduct and the line of authorities.

Global and local policies and guidelines are established and reviewed annually or when needed to provide company's directive. Applied accounting frameworks, reporting requirements and responsibilities are documented in the company accounting policy.

Risk assessment

Mölnlycke adopts an enterprise risk management framework to identify Mölnlycke's top risks. The approached and key risk areas are further elaborated in the "Risk Management" section.

Control activities

The financial internal control function, entity management and other functions work closely to ensure that adequate controls over process, people and technology are implemented and maintained to mitigate identified risks. Control activities are built into Mölnlycke's core business processes to ensure fair presentation of financial reporting. This includes segregation of duties, approval of business transactions by authorised personnels, reconciliations and analytical reviews.

Controls over Mölnlycke's operating systems, platforms and applications include but not limited to access controls, incident and change management, data backup and recovery and application controls.

Approved policies and guidelines are made available to all employees on the company's intranet. Training and communication are conducted through various forums to emphasise the importance of internal controls over financial reporting. These forums are tailored to targeted audience and provide opportunities for feedback.

Continuous communication among group finance, entity finance and global business services is maintained via monthly closing instructions, business performance reviews and process improvement. This ensures fair representation and timely financial reporting both internally and externally.

Monitoring

Entity management is responsible for reviewing any control deficiency with control owners, implementing remediation actions and formally endorsing on the annual control self-assessment questionnaire.

The financial internal control function, in collaboration with group accounting and other functions, conducts risk-based review to assess control effectiveness. Remediation of identified control deficiencies are systematically tracked until completion within the remediation action dashboard. This dashboard is used by action owners to provide regular status updates and the internal control function to provide supervisory oversight.

Summary of control deficiencies identified, action plan to address underlying causes and remediation status is reported to the Audit Committee.

The Audit Commitee and Board deem the current set up appropriate to safeguard the internal control over financial reporting in Mölnlycke.

Risk management

Mölnlycke proactively manages a range of strategic, operational, regulatory, financial and sustainability risks by developing mitigations to reduce impact and likelihood.

Risk management

At Mölnlycke, risk management is an integral part of the company's operations, at both enterprise and individual business area levels. The Board assumes responsibility for efficient risk management by adopting policies that set risk levels and limits for the company. Periodic Enterprise Risk Management (ERM) reporting is submitted by each Business Area and corporate function to the Board. A comprehensive yearly risk and mitigation assessment is performed, which identifies and evaluates current and newly emerging risks across five categories: strategic, operational, legal and compliance, sustainability and financial. The risk assessment also includes black swan scenarios.

Mölnlycke incorporates all material risks into a company-wide risk map, with action plans developed and implemented to minimise their probability and impact. Risk assessments and action plans are reviewed and confirmed with both the Executive Leadership Team and the Board, recognising the potential for these risks to have a significant negative impact on the business if not acted upon. Actions to mitigate these risks are crucial to the company's success and are integrated into daily operations.

Uncertainty factors

Industry shifts and market trends alongside strategy and innovation related risks are the most significant uncertainty factors affecting Mölnlycke. A lack of radical innovation and digital transformation may have a negative impact on Mölnlycke, as well as not capturing a transforming market and trends outside the acute sector.

Political and geopolitical uncertainty but better macroeconomy

2024 has been a year marked by significant geopolitical tensions and numerous elections worldwide. Despite these challenges, the global macroeconomic environment has shown resilience. Factors with the potential to impact Mölnlycke, like other global companies, include:

- increased geopolitical tension – the conflicts in Israel, Ukraine and the Red Sea
- political uncertainty after election year
- protectionism in terms of trade barriers, tariffs and restriction of free trade
- labour unrest with strikes
- macroeconomic uncertainty
- logistic constrains with increased costs and lead times

Mölnlycke works continuously to monitor the global risk environment to mitigate and adapt to a challenging environment to secure the company's business for now and in the future.

Physical risks

Climate change will most likely increase the frequency of natural hazards. As part of Mölnlycke's risk and insurance process, information about hazard risks and natural hazards is collected. Natural hazards considered during this process are earthquakes, floods, drought, hailstorms, lightning, wind, tornados, subsidence, landslides and active volcanos. Based on the individual risk assessments, measures to mitigate the risks to an acceptable level are being implemented. Further controls planned are to extend risk evaluation further down our supply chain as part of the company's Net Zero commitment.

With regards to the risks related to water, the company refers to the World Resources Institute to assess the level of risk at our production locations on a yearly basis. Initiatives to conserve water and optimise production processes for water efficiency are continually ongoing.

Transitional risks

Mölnlycke is also exposed to transitional risks, such as market and technology shifts, reputation risks and policy and legal changes. Identifying and addressing risks, including transitional risks related to climate change, is part of the company's regular risk management process (see 'The current risk landscape').

ESG-related risk identification and management are integral to Mölnlycke's ERM framework.

To ensure alignment with the ERM process, specific sustainability-related risks are assessed using the ERM methodology. The primary sustainability-related risks, along with their corresponding mitigation strategies, are reported in the table below. For detailed information on material impacts, risks,and opportunities, please refer to the separate disclosures in the Environmental, Social and Governance chapter of the Sustainability report. A comprehensive overview of the process steps taken during the double materiality assessment is provided in the Stakeholder Engagement and Materiality chapter on page 103.

Risk description	Mitigation	Likelihood	Impact
Strategic risks			
1. Risk related to industry shifts and market trends			
The global healthcare sector is under pressure to control costs and improve efficiency amid operative challenges. Furthermore, staff shortages have resulted in a reduction of healthcare professionals, affecting the sector's changing needs, expectations and requirements. Such developments can lead to changes in market trends and the medical device industry, which could have an impact on Mölnlycke.	Mölnlycke remains competitive by monitoring industry shifts and market trends. The company's foundation is based on extensive ethnographic studies that provide insights into customers' challenges and daily life. Such insights guide the company's priorities. Additionally, Mölnlycke collaborates with key opinion leaders, healthcare organisations and professionals to develop effective solutions for healthcare challenges. Although the market is under pressure, healthcare is relatively stable due to its non-sensitive demand to economic fluctuations and increased global average life expectancy.	3	5
2. Strategy and innovation risk			
In a competitive landscape, Mölnlycke's position as a market-leading company is constantly challenged. Primary risks involve the potential failure to evolve and future-proof its business through innovative products and solutions, sustainable and digital strategies and robust logistics capabilities. Additionally, heightened price competition poses a notable risk to the company.	Mölnlycke has developed strategies to transform and future-proof its business. The company has intensified product development efforts to strengthen its range of products and solutions. This includes shifting towards radical innovation and increased investments in new technologies. As a market-leading company, Mölnlycke continues to differentiate itself through clinical evidence, professional education and high-quality products.	3	5
3. Reputational risk			
Reputation, encompassing brands, trust and customer satisfaction, influences both current and future demand for a company's offerings and its commercial flexibility. Product quality, service excellence, employee satisfaction and customer relations are key determinants of reputation. Moreover, adherence to regulatory standards adds another layer of significance. In today's multi-channel landscape, managing the market perception of a brand is increasingly complex.	Mölnlycke constantly undertakes initiatives to maintain and strengthen its corporate reputation. The activities include upholding high ethical standards in all business activities as per the company's Code of Conduct, adhere to all relevant laws and regulations, delivering constant quality in products, solutions, employee experiences and customer services. To mitigate unexpected challenges, Mölnlycke has a comprehensive crisis management plan in place. Monitoring the online presence and strategically responding to media coverage and online discussions is a priority.	1	4

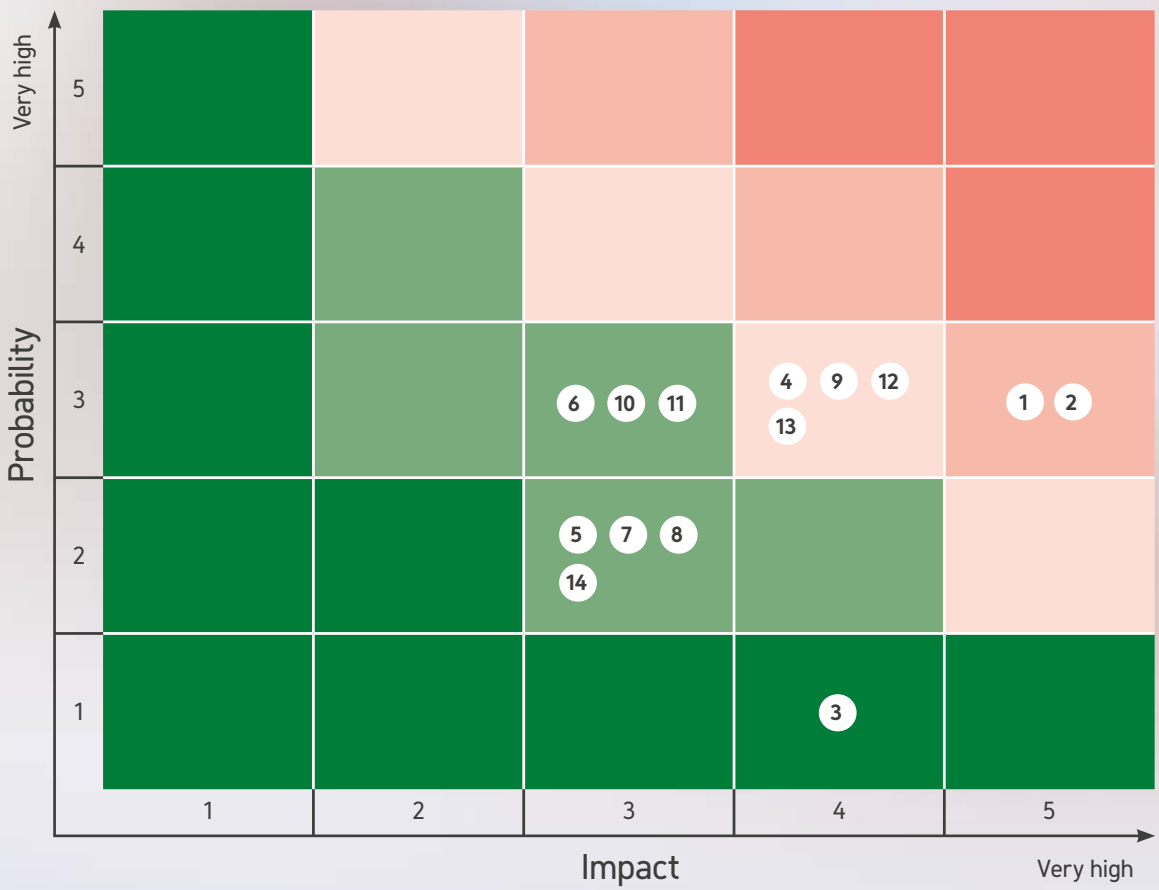
Risk description	Mitigation	Likelihood	Impact
Legal and Compliance risks			
4. Regulatory risk			
Mölnlycke and its product range is subject to rigorous regulatory control activities in most of the markets where the company operates. Breach of regulatory legislation may lead to enforcement activities such as import stop, fines or reputational damage. Increased regulatory control, new or changed requirements, if not identified and properly implemented, could negatively impact the company´s business, financial position and earnings in the future.	Mölnlycke maintains compliance to current regulatory legislation and proactively monitors changes in legislation that may affect the company and its products. Regulatory affairs are represented in all Business Areas and the company aims to be compliant with laws and regulation in the country where it operates. Mölnlycke has successfully transitioned to the new Medical Device Regulations (MDR) in EU. The quality management system is certified to the applicable standards for the company and the product range.	3	4
5. Business ethics risk			
Unethical behavior, such as bribery, corruption, anti-trust, human rights violation and unfair competition within Mölnlycke's organisation or supply chain may result in fines and other legal sanctions. This would also damage the company's brand and credibility. Mölnlycke's expansion into new markets and partnerships may increase the risk.	Mölnlycke's white-collar employees are trained in the company's Code of Conduct and in anti-bribery and anti-corruption, which ensures that the company and its employees uphold core values and avoid unethical business practices. This includes general guidelines on conducting business and how employees should act. The company regularly improves its business ethics programme by implementing preventive measures such as risk assessments, procedure development and offering mechanisms for grievance, including an external Ethics Hotline. See also "Risk related to distributors, suppliers and other third parties" below.	2	3
6. Risk related to distributors, suppliers and other third parties			
As a general rule, monitoring a partner is more challenging than overseeing one's own business operations. If any of Mölnlycke's contract manufacturers, suppliers or distributors fail to adhere to the company's standards for business ethics and human rights, it could have negative impacts on the company. This may include damage to the company's reputation and impeding its ability to participate in tenders. Some of these partners may operate in countries with a higher risk of not meeting ethical standards.	Mölnlycke requires all contract manufacturers and major suppliers to sign its Supplier Code of Conduct or at least have internal code of conduct with corresponding terms and conditions. Mölnlycke performs a yearly sustainability risk screening on all suppliers to identify suppliers exposed to the highest level of inherent sustainability risks. The company joined Sedex in 2023 and apply the Sedex risk assessment tool. To further understand and improve site-specific conditions of suppliers with high-risk scores, Mölnlycke requests a third-party audit to be conducted based on the Sedex Member Ethical Trade Audit-protocol, SMETA. For distributors, Mölnlycke has a global programme that includes due diligence to ensure partners meet the company's ethical standards and encourages our business partners to report concerns through the Ethics Hotline.	3	3

Risk description	Mitigation	Likelihood	Impact
Operational risks			
7. Manufacturing risk			
A substantial disturbance, such as a fire or machinery breakdown, occurring in the factories of Mölnlycke or its contract manufacturers, could result in production interruptions, delivery complications and have adverse effects on the business. Certain products may rely heavily on production in a specific area, making the company more vulnerable to climate-related incidents and material sourcing issues.	Mölnlycke takes measures to minimise the impact of production disruptions by implementing manufacturing backup plans, dual sourcing of raw materials and collaborating closely with logistical partners. The company continually assesses its manufacturing footprint to reduce potential risks, which involves qualifying contract manufacturers for backup production. Additionally, all of Mölnlycke's facilities have comprehensive insurance coverage to safeguard the business.	2	3
8. Supply continuity and resilience			
The company relies on specific suppliers for crucial materials and any disruption or quality issues could adversely impact manufacturing. Dependence on a particular country or region also poses risks. The worldwide logistics chain is vulnerable to disturbances, as evidenced by challenges arising from both the pandemic and geopolitical issues the last few years, potentially causing customer confidence decline and revenue loss.	To minimise the risk of supply disruptions, Mölnlycke has in recent years focused on implementing a dual sourcing strategy and continually seeks alternative materials from different suppliers. Mölnlycke monitors their presence in different locations and regularly reassesses our safety stock levels. The company has a strong logistics network for global distribution and collaborates with suppliers during difficult times. Precise volume forecasts are generated to ensure efficiency. Geopolitical factors are also monitored and adapted to.	2	3
9. Portfolio diversification risk			
Wound Care accounts for more than half of Mölnlycke's revenue streams, making the company vulnerable to fluctuations in that specific segment. Additionally, the concentration of sales in key markets poses a heightened risk, as any adverse economic conditions or regulatory changes in those markets could significantly impact the company's overall financial performance.	By structuring its business into dedicated business areas, Mölnlycke aims to focus each area distinctly, reducing dependence on a singular aspect. For the wound care sector, the company is continuously engaged in developing its portfolio to maintain its premium position. The wound care market is also considered to be growing, driven by factors such as increased life expectancy and a growing population. Mölnlycke predominantly conducts its sales in mature markets known for their stability and a reduced likelihood of significant fluctuations. Additionally, as part of its strategic approach, the company actively pursues expansion opportunities in emerging growth markets like China and India, thereby mitigating the risk associated with overreliance on any single market.	3	4

Risk description	Mitigation	Likelihood	Impact
Operational risks			
10. IT security risk			
Mölnlycke depends on IT systems for its operations, which makes it susceptible to significant changes in the IT sector. With the increasing frequency and complexity of IT security threats, the risk of security breaches such as hacking, cyber-attacks, or data leaks has become higher. Any disruptions or glitches in crucial systems could have a direct impact on Mölnlycke's business processes, such as halted production and possible data loss.	Mölnlycke prioritises IT security and invests resources in proactive measures. Working with partners, the company follows established processes to ensure IT systems are stable and secure, including monitoring services and measures to prevent cyber incidents and reduce vulnerabilities in company devices. The company's security programme aims to increase employee awareness, protect data and enhance the efficiency of Mölnlycke's security processes and controls in line with an established ISO 27001 based ISMS (Information Security Management System). Mölnlycke is preparing or being compliant with the new EU legislation NIS2, that will come in place during 2025.	3	3
11. Risk related to ability to attract and retain talented employees			
Mölnlycke needs to attract and retain skilled and dedicated employees to maintain its competitive edge. As competition for talent intensifies, the process becomes more challenging and expensive, which could potentially affect the company's competitiveness if it fails to succeed.	Mölnlycke invests in long-term career development for its employees, offering learning and development programmes and opportunities for progression. In 2024, 55% of manager-level and above positions were filled internally. The company rewards employees who achieve successful results through its programmes, both short- and long-term. Mölnlycke prioritises health and well-being, aiming to provide accident-free workplaces, and introduced remote working principles to achieve work-life balance. During 2024 Mölnlycke started a graduate programme consisting of young talents.	3	3
Sustainability risks			
12. Climate change impact risk			
The activities of Mölnlycke have environmental implications as manufacturing of the company's products, including transportation, partially relies on fossil fuels, leading to greenhouse gas emissions. Any expansion of Mölnlycke's operations may lead to heightened energy consumption. Additionally, the limited availability of renewable energy sources poses a risk in certain countries where Mölnlycke's manufacturing sites are located.	Mölnlycke is committed to achieving its SBTi-validated near-term reduction targets and reaching Net Zero GHG emissions by 2050. A key milestone in this journey was achieving 100% renewable electricity across all manufacturing sites and headquarters by the end of 2024. This was accomplished in December 2024 through power purchase agreements, on-site renewable energy installations like solar panels and renewable energy certificates where necessary. Beyond its own operations, Mölnlycke continues to work with suppliers to cut emissions across the value chain, increase the use of biobased or recycled materials and shift to more sustainable transportation for finished goods. Further strengthening its climate commitment, Mölnlycke submitted its Net Zero target to the SBTi for validation in December 2024.	3	4

Risk description	Mitigation	Likelihood	Impact
Sustainability risks **13. Stakeholder management, new requirements and regulations risk**			
As sustainability gains more prominence, the demands and expectations evolve swiftly. Failing to meet progressively stringent environmental, social and governance standards may adversely affect the company's reputation, recruitment, retention, operations, financial performance, and could lead to disqualification from tenders or non-compliance with future regulations.	Mölnlycke proactively addresses evolving sustainability demands by integrating sustainability at the core of its business strategy. The company ensures compliance with tightening environmental, social and governance (ESG) standards through robust reporting, strategic initiatives and continuous stakeholder engagement. To maintain transparency and regulatory alignment, Mölnlycke has transitioned to reporting partially in line with the Corporate Sustainability Reporting Directive (CSRD) and Corporate Due Diligence Directive (CSDDD) in 2024, building on its long-standing adherence to GRI standards and the Task Force on Climate-related Financial Disclosures (TCFD) framework. Sustainability is embedded in Mölnlycke's operations through its continuously updated WeCare sustainability roadmap, which aligns with stakeholder expectations and reinforces the company's ambition to be a global leader in sustainable healthcare. Life Cycle Assessments (LCA), following ISO 14040:2006 and 14044:2006 standards, drive sustainable product development and support engagement with customers on environmental impact reduction. Furthermore, Mölnlycke ensures accountability by annually reporting greenhouse gas emissions according to the Greenhouse Gas Protocol and delivery on the SBTi-validated near-term reduction targets.	3	4
Financial risks **14. Currency risk**			
Fluctuations in exchange rates may negatively impact Mölnlycke's cash flow, income statement and balance sheet. Currency exposure can arise from payment flows (transaction exposure), the valuation of foreign currency balance sheet items (balance sheet exposure) and translation during consolidation of foreign subsidiary income statements and balance sheets into EUR (translation exposure). The largest currency exposure for the company is in the USD net in-flow.	Mölnlycke centralises all currency exposure to its Group Treasury via the internal netting system. The Policy of Management of Group Financial Risks, approved by the Board, stipulates the management of foreign exchange market exposure. According to the policy, Mölnlycke does not hedge exchange rate exposure.	2	3

The current risk landscape



Strategic risks

1. Risk related to industry shifts and market trends
2. Strategy and innovation risk
3. Reputational risk

Legal and compliance risks

4. Regulatory risk
5. Business ethics risk
6. Risk related to distributors, suppliers and other third parties

Operational risks

7. Manufacturing risk
8. Supply continuity and resilience isk
9. Portfolio diversification risk
10. Cyber risk
11. Risk related to ability to attract and retain talented employees

Sustainability risks

12. Climate change impact risk
13. Stakeholder management, new requirements and regulations risk

Financial risks

14. Currency risk

Board of Directors

Karl-Henrik Sundström
Chairman of the Board, elected 2022 (Board member since 2018)

Born: 1960
Nationality: Swedish
Education: Bachelor of Economics
Board assignments: Chairman of the Board of Boliden and the Finnish-Swedish Chamber of Commerce. Deputy Chairman of the Board of Vestas A/S. Board member of NXP Semiconductors, and Marcus Wallenberg Foundation.
Professional experience and previous assignments: CEO of Stora Enso 2014–2019. Former leadership positions include, among others, CFO & Executive Vice President of Stora Enso, NXP Semiconductors and Ericsson.

Christian Cederholm
Board Member, elected 2020

Born: 1978
Nationality: Swedish
Education: Master of Science in Economics and Business Administration
Board assignments: Board member of Hi3G Scandinavia.
Professional experience and previous assignments: President and CEO of Investor AB since May 2024 and part of Investor since 2001. Previously Head of Patricia Industries, a part of Investor AB, since 2021.

Aashima Gupta
Board Member, elected 2023

Born: 1970
Nationality: American
Education: BS. Comp Science, Ms Computer Science
Board assignments: Board member of Neogen, Member of the HIMSS NA and GRAIL Advisory Boards.
Professional experience and previous assignment: Currently holds the position as Global Director of Healthcare Industry Solutions at Google Cloud. Former Executive leadership roles driving digital strategy for Kaiser Permanente, an integrated health system and senior leadership roles in software development at J.P Morgan Chase and Fidelity Investments.

Sharon James
Board Member, elected 2018

Born: 1961
Nationality: British
Education: Doctor of Philosophy in Neurobiology
Board assignments: Board member of Novozymes.
Professional experience and previous assignments: Senior advisor to Bain & Company. Former Research & Development leadership roles within Bayer Consumer Health, Reckitt Benckiser, PepsiCo and GlaxoSmithKline.

Johan Malmquist
Board Member, elected 2015

Born: 1961
Nationality: Swedish
Education: Bachelor of Science in Business Administration
Board assignments: Chairman of the Board of Getinge, Arjo and Trelleborg. Board member of Stena Adactum and Chalmers University of Technology Foundation.
Professional experience and previous assignments: President and CEO of Getinge 1997–2015. Previous leadership positions within Getinge and the Electrolux Group.

Leslie McDonnell
Board Member, elected 2023

Born: 1972
Nationality: American
Education: Masters of Business Administration, Bachelor of Science in Business
Board assignments: Board member of Laborie Medical Technologies.
Professional experience and previous assignments: Previous executive leadership roles in MedTech at Medtronic, 3M Healthcare and Natus Medical. Most recently, President, CEO and Board Member of Iradimed Corporation.

Board of Directors

David Perez
Board Member, elected 2019

Born: 1959
Nationality: American
Education: Bachelor of Arts
Board assignments: Chairman of the Board of Advanced Instruments and Laborie. Board member of NeoGenomics, Book Trust and Nurse Family Partnership.
Professional experience and previous assignments: President and CEO of Terumo BCT (and its predecessor companies Cobe BCT, Gambro BCT and CaridianBCT) 1999–2019. Former board member of Terumo Corporation, Ortho Clinical Diagnostics and Sarnova. He serves on the United States Department of Health & Human Services Advisory Committee for Blood & Tissue Safety & Availability.

Zlatko Rihter
Board Member, elected 2020

Born: 1970
Nationality: Swedish
Education: Master of Science, Mechanical Engineering
Board assignments: Board member of Sobi AB.
Professional experience and previous assignments: President and CEO of Mölnlycke. Former CEO of CellaVision, 2015-2020. Previous positions include EVP Global Sales & Marketing at Cooper Companies, President Chronic Dialysis and EMEA commercial at Gambro and VP Patient Handling Product Division at Arjo.

Kristina Willgård
Board Member, elected 2021

Born: 1965
Nationality: Swedish
Education: Bachelor of Economics
Board assignments: Chairman of the Board of C-Rad. Board member of Addnode Group AB, Ernströmgruppen AB, AQ Group and InArea Group.
Professional experience and previous assignments: CEO of AddLife 2015-2022. Previous senior positions include CFO of Addtech and Finance Director at Ericsson.

Jenny Ashman Haquinius
Deputy Board member, elected 2021

Born: 1986
Nationality: Swedish
Education: Master of Science in Finance
Board assignments: Board member of Vectura and Navigare Ventures.
Professional experience and previous assignments: CFO of Investor AB since end of 2024. Previous position as investment professional at Patricia Industries, part of Investor AB, since 2015 and Corporate Finance department of Nordea Markets Investment Banking.

Lars Axelsson
Employee representative, elected 2021

Born: 1961
Nationality: Swedish
Education: Master of Science in Engineering Physics, Masters of Business Administration
Board assignments: -
Professional experience and previous assignments: Project Manager, R&D, OR Solutions.

Niclas Flach
Employee representative, elected 2021

Born: 1975
Nationality: Swedish
Education: Concept Design
Board assignments: -
Professional experience and previous assignments: Senior Concept Designer, R&D, Wound Care.

Executive Leadership Team

Zlatko Rihter
President and CEO

Born: 1970
Nationality: Swedish
Employed since: 2020
Education: Master of Science, Mechanical Engineering
Board assignments: Board member of Sobi AB.
Previous experience: President and CEO of CellaVision, 2015–2020. Previous positions include Executive Vice President Global Sales & Marketing at Cooper Companies, President Chronic Dialysis and EMEA commercial at Gambro and VP Patient Handling Product Division at Arjo.

Guillaume Joucla
CFO and EVP IT and Global Business Services

Born: 1973
Nationality: French
Employed since: 2002
Education: Postgraduate degree in Finance and Management, Master of Science in Applied mathematics
Board assignments: -
Previous experience: Various senior leadership roles in Global Finance & Strategic projects and local operations at Mölnlycke. Prior positions include senior management roles at ProxiMed Services and BioSteril.

Anders Andersson
EVP Wound Care

Born: 1971
Nationality: Swedish
Employed since: 2000
Education: Master of Science in Business and Economics
Board assignments: -
Previous experience: Various senior leadership roles in Operations, Commercial and R&D at Mölnlycke. Before taking on his current role Anders served as EVP OR Solutions.

Fredrik Wallefors
EVP OR Solutions

Born: 1975
Nationality: Swedish
Employed since: 2002
Education: Master of Science in Industrial Engineering and Innovation Management
Board assignments: -
Previous experience: Various senior leadership roles in R&D, Marketing and Commercial at Mölnlycke. Prior to his current role, Fredrik served as the Global Vice President of Commercial OR Solutions.

Katriina Öberg
EVP Gloves

Born: 1966
Nationality: Finnish
Employed since: 1999
Education: Master of Science in Business and Economics
Board assignments: -
Previous experience: Various senior leadership roles at Mölnlycke. Most recently Regional Vice President Asia-Pacific and before that General Manager Region North.

Lina Karlsson
EVP Antiseptics

Born: 1973
Nationality: Swedish
Employed since: 2019
Education: Master of Science in Chemical Engineering, Doctor of Philosophy in Polymer Science, Executive Master of Business Administration
Board assignments: Board member of Dignitana AB.
Previous experience: Head of OR Solutions R&D at Mölnlycke 2019–2021. Previously senior global positions in R&D and Operations at Gambro and Baxter.

In 2024, Susanne Larsson was a part of the Executive Leadership team as CFO and EVP IT, Global Business Services and Indirect Procurement.

Executive Leadership Team

Moatassem Bassiouni
EVP Corporate Strategy, Business Development and M&A

Born: 1973
Nationality: Egyptian
Employed since: 2015
Education: Pharmaceutical Science, Associate degree in Advance Management
Board assignments: -
Previous experience: Several senior commercial leadership roles such as General Manager Turkey, MEA & South Africa and Vice President EMEA Wound Care at Mölnlycke. Prior experience includes positions at Johnson & Johnson Medical.

Eric De Kesel
Chief Operations Officer and EVP Sustainability

Born: 1965
Nationality: Belgian
Employed since: 2002
Education: Master of Applied Science, Electromechanical Engineering
Board assignments: Board member of One Life SA and Tamer Mölnlycke Arabia LLC.
Previous experience: Various senior roles at Mölnlycke, such as head of Global Business Units and President of the Surgical Division. Most recently EVP, Global Operations & Regulatory Affairs and Quality Assurance.

Kristin Hedlund
EVP Legal, Compliance & IP

Born: 1968
Nationality: Swedish
Employed since: 2018
Education: Master of Laws, Political Science
Board assignments: Board member of Swecare foundation.
Previous experience: A number of positions within DB Schenker, serving as General Counsel and member of the Board at Schenker AB and has a background as a judge in the Swedish court system.

Maria Morin
Chief People Officer and EVP Group Brand & Communications

Born: 1974
Nationality: Swedish
Employed since: 2023
Education: Bachelor of Business Administration and Bachelor of Science HR Management
Board assignments: -
Previous experience: Senior positions within human resources development and communication from among others CellaVision AB. Most recently served as Group CHRO at BHG Group, leading HR, communications and ESG functions.

Emma Wright
Chief Medical Officer and EVP Regulatory and Quality Affairs

Born: 1973
Nationality: British
Employed since: 2018
Education: Doctor of Philosophy, Bachelor of Science (Hons)
Board assignments: -
Previous experience: The entire career spent in medical devices, particularly in the wound care and surgical implant space. Has worked across various markets, for a range of MedTech businesses, from start-ups to large global companies.

Financial report

The financial report presents the consolidated financial statements for the Mölnlycke Holding AB Group prepared in accordance with IFRS as adopted by the EU. The parent company of Mölnlycke Holding AB is Mölnlycke AB which in turn is controlled by Investor AB, listed on NASDAQ OMX Stockholm.

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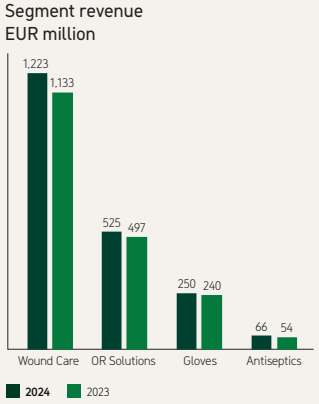
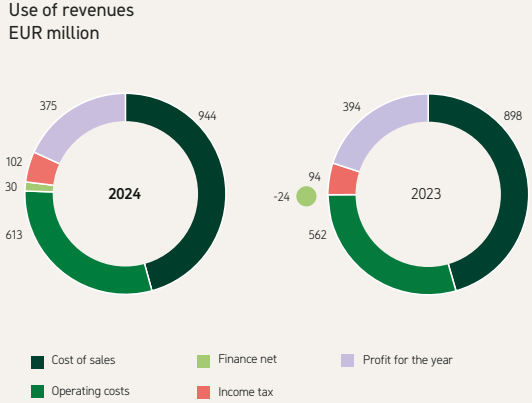
Consolidated income statement, MEUR

	Notes	2024	2023
Revenue	6	2,064.2	1,923.5
Cost of sales	7	-944.3	-897.8
Gross profit		**1,119.9**	**1,025.7**
Selling costs	7	-385.3	-360.7
Administrative costs	7	-174.7	-151.0
Research and development costs	7	-55.0	-51.3
Share of result in associates and joint ventures	4	0.3	-0.6
Other operating income and expenses	7	1.8	1.3
Operating profit		**507.0**	**463.4**
Finance income	8	30.2	76.2
Finance costs	8	-60.4	-52.2
Profit before tax		**476.8**	**487.4**
Income tax expense	9	-101.5	-93.9
Profit for the year		**375.3**	**393.5**
Attributable to:			
Owners of the Company		373.3	393.5
Non-controlling interests		2.0	-
		375.3	**393.5**





Comments on the income statement

Revenues

Mölnlycke revenue reached MEUR 2,064.2 (1,923.5). This corresponds to an organic sales growth of 7.4% compared to prior year, excluding currency impact.

- Wound Care reported an organic sales growth of 8.3% excluding currency impact driven across all regions. This follows a good growth rate in the market with particular strong sales development within the post operation and prevention assortment and in the MEA region leveraging the local investments made
- ORS reported an organic sales growth of 5.4% excluding currency impact. The growth was mainly fueled by the Tray channel through an increased complexity of each product, leveraging price increases and accelerating in more profitable segments
- Gloves reported organic sales growth of 4.1% excluding currency impact driven by distributor destocking in prior year and stabilized supply enabling customer conversions
- Antiseptics reported an organic sales growth of 22.7% excluding currency impact benefitting from an improved supply situation, price increases and customer conversions

Gross profit

The Group's gross profit amounted to MEUR 1,119.9 (1,025.7), corresponding to a gross margin of 54% (53%).

7%
organic growth

Operating profit

Operating profit amounted to MEUR 507.0 (463.4), corresponding to an operating profit margin of 25% (24%). The increased operating profit is primarily a result of the sales growth and active price management, partly offset by increased sea freight rates following the Red Sea situation. In line with the commercial strategy there was a continued investment in operating expenses which, together with the high inflation rate, increased the selling and administrative costs.

Finance net

The Group's net financial items amounted to MEUR -30.2 (24.0). The increase in financial costs in 2024 relates to increased net debt and higher interest rates as well as net revaluation losses on financial instruments compared to significant revaluation gains last year.

Income tax expenses

The Group's income tax expenses amounted to MEUR -101.5 (-93.9), corresponding to an effective tax rate of 21% (19%). The increase in effective tax rate relates primarily to increased profitability in countries with a high corporate tax rate and a one-off effect from initial recognition of deferred tax assets in 2023.

Profit for the year

The Group's profit for the year amounted MEUR 375.3 (393.5) which corresponds to a decrease of 5%. The decrease is mainly related to increased net finance costs and tax expenses.

Consolidated statement of comprehensive income, MEUR

	2024	2023
Profit for the year	**375.3**	**393.5**
Other comprehensive income		
Items that may be reclassified subsequently to profit or loss:		
Exchange differences arising during the year on translation of foreign operations (net of tax of MEUR 2.5 (2023: MEUR 0.3)	4.8	-2.1
Items that will not be reclassified subsequently to profit or loss:		
Actuarial gains/(losses) on defined benefit pension plans (net of tax of MEUR 3.1 (2023: MEUR -0.6))	-11.2	1.5
Total comprehensive income for the year	**368.9**	**392.9**
Attributable to:		
Owners of the Company	366.8	392.9
Non-controlling interests	2.1	-
	368.9	**392.9**

Comments on the consolidated statement of comprehensive income

Total other comprehensive income amounted to MEUR -6.4 (-0.6) which includes exchange differences arising during the year on translation of foreign operations and remeasurements of post-employment benefit obligations.

The loss from remeasurements of post-employment benefit obligations in 2024 relates mainly to net negative changes in actuarial assumptions. The total comprehensive income for the year amounted to MEUR 368.9 (392.9).

Consolidated statement of financial position, MEUR

	Notes	12/31/2024	12/31/2023
Assets			
Non-current assets			
Property, plant and equipment	10	316.1	270.7
Right of use assets	18	114.7	62.6
Goodwill	11	2,138.4	2,129.1
Other intangible assets	12	552.9	574.1
Other non-current assets		26.1	4.1
Investments – equity method	4	-	4.7
Deferred tax assets	9	57.9	53.9
Derivative financial instruments	22	31.6	44.0
		3,237.7	**3,143.2**
Current assets			
Inventories	13	343.2	303.9
Trade and other receivables	14	427.6	356.9
Receivables, parent company	16	288.9	258.3
Current tax receivables		11.0	30.7
Short-term investments	15	200.0	150.0
Cash and cash equivalents	15	166.4	398.4
		1,437.1	**1,498.2**
Total assets		**4,674.8**	**4,641.4**

Comments to the statement of financial position

Assets

Intangible assets are mainly related to goodwill and trademarks with an indefinite useful life and are not subject to amortisation. The change in other intangible assets compared to last year is mainly related to amortisation of intangible assets with a defined useful life, such as proprietary technology, captialised development expenditures and computer software. Investments in property, plant and equipment are mainly related to investments in the factories and the new headquarters in Sweden as well as fixed assets obtained in business combinations.

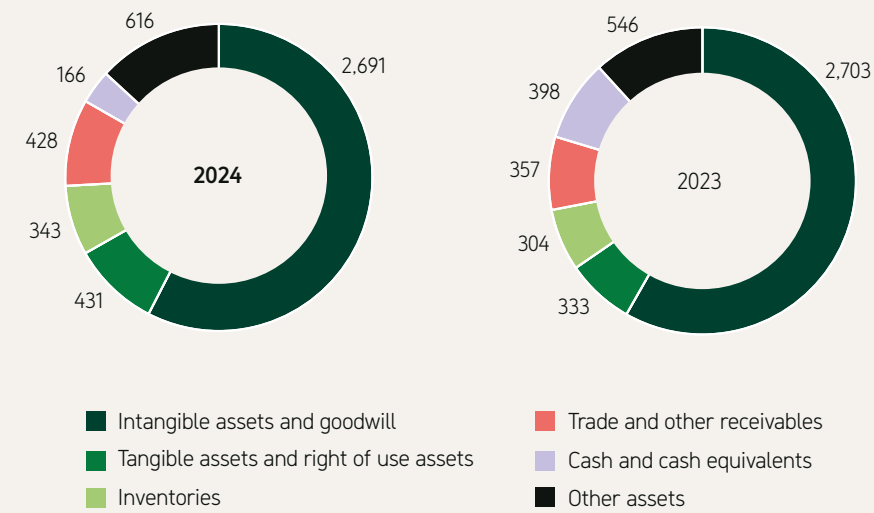
The increase in right-of-use assets refers mainly to the lease contract for the new headquarters and extension and expansion of the lease contract for the factory in Finland.

The derivatives financial instruments refer mainly to cross-currency and interest rate swaps valued at fair value.

Trade receivables and inventories have increased since last year reflecting the underlying sales growth.

Short-term investments refer to interest-bearing deposits of excess cash.

Assets



Consolidated statement of financial position, MEUR

	Notes	12/31/2024	12/31/2023
Equity and liabilities			
Capital and reserves			
Share capital		0.1	0.1
Share premium		999.9	999.9
Foreign currency translation reserve		33.6	28.9
Retained earnings		817.8	952.5
Equity attributable to equity holders of the parent	16	**1,851.4**	**1,981.4**
Non-Controlling interest		**7.7**	**-**
Total equity		**1,859.1**	**1,981.4**
Non-current liabilities			
Bond notes	17, 22	1,789.7	1,792.3
Retirement benefit obligations	19	78.0	62.1
Deferred tax liabilities	9	143.1	143.2
Lease liabilities	17, 18	84.9	39.9
Provisions	20	0.9	0.9
Other interest-bearing financial liabilities	17, 22	11.4	-
Other liabilities		5.8	1.7
		2,113.8	**2,040.1**
Current liabilities			
Trade and other payables	21	388.5	336.0
Current tax liabilities		8.2	12.9
Lease liabilities	17, 18	24.2	22.5
Bond notes	22	272.7	247.8
Provisions	20	0.7	0.7
Other interest-bearing financial liabilities	17, 22	7.6	-
		701.9	**619.9**
Total liabilities		**2,815.7**	**2,660.0**
Total equity and liabilities		**4,674.8**	**4,641.4**

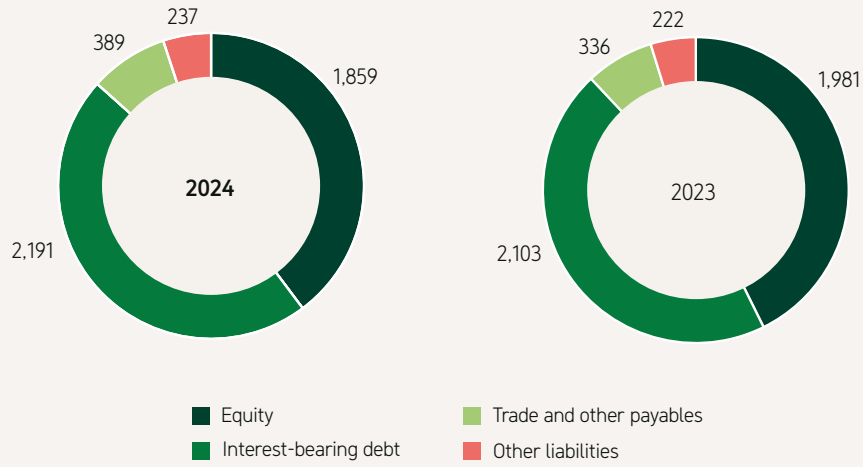
Comments to the statement of financial position

Equity and liabilities

The increase in equity following the positive net result for the year, was offset by the group contribution and the dividend made to the immediate parent company which together were higher than the net result.

A new bond note of MEUR 500.0 has been issued and prior bond notes has been repaid by MEUR 475.2. Trade and other payables have increased compared to last year reflecting higher outstanding payables for inventory and investments compared to last year.

Equity and liabilities



Consolidated statement of changes in equity, MEUR

	Share capital	Share premium	Foreign currency translation reserve	Retained earnings	Attributable to owners of the parent	Non-controlling interest	Total equity
Balance at 31 December 2022	**0.1**	**999.9**	**31.0**	**704.2**	**1,735.2**	**-**	**1,735.2**
Profit or loss for the year	-	-	-	393.5	393.5	-	393.5
Other comprehensive income for the year	-	-	-2.1	1.5	-0.6	-	-0.6
Total comprehensive income for the year	**-**	**-**	**-2.1**	**395.0**	**392.9**	**-**	**392.9**
Group contribution, net of tax	-	-	-	-146.7	-146.7	-	-146.7
Total transactions with owners	**-**	**-**	**-**	**-146.7**	**-146.7**	**-**	**-146.7**
Balance at 31 December 2023	**0.1**	**999.9**	**28.9**	**952.5**	**1,981.4**	-	**1,981.4**
Non-controlling interest on acquisiton of subsidiary						**5.6**	**5.6**
Profit or loss for the year	-	-	-	373.3	373.3	2.0	375.3
Other comprehensive income for the year	-	-	4.7	-11.2	-6.5	0.1	-6.4
Total comprehensive income for the year	**-**	**-**	**4.7**	**362.1**	**366.8**	**2.1**	**368.9**
Dividend				-400.0	-400.0	-	-400.0
Group contribution, net of tax	-	-	-	-96.8	-96.8	-	-96.8
Total transactions with owners	**-**	**-**	**-**	**-496.8**	**-496.8**	**-**	**-496.8**
Balance at 31 December 2024	**0.1**	**999.9**	**33.6**	**817.8**	**1,851.4**	**7.7**	**1,859.1**

Comments on changes in equity

Net profit for the year of MEUR 375.3 (393.5) and other comprehensive income totaling MEUR -6.4 (-0.6) increased the Group's equity while the group contribution (net of tax) and dividend to the parent company during the year of MEUR -496.8 (-146.7) reduced equity. Group contributions refer to distribution of earnings to the immediate parent company Mölnlycke AB. The non-controlling interest of 7.7 (-) refers to the minority holding in Tamer Mölnlycke Arabia LLC.

Consolidated statement of cash flows, MEUR

	Notes	2024	2023
Cash flow from operating activities			
Operating profit		507.0	463.4
Adjustments for:			
Depreciation, amortisation and impairment charges		88.4	81.7
Other items		-1.7	0.7
Operating cash flow before movements in working capital		**593.7**	**545.8**
Decrease / (increase) in inventories		-34.2	28.1
Decrease / (increase) in trade and other receivables		-68.1	-27.5
Increase / (decrease) in trade and other payables		43.1	-21.6
Cash generated from operations		**534.5**	**524.8**
Tax paid		-100.2	-71.9
Cash flow from operating activities		**434.3**	**452.9**
Cash flow from investing activities			
Interest received		15.3	10.7
Investments in intangible assets		-7.6	-6.7
Acquisition of businesses	3	-11.4	-0.3
Investments in property, plant and equipment		-53.2	-37.5
Investment in JV	4	-	-1.8
Short-term financial investments		-50.0	-150.0
Other investments		-21.4	3.0
Cash flow from investing activities		**-128.3**	**-182.6**
Cash flow from financing activities			
Interest paid		-45.9	-36.3
Principal elements of lease payments	17	-25.0	-23.3
Proceeds from bonds and other financial liabilities	17	502.9	397.1
Repurchase of bonds and other financial liabilities	17	-473.3	-251.7
Distribution to the owners of the Group	16	-500.0	-300.0
Cash flow from financing activities		**-541.3**	**-214.2**
Cash flow for the year		**-235.3**	**56.1**
Cash and cash equivalents at the beginning of the year		**398.4**	**343.3**
Effect of foreign exchange rate differences		3.3	-1.0
Cash and cash equivalents at the end of the year	15	**166.4**	**398.4**

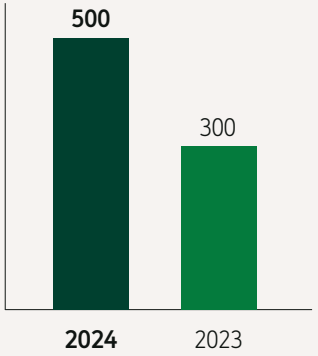
Comments on the statements of cash flows

Cash generated from operations before changes in working capital increased compared to prior year following increased operating profit. The total cash generated from operations decreased due to increases in inventories and trade and other receivables as well as increased tax payments. The decreased cash outflow from investing activities compared to prior year was mainly related to less net short-term investments in bank deposits.

Investments in property, plant and equipment increased as investments were made in the Group's factories as well as in the new headquarters in Sweden.

The decrease in cash flow from financing activities compared to prior year was mainly related to the increased distribution to the owners of the Group. The cash flow from the issuance of a new MEUR 500 bond was offset by the final redemption of the bond with original maturity in 2024 and partly repurchase of the outstanding bond with maturity in 2025. The Group distributed MEUR 500 (300) in cash to the owners of the parent company, Investor AB, on behalf of the immediate parent company Mölnlycke AB.

Distributions to the owners of the Group
EUR million



Notes to the consolidated financial statements

1. Summary of significant accounting policies

General information

Mölnlycke Holding AB (publ), corporate ID number 556693-6729, (the 'Company') is a public limited company incorporated in Sweden with its registered office in Gothenburg. The Company was first registered on 13 December 2005 and undertook no significant activities until it acquired MHC UK Ltd and its subsidiaries on 30 March 2007.

The consolidated financial statements were approved by the Board of Directors and authorised for issue on 27 March 2025.

Basis of preparation

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU), which includes interpretations from the IFRS Interpretations Committee (IFRIC).

The consolidated financial statements are presented in millions of Euros rounded to the nearest hundred thousand and are prepared on the historical cost basis modified by the revaluation of certain financial instruments.

The consolidated financial statements of Mölnlycke Holding AB (publ) and its subsidiaries (the 'Group') cover the year ended 31 December 2024. The comparative information covers the year ended 31 December 2023. There were no material discontinued operations in either period and all the results presented refer to continuing operations.

The Company is not required to prepare consolidated financial statements under Swedish Law and these consolidated financial statements are not the Company's Swedish statutory accounts.

The Company's immediate parent company is Mölnlycke AB, corporate ID number 556723-5949, a company incorporated in Sweden, and its ultimate parent company is Investor AB, a company incorporated in Sweden and listed on Nasdaq OMX Stockholm.

Principal accounting policies

Basis of consolidation and equity accounting

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries). Control is achieved where the Company has the power to govern the financial and operating policies of an entity to obtain benefits from its activities.

Income and expenses of subsidiaries acquired or disposed of during the year are included in the consolidated statement of comprehensive income from the effective date of acquisition and up to the effective date of disposal, as appropriate. Total comprehensive income of subsidiaries is attributed to the owners of the Company and any non-controlling interests even if this results in the non-controlling interests having a deficit balance.

All intra-group transactions, balances, income and expenses are eliminated in full on consolidation.

Interests in joint ventures are accounted for using the equity method. Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the joint ventures in profit or loss, and the Group's share of movements in other comprehensive income of the joint ventures in other comprehensive income.

Dividends received or receivable from joint ventures are recognised as a reduction in the carrying amount of the investment. Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in these entities. The carrying amount of equity-accounted investments is tested for impairment when indications of impairments exist.

When necessary, adjustments are made to the financial statements of subsidiaries and joint ventures to bring their accounting policies into line with those used by other members of the Group.

Changes in the Group's ownership interests in existing subsidiaries

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, the profit or loss on disposal is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. When assets of the subsidiary are carried at revalued amounts or fair values and the related cumulative gain or loss has been recognised in other comprehensive income and accumulated in equity, the amounts previously recognised in other comprehensive income and accumulated in equity are accounted for as if the Company had directly disposed of the relevant assets (i.e. reclassified to profit or loss or transferred directly to retained earnings as specified by applicable IFRSs). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under IFRS 9 Financial Instruments or, when applicable, the cost on initial recognition of an investment in an associate or a jointly controlled entity.

Business combinations

All acquisitions that meet the definition in IFRS 3 of a business combination are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Transaction costs are expensed to profit or loss when incurred.

The Group acquired one new subsidiary in 2024. In addition, the Group increased ownership in the prior joint venture and gained control over the entity. There were no acquisitions in 2023.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value at the acquisition date, except that:

- deferred tax assets or liabilities and liabilities or assets related to employee benefit arrangements are recognised and measured in accordance with IAS 12 Income Taxes and IAS 19 Employee Benefits respectively
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with IFRS 2 Share-based Payment at the acquisition date (see IFRS 2, 3.16.2)
- assets (or disposal groups) that are classified as held for sale in accordance with IFRS 5 Non-current Assets Held for Sale and Discontinued Operations are measured in accordance with that Standard

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. If, after reassessment, the net of the acquisition-date amounts of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

Non-controlling interests that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation may be initially measured either at fair value or at the non-controlling interests' proportionate share of the recognised amounts of the acquiree's identifiable net assets. The choice of measurement basis is made on a transaction-by-transaction basis. Other types of non-controlling interests are measured at fair value or, when applicable, on the basis specified in another IFRS. For the acquisitions made in 2024, the non-controlling interests have been measured as the proportionate share of the recognised amounts of the acquiree's identifiable net assets.

When the consideration transferred by the Group in a business combination includes assets or liabilities resulting from a contingent consideration arrangement, the contingent consideration is measured at its acquisition-date fair value and included as part of the consideration transferred in a business combination. Changes in the fair value of the contingent consideration that qualify as measurement period adjustments are adjusted retrospectively, with corresponding adjustments against goodwill. Measurement period adjustments are adjustments that arise from additional information obtained during the 'measurement period' (which cannot exceed one year from the acquisition date) about facts and circumstances that existed at the acquisition date.

The subsequent accounting for changes in the fair value of the contingent consideration that do not qualify as measurement period adjustments depends on how the contingent consideration is classified. Contingent consideration that is classified as equity is not remeasured at subsequent reporting dates and its subsequent settlement is accounted for within equity. Contingent consideration that is classified as an asset or a liability is remeasured at subsequent reporting dates in accordance with IFRS 9, or IAS 37 Provisions, Contingent Liabilities and Contingent Assets, as appropriate, with the corresponding gain or loss being recognised as a financial income or expense in profit or loss.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date (i.e. the date when the Group obtains control) and the resulting gain or loss, if any, is recognised in profit or loss. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income are reclassified to profit or loss where such treatment would be appropriate if that interest were disposed of.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period (see above), or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognised at that date.

Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Executive Officer who is also the chief operating decision-maker.

Foreign currencies

All foreign subsidiaries report in their functional currency being the currency of the primary economic environment in which the subsidiary operates (its functional currency). Transactions denominated in foreign currencies during the year have been translated at the exchange rate prevailing at the respective transaction date. Trade receivables and trade payables and other receivables and payables denominated in foreign currency have been translated at the exchange rates prevailing at the balance sheet date. Such exchange rate gains and losses are included in operating profit.

Exchange rate gains and losses on translation of intra-group receivables from, or liabilities to, a foreign operation that in substance is part of the net investment in the foreign operation are reported in 'Other comprehensive income'. Other foreign currency items have been included in financial income and financial expense.

For the purpose of presenting consolidated financial statements, the assets and liabilities of the Company's foreign subsidiaries are expressed in EUR, the functional currency of the parent company, using exchange rates prevailing on the balance sheet date. Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at the closing rate. Income and expense items are translated at the average exchange rates for the period. Exchange differences arising, if any, are classified as other comprehensive income and transferred to the translation reserve. Such translation differences are recognised in profit or loss in the period in which the foreign operation is disposed of.

Revenue recognition

The Group's revenue from contracts with customers relates entirely to sale of surgical and wound care products. For all products revenue is recognised at a point in time when products are shipped to the customer and the customer obtains control of the assets. The sales contracts can, to a limited extent, also include various forms of services. These services have however been concluded to not be material in relation to the overall cost of the product to the customer. As a result, no separate performance obligation for services is accounted for.

The evaluations made by the Group in order to identify when a customer obtains control of promised goods is to a large extent based on the shipping terms. This is because shipping terms typically specifies when title passes and will also affect when risk and rewards of ownership transfer to the customer. For the majority of the Group's sale, control is transferred when goods are delivered to the customer since, at that point of time, the customer has legal title to the asset and the significant risks and rewards have been transferred to the customer based on the shipping terms used.

The Group is determining the transaction price based on the consideration the Group expects to be entitled in exchange for transferring promised goods to a customer, excluding sales tax. Where a contract contains elements of variable consideration such as rebates, discounts and bonuses revenue is reported net after reporting a liability for such variable considerations. The liability is calculated based on contractual agreements and historical experience for the respective customer. When sales are made to a distributor the transaction price is reported net after considerations payable to the customer such as distributor fees.

The Group's payment terms are less than one year, hence the contracts do not involve any significant financing component.

The Group has elected to use the practical expedient to not adjust the amount of consideration for the effects of financing components since the period between when the Group transfer a promised good to a customer and when the customer pays for that good is expected to be one year or less at contract inception. For certain countries and customers, when deemed appropriate from a credit risk perspective, payment in advance is requested before delivery of goods. When payment in advance is requested the time from when payment is received until goods are shipped is normally short.

The Group only has very limited performance obligations for right of returns, refunds, warranties and similar obligations. As a result, the Group has not reported any significant liabilities for performance obligations that are not satisfied at the end of the reporting period. Neither have there been any material revenue recognised in the period from performance obligations satisfied in previous periods.

The Group pays some sales commissions that meet the definition for a cost of obtaining a contract. The Group has elected to use the practical expedient to recognise these costs as an expense when incurred if the amortisation period of the asset that the Group otherwise would have recognised is one year or less. Since all sales commissions paid would have been amortised within one year, no costs to obtain or fulfil a contract with a customer has been capitalised as an asset in the Group's balance sheet.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount.

Dividend income is recognised when the shareholders' rights to receive payment have been established.

Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for recognition.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred, using the effective interest method.

Retirement benefit costs

Group companies operate various pension schemes. The schemes are generally funded through payments to insurance companies or trustee-administrated funds. The Group has both defined benefit and defined contribution plans. A defined benefit plan is a pension plan that defines an amount of pension benefit that an employee will receive on retirement. A defined contribution plan is a pension plan under which fixed contributions are paid into a separate entity.

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions. Payments made to state-managed retirement benefit schemes are dealt with in the same way as payments to defined contribution plans where the obligations under the plans are equivalent to those arising in a defined contribution retirement benefit plan.

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out once a year. Remeasurement, comprising actuarial gains and losses, the effect of changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest) is reflected immediately in the statement of financial position with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss.

Past service cost is recognised in profit or loss in the period of a plan amendment.

Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost (including current service costs, past service costs, as well as gains and losses on curtailments and settlements) – included as a cost in arriving at operating profit
- net interest cost or income – included as a net finance cost or income
- remeasurement – included as part of other comprehensive income

The retirement benefit obligation recognised in the consolidated statement of financial position represents the actual deficit or surplus in the Group's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans. See note 19, Retirement benefit obligations, for further details.

Termination benefits

Termination benefits are payable when employment is terminated before the normal retirement date, or when an employee accepts voluntary redundancy in exchange for these benefits. The Group recognises the termination benefits when it is demonstrably committed to either terminating the employment of current employees according to a detailed formal plan without possibility of withdrawal or providing termination benefits as a result of an offer made to encourage voluntary redundancy. Benefits falling due more than 12 months after the balance sheet date are discounted to present value, if material.

Profit-sharing and bonus plans

The Group recognises a liability and an expense for bonuses when it is contractually obliged to pay a bonus or where there is a past practice that has created a constructive obligation.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (temporary differences) and it further excludes items that are never taxable or deductible (permanent differences).

The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit, and are accounted for using the balance sheet liability method. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised. Such assets and liabilities are not recognised if the temporary difference arises from goodwill or from the initial recognition (other than in a business combination) of other assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

Deferred tax liabilities are recognised for taxable temporary differences arising on investments in subsidiaries except where the Group is able to control the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, other comprehensive income or directly to equity depending on where the item that the deferred tax relates to is recognised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis. See note 9, Income tax.

OECD Pillar II legislation

The Group is within the scope of the OECD Pillar II model rules. Pillar II legislation has come into effect for financial years beginning from 31 December 2023 or later. Since the Pillar II legislation was not effective for the financial year 2023, the Group has no related current tax exposure in relation to 2023. The Group has reviewed the safe harbour provisions in relation to 2024 and concluded there are no material current tax exposures. The Group applies the exception to recognising and disclosing information about deferred tax assets and liabilities related to Pillar II income taxes, as provided in the amendments to IAS 12 issued in May 2023.

Group contributions

Group contributions are accounted for directly against equity together with the Group contributions' tax effect.

Property, plant and equipment

Property, plant and equipment (land, buildings, and fixed installations as well as machinery and equipment) are measured at cost less accumulated depreciation and accumulated impairment losses. No depreciation is made for land.

Cost includes the acquisition price, costs directly related to the acquisition, and expenses of making ready the asset until the time when it is ready to be put into operation. Subsequent costs are included in the property, plant and equipment's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other costs for repairs and maintenance are charged to the income statement in the period in which they are incurred.

Depreciation is charged to write off the cost, other than for land and properties under construction, over its expected useful life using the straight-line method. In case where items of property, plant and equipment is comprised of different components each having a cost and expected useful life significantly different than the total item, such components are depreciated separately over each component's useful life. Depreciation commences when the assets are ready for their intended use. Useful lives are reviewed annually. The expected

useful lives of the major categories of property, plant and equipment are:

Properties	25–40 years
Land improvements	30–40 years
Heavy machines	7–15 years
Smaller machines and transport equipment	3–5 years
IT-equipment and other equipment	3–10 years

The gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss but is not included in revenue.

Leasing

The Group has leasing agreements for company cars, office rentals, warehouses and certain factory buildings. Company cars normally have lease terms of around three years while the leasing contracts for offices, warehouses and factories have varying terms for up to 15 years. Leasing contracts for company cars do normally not include any extension options. Outstanding leasing agreements for offices, warehouses and factories include various extension and termination options as well as contracts that are automatically extended for a certain period if not actively being cancelled.

In accordance with IFRS 16, leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group. Lease liabilities are initially measured at the net present value of the fixed payments during the contract period and periods under extension options that are deemed reasonably certain to be utilised. The Group does not have any leases involving residual value guarantees or variable lease payments. The determination of the lease term for contracts with an extension option is based on the current business plan for each location and all facts and circumstances that create an economic incentive to exercise an extension option such as the cost for moving to a new facility. The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group, the Group's incremental borrowing rate in a similar economic environment with similar terms, security and conditions is used.

Right-of-use assets are initially measured at the amount of initial measurement of the lease liability plus any lease payments made at or before the commencement date and depreciated over the shorter of the asset´s useful life and the lease term on a straight-line basis. The lease term is reassessed if an option is actually exercised (or not exercised) or the Group becomes obliged to exercise (or not to exercise) it. The assessment of reasonable certainty is only revised if a significant event or a change in circumstances occurs, which affects this assessment, and that is within the control of the Group.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. Payments associated with short-term leases and leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short term leases are leases with a lease term of 12 months or less while all leases of office equipment are considered as being of low-value.

Leasehold improvements are capitalised as Property, plant and equipment and amortised over the shorter of their useful life or the remaining term of the lease (including lease renewal periods if the renewal is reasonably assured).

Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business (see 'Business combinations' above) less accumulated impairment losses, if any.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or groups of cash-generating units) that are expected to benefit from the synergies of the combination.

A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is an indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognised directly in profit or loss in the consolidated income statement. An impairment loss recognised for goodwill is not reversed in subsequent periods.

On disposal of the relevant cash-generating unit, the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

Internally-generated intangible assets

Research and development expenditure

Expenditure on research activities is recognised as an expense in the period in which it is incurred.

An identifiable internally-generated intangible asset arising from the Group's development projects is recognised if, and only if, all of the following have been demonstrated:

- the technical feasibility of completing the intangible asset so that it will be available for use or sale
- the intention to complete the intangible asset and use or sell it
- the ability to use or sell the intangible asset
- how the intangible asset will generate probable future economic benefits
- the availability of adequate technical, financial and other resources to complete the development and to use or sell the intangible asset
- the ability to measure reliably the expenditure attributable to the intangible asset during its development

The amount initially recognised for internally-generated intangible assets is the sum of directly attributable expenditure incurred from the date when the intangible asset first meets the recognition criteria listed above. Where no identifiable internally-generated intangible asset can be recognised, the development expenditure is recognised in profit or loss in the period in which it is incurred.

Capitalised development projects are amortised on a straight-line basis over their estimated useful lives, which normally is between 3 to 5 years.

Computer software

Computer software intangible assets are capitalised based on the costs incurred to acquire and bring into use the specific software. These costs are amortised over the expected useful lives, being 3–10 years. Internally developed computer software is capitalised on the same basis as for development expenditures.

Costs associated with maintaining computer software assets are recognised as an expense as incurred.

SaaS (Software-as-a-Service) costs are expensed as incurred. Configuration and customisation services for SaaS software which are performed by the SaaS provider or their subcontractors are considered non-distinct services and are recognised as prepayments which are expensed over the expected SaaS term.

Other intangible assets

Intangible assets separately acquired are initially measured at purchase cost. Intangible assets acquired as part of a business combination are initially measured at fair value.

Proprietary technologies

Proprietary technologies are measured initially at purchase cost and are amortised on a straight-line basis over their estimated useful lives from the time they are available for use. The expected useful lives are reviewed annually and the amortisation period is between 15 and 20 years.

Customer contracts

Customer contracts are stated at cost less accumulated amortisation and impairment losses. Amortisation is charged to the income statement on a straight-line basis over the estimated useful life. The estimated useful lives for customer contracts are based on the expected cash flow regarding the customer contracts acquired and are between 4 and 10 years.

Trademarks and brands

Trademarks and brands are valued independently as part of the fair value of the business acquired from third parties where the trademark has a value which is substantial and long-term and where the trademark can be sold separately from the rest of the business acquired or where it arises from contractual or legal rights. One important element of the strong development of the Group has been the long-term brand building efforts. The trademarks and brands of the Group have a very strong position in the market and several of the Group's

trademarks and brands are therefore considered to have an indefinite useful life. Trademarks and brands that are considered to have an indefinite useful life are subject to an impairment test annually or more often if there is an indication that their value might be impaired. The expected useful lives for trademarks and brands that are not considered to have an indefinite useful life are reviewed annually and the amortisation period is between 5 and 15 years.

Impairment of tangible and intangible assets excluding goodwill

At each balance sheet date, the Group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets which are not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

Inventories

Inventories (including raw materials, work in progress, finished goods and spare parts) are stated at the lower of cost and net realisable value. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is generally determined on a first in, first out basis. Net realisable value represents the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution. An obsolescence reserve is recognized if the estimated net selling price is lower than the cost of acquisition. To determine any inventory obsolescence, the Group makes estimates and assumptions regarding, among other things, future market conditions and expected sales volumes. The total amount of inventory obsolescence is presented in note 13.

Financial instruments

Financial assets and financial liabilities are recognised on the Group's balance sheet when the Group becomes a party to the contractual provisions of the instrument. Financial assets are classified by reference to the business model within which they are held and their contractual cash flow characteristics. Financial liabilities and equity instruments issued by the Group are classified according to the substance of the contractual arrangements entered and the definitions of a financial liability and an equity instrument.

Trade receivables

Trade receivables are held in a hold to collect business and are at initial recognition measured at fair value and subsequently at amortised cost using the effective interest rate method. The Group applies the IFRS 9 simplified approach to measure credit losses which uses a lifetime expected loss allowance for all trade receivables. All overdue receivables are assessed on an individual basis and a loss allowance is reported for the difference between the asset's carrying amount and the present value of estimated future cash flows for all receivables that are considered doubtful. The same principle is applied to all non-overdue receivables for which other lagging borrower-specific factors are observed. For all receivables not considered doubtful a loss allowance is reported based on an expected loss rate calculated from the historical credit losses experienced over a period of 36 months before the balance sheet day. As of 31 December 2024 this expected loss rate amounts to 0.0437% (0.0369%). In addition, separate calculations and provisions are made for markets for which the expected credit losses expects do deviate significantly from the Group average. Assets for which there is no reasonable expectation of recovery is written off through profit and loss to the extent of expected loss.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. In order to be classified as cash and cash equivalents, the maturity of the cash and cash equivalents instruments is three months or less at the time of acquisition. The Group's cash and cash equivalents are held in a hold to collect business and are valued at amortised cost. While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial. Short-term deposits with maturity at inception exceeding three months (but less than 12 months) are presented as short-term investments and not included as cash and cash equivalents.

Bank loans and other borrowings

Interest-bearing bank loans, overdrafts and other loans are initially measured at fair value, and are subsequently measured at amortised cost, using the effective interest rate method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings (see above).

Trade payables

Trade payables are initially measured at fair value, and are subsequently measured at amortised cost, using the effective interest rate method.

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership. Financial liabilities are derecognised when it is extinguished, i.e. when the debt has been paid off or the primary obligation specified in the contract is cancelled or has expired.

Derivative financial instruments

Derivatives are only used for economic hedging purposes or embedded in other agreements such as virtual power purchasing agreements (VPPA) and not used as speculative investments. Derivative financial instruments are initially measured at fair value on the contract date and are remeasured to fair value at sub-sequent reporting dates. All derivatives with a positive fair value are recognised as derivative financial instruments assets and all derivatives with a negative fair value are recognised as derivative financial instruments liabilities.

Changes in the fair value of derivative financial instruments that are not designated as part of a hedging relationship are recognised as operating profit or financial gain, operating loss or financial loss, depending on the objective of using the derivative and whether the derivative is attributable to operational or financial items.

There were no derivatives designated as cash flow hedges in 2024 or 2023, whereby all fair value changes of derivatives are recognised in the income statement. Derivatives embedded in other financial instruments or other non-financial host contracts are treated as separate derivatives when their risks and characteristics are not closely related to those of the host contract and the host contract is not carried at fair value with unrealised gains or losses reported in profit or loss.

Provisions

Provisions are recognised when the Group has a present obligation as a result of a past event, and it is probable that the Group will be required to settle that obligation. Provisions are measured at management's best estimate of the expenditure required to settle the obligation at the balance sheet date and are discounted to present value where the effect is material.

Application of new and revised International Financial Reporting Standards (IFRS)

New accounting policies for 2024

There were no new or revised IFRSs or interpretations from the IFRS Interpretations Committee in 2024 that have had any effect on the profit or loss, financial position or disclosures for the Group.

New accounting policies for 2025 and later

Certain new accounting standards and interpretations have been published that are not mandatory for 31 December 2024 reporting periods.

IFRS 18 Presentation and Disclosure in Financial Statements (effective for annual periods beginning on or after 1 January 2027) will replace IAS 1 Presentation of financial statements, introducing new requirements that will help to achieve comparability of the financial performance of similar entities and provide more relevant information and transparency to users. IFRS 18 will not impact the recognition or measurement of items in the financial statements and its impacts on presentation and disclosures are expected to be limited for the Group.

Standards that are not yet effective have not been early adopted by the Group or are expected to have a material impact on the Group in the future reporting periods or on foreseeable future transactions.

2. Critical accounting judgements and key sources of estimation uncertainty

Inherent in the application of many of the accounting policies used in the preparation of the financial statements is the need for management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the balance sheet date and the reported amounts of income and expenses during the reporting period. Actual outcomes could differ from the estimates and assumptions used. The following summary provides further information about the critical accounting judgments and key sources of estimation uncertainty that could have a significant impact on the results of the Group.

Recoverability of the carrying values of goodwill and indefinite-lived intangible assets

Significant judgment is required to determine the extent to which goodwill and indefinite-lived intangible assets have a value that will benefit the Group over future periods. To assist in making this judgment, the Group undertakes an assessment, at least annually, of their carrying values.

Mölnlycke is organised into four decentralised, customer-centric and empowered Business Areas: Wound Care, Operating Room Solutions (ORS), Gloves and Antiseptics supported by focused Corporate Functions. Management has concluded that the Group's four Business Areas are the lowest level of assets (or groups of assets) for which there are separately identifiable cash flows whereby they meet the definition in IFRS of cash-generating units (CGU's). See note 11 Goodwill for the amount of Goodwill allocated to the respective CGU and the impairment test performed.

Taxation – unrecognised temporary differences

The Group has recognised deferred tax assets in respect of unutilised losses, tax incentives and timing differences. The Group also has losses for which no value has been recognised for deferred tax purposes in these financial statements. These relates to loss-making subsidiaries where the future economic benefit of these timing differences is not deemed to be probable or subsidiaries where the timing differences are of such a nature that their value is dependent only on certain types of profit being earned, such as capital profits. If trading or other appropriate profits are earned in future in these companies, the timing differences may yield benefit to the Group in the form of a reduced tax charge.

In accordance with IAS 12 Income taxes an entity shall recognise a deferred tax liability for all taxable temporary differences associated with investments in subsidiaries except to the extent that 1) the entity is able to control the timing of the reversal of the temporary difference and 2) it is probable that the temporary difference will not reverse in the foreseeable future. The accounting for such temporary differences therefore involves management´s intention regarding the reversal of these temporary differences. Management's assessment is that these criteria to not report a deferred tax liability are fulfilled in relation to certain temporary differences associated with investments in subsidiaries. If these intentions are changed in the future this could result in an increased current or deferred income tax expense for the Group in the period when this occurs. See note 9 for further information on the Group's unrecognised temporary differences and the assessments made in relation to these temporary differences.

Retirement benefits

Retirement benefit accounting requires a number of key assumptions to be made in order to value the Group's obligations and to determine the liabilities to be recognised and the charge to be recognised in the income statement. It is managements responsibility to set the assumptions used in determining the key elements of the costs of meeting the Group's retirement benefit obligations. These assumptions are set after consultation with qualified actuaries. Details of the assumptions used are given in note 19. While management believe that the assumptions used are appropriate, a change in the assumptions used would affect Group profit or loss and financial position.

Climate related risks

In the short term (up to 2026), immediate risks include the need for regulatory compliance and meeting growing customer expectations for sustainable solutions. For instance, this involves adhering to stricter disclosure requirements, such as the CSRD, and investing in lower-carbon supply chains. In the medium term (2026-2030), risks such as potential supply chain disruptions, challenges in sourcing raw materials, and the scaling of lowcarbon technologies are expected to arise. Mölnlycke plans to mitigate these through targeted innovation and supplier engagement. In the long term (beyond 2030), the severity of physical risks, such as extreme weather events and resource scarcity, is anticipated to increase significantly. This will require continuous adaptation strategies to ensure resilience and maintain operational continuity. In the short and medium term, the rising cost of embodied emissions presents an opportunity for Mölnlycke to innovate in low-carbon technologies, optimize energy efficiency, and expand its portfolio with sustainable solutions that support customers' decarbonization goals. The company is committed to leading the transformation of healthcare by continuing to offer and improve products like Custom Procedure Trays®, which reduce waste and optimize resource use, and Biogel® Surgical Gloves, produced with lower material intensity and continuously improved packaging. Mölnlycke's achievement of 100% renewable electricity through a virtual Power Purchase Agreement (vPPA) will continue to reduce embedded emissions and stabilize energy costs, making the company's operations more resilient to market volatility and improving its long-term cost efficiency. Additionally, Mölnlycke is leveraging digital supply chain solutions to optimize transport, reduce emissions, and uses Life Cycle Assessments (LCA) to make informed decisions and support customers in their decarbonization journey. The company's circular economy initiatives, such as closed-loop systems for single-use items, will present significant business opportunities, driving waste reduction and sustainability in healthcare. Overall the Group does not see a significant risk resulting in a material adjustment to the carrying amounts of any assets or liabilities within the next financial year due to climate related risks.

3. Business combinations

Tamer Mölnlycke Arabia LLC

In 2021 the Group established a Joint Venture (JV) in Saudi Arabia, Tamer Mölnlycke Arabia LLC ("TMC"), to manufacture procedure trays for the Saudi Arabian and Middle East region. The JV was governed by the Joint Venture and Shareholders' agreement ("the Agreement") between the Group, Farouk Maamoun Mohammed Said Tamer Industries Holding ("Tamer") and TMC. Mölnlycke's initial ownership and voting rights of this entity was 33.33% and was accounted for using the equity method. In 2023, the Group made an additional capital contribution to the JV of MEUR 1.8 and in total the Group has contributed MEUR 5.7 to the entity since inception.

On 1 June 2024 ("the effective date") an amendment to the Agreement was effective. The amended Agreement added new business lines into TMC to include sales and manufacturing of an increased range of the Group's products in the Middle East region.

The Agreement also changed the shareholding percentage of the TMC owners where the Group is entitled to 60.00% (prior 33.33%) and Tamer is entitled to 40.00% (prior 66.67%). In connection with the change in shareholding, the Group also provided TMC with the licences to manufacture and sell the increased range of the Group's products in the region.

Since being a part of consolidated Group in 2024, TMC contributed with net sales of MEUR 36.8, EBIT of MEUR 5.1 and net income of MEUR 5.1. Since 1 January 2024, TMC generated net sales of MEUR 36.8, EBIT of MEUR 4.7 and net income of MEUR 4.8.

At the effective date the Group became the majority owner of TMC and from then on, TMC is fully consolidated into the Group's accounts. The measured assets and liabilities recognised as a result of the Agreement are as follows:

Tamer Mölnlycke Arabia LLC	MEUR
Purchase consideration	
Fair value of previously held share	4.8
Total purchase consideration	**4.8**
Recognised assets and liabilities	
Property, plant and equipment	27.8
Cash and cash equivalents	0.7
Other current assets	0.8
Non-current liabilities	-12.9
Deferred tax liabilities	-0.2
Other provisions	-0.1
Other current liabilities	-2.3
Net identifiable assets acquired	13.8
Non-controlling interest	-5.2
Bargain purchase	-3.8
	4.8

A bargain purchase of MEUR 3.8 was recognised in the income statement within other operating income and expenses as the only identifiable purchase consideration from a Group consolidation perspective was the previously held share in TMC. Adding additional Mölnlycke business lines into TMC represents a significant value for TMC going forward, but is not included as an identifiable purchase consideration since the business lines existed in the Group prior to the acquisition. The result of derecognition of the previously held share in the JV was MEUR 0.2 and is included in Other income and expenses.

The acquisition's impact on the Group's cash and cash equivalents was MEUR 0.7, representing the Cash and cash equivalents held by TMC at the effective date.

TMC is operating within all business areas, except Antiseptics. The bargain purchase has not been allocated to a specific business area.

P.G.F. Industry Solutions GmbH

In October 2024 the Group completed the acquisition of P.G.F. Industry Solutions GmbH ("PGF"), the Austrian manufacturer of Granudacyn wound cleansing and moistening solutions. PGF produces and sell their products to other entities in the Group and have no external sales. Since being a part of the consolidated Group in 2024, PGF contibuted with EBIT of MEUR 0.2 and net income of MEUR 0.2. Since 1 January 2024, PGF reached an EBIT of MEUR 0.6 and net income of MEUR 0.5.

The purchase price allocation is preliminary and will be finalized during 2025. All goodwill is attributable to operating segment Wound Care. The acquisition's impact on the Group's cash and cash equivalents was MEUR -12.1, representing the cash purchase price of MEUR 12.1 less acquired cash balance of MEUR 0.0.

P.G.F. Industry Solutions GmbH	MEUR
Purchase consideration	
Net cash payment	12.1
Total purchase consideration	**12.1**
Recognised assets and liabilities	
Property, plant and equipment	0.3
Cash and cash equivalents	0.0
Deferred tax assets and other assets	0.7
Non-current liabilities	-0.3
Other current liabilities	-0.5
Net identifiable assets acquired	0.3
Goodwill	11.8
	12.1

Purchase considerations – cash-flow, MEUR	2024	2023
SastoMed GmbH		
Earn-out payments	-	-0.3
Tamer Molnlycke Arabia LLC		
Net cash balance at acquisition	0.7	-
P.G.F. Industry Solutions GmbH		
Net purhase price	-12.1	-
Net cash balance at acquisition	0.0	-
Cash flow from investments in subsidiaries	**-11.4**	**-0.3**

4. Group companies

Principal subsidiaries

The Company's only directly held subsidiaries are MHC UK Ltd, (Reg. No. 5886297), Great Britain and MHC Sweden AB (Reg. No. 556716-2150), Sweden. MHC UK Ltd, Great Britain and MHC Sweden AB, Sweden owns, direct and indirect, 100 % of the following companies (unless otherwise stated):

Mölnlycke Health Care Pty Ltd., Australia
Mölnlycke Health Care GmbH, Austria
P.G.F. Industry Solutions GmbH, Austria
Mölnlycke Health Care N.V./S.A., Belgium
Mölnlycke Health Care Brazil Ltda., Brazil
Molnlycke Health Care Vends de Prod. Médicos Ltda., Brazil
Mölnlycke Health Care Inc., Canada
Mölnlycke Health Care Chile SpA., Chile
Molnlycke Healthcare (Shanghai) Co. Ltd., China
Molnlycke Health Care (Suzhou) Co., Ltd, China
Mölnlycke Health Care Adria d.o.o, Croatia
Mölnlycke Health Care Klinipro s.r.o., Czech Republic
Mölnlycke Health Care s.r.o., Czech Republic
Mölnlycke Health Care ProcedurePak s.r.o., Czech Republic
Mölnlycke Health Care A/S, Denmark
M&J Airlaid Products A/S, Denmark
Mölnlycke Health Care OÜ, Estonia
Mölnlycke Health Care Oy, Finland
Mölnlycke Health Care SAS, France
Mölnlycke Health Care GmbH, Germany
Medlock Medical Ltd, Great Britain
Mölnlycke Health Care Ltd., Great Britain
Regent Medical Holdings America Ltd, Great Britain
Regent Medical Ltd, Great Britain
Regent Medical Overseas Ltd, Great Britain
Mölnlycke Health Care Ltd./Kft., Hungary
Molnlycke Health Care Hong Kong Limited, Hong Kong
Molnlycke Health Care India Pvt Ltd, India
Mölnlycke Health Care S.r.l., Italy
Mölnlycke Health Care K.K., Japan
Mölnlycke Health Care Korea Co, Ltd., Korea
Molnlycke Health Care UAB, Lithuania
Molnlycke Health Care Sdn Bhd., Malaysia
Molnlycke Health Care Sales Sdn Bhd., Malaysia
Molnlycke Health Care KH Property Sdn Bhd, Malaysia
Mölnlycke Health Care B.V., Netherlands
Mölnlycke Health Care AS, Norway
Mölnlycke Health Care Polska Sp. z o.o., Poland
Mölnlycke Health Care LDA., Portugal
Mölnlycke Health Care Asia Pacific Pte. Ltd, Singapore
Mölnlycke Health Care Slovakia s.r.o. Slovakia
Mölnlycke Health Care S.L., Spain
Mölnlycke Health Care South Africa (Pty) Ltd, South Africa
Mölnlycke Health Care AB, Sweden
Mölnlycke IP AB, Sweden
Sälöknapp AB, Sweden
Mölnlycke Health Care S.A., Switzerland
Mölnlycke Health Care (Thailand) Ltd., Thailand
Mölnlycke Health Care Sales (Thailand) Co., Ltd., Thailand
Mölnlycke Health Care Taiwan Co. Ltd., Taiwan
Mölnlycke Health Care US LLC, USA
Mölnlycke Manufacturing US LLC, USA
Molnlycke Middle East & North Africa Reg HQ Ltd, Saudi Arabia
Tamer Mölnlycke Arabia LLC, Saudi Arabia (60%)

Interests in joint ventures

Up until 1 June 2024, the Group had a share of 33.33% in the Joint Venture Tamer Mölnlycke Arabia LLC. As of 1 June 2024, the ownership has changed to 60.00% (refer to note 3). After the change in ownership the entity is fully consolidated into the Group. The result presented below represents the result for the JV up until 1 June 2024.

MEUR	2024	2023
Tamer Mölnlycke Arabia LLC		
Carrying amount	-	4.7
Group share of:		
Result from continuing operations	0.3	-0.6
Other comprehensive income	-	-
Total comprehensive income	**0.3**	**-0.6**

Specification of holdings of shares and participations in Associates and Joint Ventures (2023)

Name of associated company or Joint Venture	Registered office (city, country)	Registration number	Number of shares held	Share of voting power (%)	Proportion of equity (%)
Tamer Mölnlycke Arabia LLC	Jeddah, Saudi Arabia	4,030,411,421	1,299,870	33.33	33.33

The Group has no contingent liabilities relating to the joint venture other than the responsibility of the Group for the quality of items supplied by Mölnlycke to the company in accordance with normal delivery and commercial terms.

5. Segment information

Mölnlycke has a reporting structure with four decentralised, customer-centric and empowered Business Areas: Wound Care, ORS (Operating Room Solutions), Gloves and Antiseptics supported by focused corporate functions. Information reported to the Group's chief operating decision-maker for the purposes of resource allocation and assessment of segment performance is focused on these four Business Areas. Management has made an assessment and concluded that these Business Areas are the Group's reportable segments under IFRS 8.

The Wound Care product segment specialises in providing products for the treatment of acute wounds, caused by burns, trauma and surgery, and the treatment of chronic wounds, including diabetic foot ulcers and venous leg ulcers – as well as the treatment and prevention of pressure ulcers.

The ORS product segment specialises in providing single-use surgical products serving customer needs for operating room efficiency and protection of patients and health care workers. Products include drapes (patient and equipment drapes), staff clothing (gowns, headwear, facemasks, and scrub suits), surgical instruments, components and custom procedure trays.

The Gloves segment provides high quality and reliable gloves to the surgical staff. Mölnlycke gloves are designed to offer optimised comfort and fit as well as extra protection from blood-borne infection and are used as a double glove solution.

The Antiseptics segment provides antiseptic products which are used in pre- and post-operative washing and provides lasting antibacterial protection for the skin.

Information regarding the Group's reportable segments is presented in the following tables.

	2024					
MEUR	Wound Care	OR Solutions	Gloves	Antiseptics	Unallocated	Total
Segment revenue per region						
Europe/Middle East/Africa	600.4	491.5	76.3	14.6	-	1,182.8
Americas	463.1	6.4	164.1	51.3	-	684.9
Asia Pacific	159.9	27.1	9.4	0.1	-	196.5
Total segment revenue	1,223.4	525.0	249.8	66.0	-	**2,064.2**
whereof through distributors	1,015.9	133.2	191.3	59.4	-	1,399.8
whereof directly to customers	207.5	391.8	58.5	6.6	-	664.4
Share of result in associates and joint ventures	-	0.3	-	-	-	**0.3**
Segment EBITDA	490.1	49.8	47.8	3.5	-	**591.2**
Exceptional items	-	-	-	-	4.2	**4.2**
Depreciation, amortisation and impairment charges	-51.4	-19.4	-12.8	-0.7	-4.1	**-88.4**
Operating profit	438.7	30.4	35.0	2.8	0.1	**507.0**
Net finance costs	-	-	-	-	-30.2	**-30.2**
Profit before tax						**476.8**
Income tax	-	-	-	-	-101.5	**-101.5**
Profit for the year						**375.3**
Assets	513.8	390.1	186.9	87.6	3,496.4	**4,674.8**
Investments in associates and joint ventures	-	-	-	-	-	**-**
Additions to non-current assets*	82.1	27.4	15.6	2.7	-	**127.8**
Liabilities	51.3	52.8	11.7	3.1	2,696.8	**2,815.7**

	2023					
MEUR	Wound Care	OR Solutions	Gloves	Antiseptics	Unallocated	Total
Segment revenue per region						
Europe/Middle East/Africa	559.0	463.5	75.3	11.6	-	1,109.4
Americas	425.6	5.9	155.6	41.1	-	628.2
Asia Pacific	148.8	27.1	9.0	1.0	-	185.9
Total segment revenue	1,133.4	496.5	239.9	53.7	-	**1,923.5**
whereof through distributors	960.6	122.3	181.5	49.8	-	1,314.2
whereof directly to customers	172.8	374.2	58.4	3.9	-	609.3
Share of result in associates and joint ventures	-	-0.6	-	-	-	**-0.6**
Segment EBITDA	463.6	35.6	42.8	3.1	-	**545.1**
Exceptional items	-	-	-	-	-	**-**
Depreciation, amortisation and impairment charges	-50.0	-19.4	-11.5	-0.8	-	**-81.7**
Operating profit	413.6	16.2	31.3	2.3	-	**463.4**
Net finance costs	–	–	–	–	24.0	**24.0**
Profit before tax						**487.4**
Income tax	–	–	–	–	-93.9	**-93.9**
Profit for the year						**393.5**
Assets	443.2	318.7	173.4	55.1	3,651.0	**4,641.4**
Investments in associates and joint ventures	-	1.8	-	-	-	**1.8**
Additions to non-current assets*	38.5	9.6	12.1	1.3	-	**61.5**
Liabilities	44.6	41.3	8.8	3.1	2,562.2	**2,660.0**

* The amounts of additions to non-current assets, other than financial instruments and deferred tax assets.

Segment assets are reconciled to total assets as follows	2024	2023
Segment assets for reportable assets	1,178.4	990.4
Unallocated:		
Goodwill	2,138.4	2,129.1
Trademark, Technology & Customer contracts	518.7	535.7
Deferred tax asset	57.9	53.9
Current tax receivables	11.0	30.7
Cash and cash equivalents	166.4	398.4
Receivables, parent company	288.9	258.3
Short-term investments	200.0	150.0
Other	115.1	94.9
Total assets	**4,674.8**	**4,641.4**

Revenue reported above represents revenue generated from external customers. There were no inter-segment sales in the year (2023: Nil).

The accounting policies of the reportable segments are the same as the Group's accounting policies described in note 1. Segment profit (EBITDA) represents the earnings before interest, tax, depreciation, amortisation and impairment charges earned by each segment excluding exceptional items. This is the principal measure reported to the chief operating decision maker for the purposes of resource allocation and assessment of segment performance.

The only liability that is provided on a regular basis to the chief operating decision maker on a segment level is Trade accounts payable. The total of the reportable segments' liabilities does equal the total Trade accounts payable reported in the Group's balance sheet, please refer to note 21.

Geographical information non-current assets, MEUR	12/31/2024	12/31/2023
Sweden	87.0	52.8
Czech Republic	58.5	64.1
Finland	78.9	58.8
Malaysia	95.1	88.2
U.S.	51.0	53.7
Other countries	94.5	54.1
Total	**465.0**	**371.7**

Non-current assets included in the table above comprise property, plant and equipment, right-of-use assets, capitalised development expenditure and computer software. Goodwill and other intangible assets that have been recognised as a result of the acquisition of geographically diverse subsidiaries (trademarks and brands, proprietary technologies and customer contracts) have not been allocated to different geographical areas and are not included in non-current assets in the above table.

6. Revenue from contracts with customers

The Group's revenue from contracts with customers relates entirely to sale of products. For all products, control is transferred and revenue is recognized at a point in time when products are shipped to the customer and the customer obtains control of the assets. The Group derives revenue in the following reportable segments, geographical regions and sales channels. Revenue from external customers is allocated to geographical area by the location of the legal entity in which the revenue is recorded. There were no inter-segment sales in the year (2023: -).

MEUR	2024	2023
Geographical information		
Sweden	68.0	62.1
France	206.0	207.9
UK	149.9	137.6
Europe (excl. Sweden, France and UK), Middle East and Africa	758.9	701.8
Total Europe/Middle East/Africa	**1,182.8**	**1,109.4**
U.S.	610.0	559.7
Americas (excl U.S.)	74.9	68.5
Total Americas	**684.9**	**628.2**
Asia Pacific	**196.5**	**185.9**
Total	**2,064.2**	**1,923.5**
Sales channels		
Through distributors	1,399.8	1,314.2
Directly to customers	664.4	609.3
Total	**2,064.2**	**1,923.5**

7. Operating costs by nature

The Group classifies operating costs in its income statement according to function. The Group's operating costs can be analysed by their nature as follows:

Operating cost, MEUR	2024	2023
Raw materials and finished goods	-675.9	-627.3
Personnel costs	-536.6	-488.2
Depreciation, amortisation and impairment charges	-88.4	-81.7
Other operating expenses	-258.4	-263.6
	-1,559.3	**-1,460.8**

Other operating income and expenses, MEUR	2024	2023
Insurance compensation	-	1.0
Sales to related parties	1.3	0.6
Sales of intangible assets	5.3	–
Government fees	-2.8	–
Impairment charges and write-downs	-3.9	-
Bargain purchase	3.8	-
Other	-2.0	-0.3
	1.8	**1.3**

8. Finance income and finance costs

Finance income, MEUR	2024	2023
Interest income		
Financial assets at amortised cost		
Cash and cash equivalents	17.1	13.9
Receivables parent company, net	13.1	10.2
	30.2	**24.1**
Revaluation gain - net		
Financial assets and financial liabilities at Fair value through profit and loss		
Derivative financial instruments	**-**	**52.1**
Total finance income	**30.2**	**76.2**

Finance costs, MEUR	2024	2023
Interest expenses		
Financial liabilities at amortized cost		
Borrowings	-42.7	-28.4
Interest on derivative instruments	-8.5	-6.9
Other interest cost	-6.8	-4.9
	-58.0	**-40.2**
Revaluation loss - net		
Financial assets and financial liabilities at Fair value through profit and loss		
Derivative financial instruments	-12.2	-
Other financial investments	0.8	-
	-11.4	**-**
Other financial items		
Currency gain/loss	7.3	-11.4
Other financial items	1.7	-0.6
	9.0	**-12.0**
Total finance costs	**-60.4**	**-52.2**

9. Income tax

MEUR	2024	2023
Income tax expense for the period		
Current tax	-102.7	-98.5
Deferred tax	1.2	4.6
	-101.5	**-93.9**
Income tax recognised in other comprehensive income		
Current tax: Exchange difference on foreign operations	2.5	0.3
Deferred tax: Remeasurment of defined benefit pension plans	3.1	-0.6
	5.6	**-0.3**
Income tax recognised directly in equity		
Current tax: Group contribution	25.1	38.1
	25.1	**38.1**
Total tax for the period		
Total current tax	-75.2	-60.1
Total deferred tax	4.3	4.0
Total	**-70.9**	**-56.1**

Numerical reconciliation of income tax expense, MEUR	2024	2023
Profit before tax	476.8	487.4
Tax at the Swedish domestic income tax rate of 20.6%	-98.2	-100.4
Tax effect of expenses that are not tax deductible	-2.8	-2.1
Tax effect of income that is not taxable	2.2	0.1
Difference in tax rates in foreign subsidiaries	-9.0	-3.9
Adjustments to taxes for previous periods	1.3	-1.2
Change of tax rates	-0.3	-0.1
Tax effect of recognition and derecognition of tax losses and tax incentives	-1.1	11.9
Other	6.4	1.8
Income tax expense for the period	**-101.5**	**-93.9**

Movements in net deferred tax balance, MEUR	2024	2023
Net liability at the beginning of the year	**89.3**	**92.8**
Charged /(credited) to profit or loss for the year	-1.2	-4.6
Charged /(credited) to other comprehensive income	-3.1	0.6
Business combinations	-0.1	-
Exchange rate differences	0.3	0.5
Net liability at the end of the year	**85.2**	**89.3**

Deferred tax assets and liabilities attributable to, MEUR	12/31/2024	12/31/2023
Deferred tax assets		
Property, plant and equipment	0.9	0.7
Goodwill	14.3	14.4
Other intangible assets	6.7	5.4
Inventories	23.0	20.3
Accounts receivable	1.1	1.3
Retirement benefit obligations	9.0	6.4
Other accruals, provisions and liabilities	11.6	10.3
Tax loss carry forward and tax incentives	7.9	11.7
Gross total	**74.5**	**70.5**
Net of deferred tax liabilities	-16.6	-16.6
Net total	**57.9**	**53.9**
Deferred tax liabilities		
Property, plant and equipment	26.2	25.3
Goodwill	16.7	14.3
Other intangible assets	109.5	111.1
Fair value derivatives	6.1	9.1
Other	1.2	0.0
Gross total	**159.7**	**159.8**
Net of deferred tax assets	-16.6	-16.6
Net total	**143.1**	**143.2**

Tax losses, MEUR	12/31/2024	12/31/2023
Unused tax losses of which no deferred tax asset has been recognised	26.6	33.0
Potential tax benefit	6.6	8.8

No deferred tax asset has been recognised for certain subsidiaries where the uncertainty exists if the Group will have the specific type of income (such as non-trading income in specific entities) in the jurisdiction of origin that is needed to utilize these losses or if the unused tax losses being incurred by a dormant subsidiary that is not likely to generate taxable income in the foreseeable future. The unused tax losses for these entities can be carried forward indefinitely. Tax incentives are recognised when it is probable that the entity will generate sufficient taxable profit to utilise such incentives and all other requirements to obtain the incentives are fullfilled at the closing day.

Unrecognised temporary differences, MEUR	12/31/2024	12/31/2023
Temporary differences relating to investments in subsidiaries for which deferred tax liabilities have not been recognised:		
Foreign currency translation[1)]	278.5	238.0
Undistributed earnings[2)]	28.1	33.4
	306.6	**271.4**
Unrecognised deferred tax liability relating to the above temporary differences	60.2	52.4

1) The Swedish Council for Advance Tax Rulings has in 2019 interpreted Swedish tax law in relation to exchange differences on EUR denominated financial assets in Swedish entities with EUR as reporting currency. Within the Group's holding structure, external funding denominated in EUR is raised in one of the holding companies and distributed to the Group's operating entities through a EUR denominated intercompany loan. According to the interpretation in the advanced tax ruling, an unrealized taxable foreign exchange gain exists on this intercompany loan that however will be taxable, triggering a negative cash flow effect, only when the loan is close to fully repaid. The Group has the full decisive power to decide if and when to have this loan repaid and the Group has no intention to do so within a foreseeable future. In accordance with IAS 12 Income taxes the Group has therefore not reported any deferred tax liability for this temporary difference.

2) The Group's production entity in Thailand has undistributed earnings which, if paid out as dividends, would be subject to a 10% withholding tax. An assessable temporary difference exists, but no deferred tax liability has been recognised as the Group is able to control the timing of distributions from this subsidiary and is not expected to distribute these profits in the foreseeable future.

10. Property, plant and equipment

MEUR	Properties	Land and land improvements	Machinery	Equipment	Total
At 1 January 2023					
Acquisition cost	125.5	5.3	326.9	94.3	552.0
Accumulated depreciation and impairment	-40.3	0.0	-177.7	-58.2	-276.2
Net book amount	**85.2**	**5.3**	**149.2**	**36.1**	**275.8**
Year ended 31 December 2023					
Opening net book amount	**85.2**	**5.3**	**149.2**	**36.1**	**275.8**
Additions	1.7	0.0	17.3	18.5	37.5
Disposals	0.0	–	-0.1	-0.3	-0.4
Depreciations	-4.7	0.0	-20.7	-7.0	-32.4
Reclassifications	0.1	–	13.5	-13.7	-0.1
Exchange differences	-3.7	-0.1	-4.9	-1.0	-9.7
Closing net book amount	**78.6**	**5.2**	**154.3**	**32.6**	**270.7**
At 31 December 2023					
Acquisition cost	123.6	5.2	352.7	97.8	579.3
Accumulated depreciation and impairment	-45.0	0.0	-198.4	-65.2	-308.6
Net book amount	**78.6**	**5.2**	**154.3**	**32.6**	**270.7**
Year ended 31 December 2024					
Opening net book amount	**78.6**	**5.2**	**154.3**	**32.6**	**270.7**
Business combinations	27.3	–	–	0.1	27.4
Additions	6.7	–	14.9	26.2	47.8
Disposals	-0.3	-0.1	-0.1	-0.1	-0.6
Depreciations	-4.7	0.0	-22.4	-7.9	-35.0
Reclassifications	1.1	0.1	1.4	-2.6	0.0
Write-down	-1.3	–	-2.6	0.0	-3.9
Exchange differences	3.5	0.2	5.5	0.5	9.7
Closing net book amount	**110.9**	**5.4**	**151.0**	**48.8**	**316.1**
At 31 December 2024					
Acquisition cost	161.9	5.4	374.4	121.9	663.6
Accumulated depreciation and impairment	-51.0	0.0	-223.4	-73.1	-347.5
Net book amount	**110.9**	**5.4**	**151.0**	**48.8**	**316.1**

11. Goodwill

MEUR	2024	2023
At the beginning of the year	**2,129.1**	**2,129.2**
Recognised on the acquisition of subsidiaries (note 3)	11.8	-
Exchange differences	-2.5	-0.1
At the end of the year	**2,138.4**	**2,129.1**

Goodwill has been allocated to the Group's cash generating units (CGUs), which corresponds to the Group's four Business Areas, as follows:

MEUR	12/31/2024	12/31/2023
Wound Care	1,433.7	1,424.4
OR Solutions	91.4	91.4
Gloves	547.4	547.4
Antiseptics	65.9	65.9
	2,138.4	**2,129.1**

Impairment test of goodwill

The impairment testing is based on a calculation of value in use in which assumptions of future growth and operating margins are important components. The growth rates and margins used to estimate future performance are based on the Group's forecasts and strategic planning process and are consistent with past performance and experience of growth rates and margins achievable in the Group's key markets. In the Group's impairment assessment special consideration is taken to account for changes in the macroeconomic environment, changes in interest rates and inflation and other uncertainties.

The value in use calculation is based on input data where the first five years' cash-flows are derived from the Group's forecasting and strategic planning process. A growth rate of 2% (2%) has been used to extrapolate the cash flows for the years beyond this five-year period, which is considered reasonable given historical growth, geographical positioning and industry fundamentals. Estimated cash flows have been discounted using a pre-tax discount rate of 9.6% (9.1%) for Wound Care, 11.9% (11.4%) for ORS, 9.6% (9.1%) for Gloves and 13.2% (12.6%) for Antiseptics.

No impairment requirement has been identified since the carrying values are lower than calculated value in use. The assessment is that no reasonable possible change in any key assumption will lead to a calculated recoverable amount that is lower than the carrying amount, except for Business area Gloves where negative changes in any of the key assumptions would require impairment of goodwill.

If the forecasted EBITDA margin used in the value in use calculation for Gloves had been 1% lower than management's estimates at 31 December 2024, all else equal, the Group would have had to recognise an impairment against the carrying amount of goodwill for the Gloves segment of MEUR 40.

If the pre-tax discount rate used was 1% higher (10.6% instead of 9.6%), all else equal, the Group would have had to recognise an impairment against the carrying amount of goodwill for Gloves of MEUR 86.

These changes represent reasonably possible variations to management's forecasts. In the prior year, management's assessment was that there were no reasonably possible changes in any of the key assumptions that would have resulted in an impairment write-down for goodwill allocated to Gloves or the other segments.

12. Other intangible assets

MEUR	Trademarks and brands	Proprietary technology	Customer contracts	Capitalised development expenditure	Computer software	Total
At 1 January 2023						
Acquisition cost	499.0	224.2	8.8	64.5	87.9	884.4
Accumulated amortisation and impairment	-14.5	-157.6	-7.3	-46.7	-62.7	-288.8
Net book amount	**484.5**	**66.6**	**1.5**	**17.8**	**25.2**	**595.6**
Year ended 31 December 2023						
Opening net book amount	484.5	66.6	1.5	17.8	25.2	595.6
Additions	–	–	–	5.2	1.5	6.7
Disposals	–	–	–	–	0.0	0.0
Amortisations	-1.9	-14.3	-0.5	-4.2	-7.1	-28.0
Reclassifications	–	–	–	–	0.1	0.1
Exchange differences	0.0	-0.3	0.1	0.2	-0.3	-0.3
Closing net book amount	**482.6**	**52.0**	**1.1**	**19.0**	**19.4**	**574.1**
At 31 December 2023						
Acquisition cost	499.0	223.9	8.9	69.9	89.2	890.9
Accumulated amortisation and impairment	-16.4	-171.9	-7.8	-50.9	-69.8	-316.8
Net book amount	**482.6**	**52.0**	**1.1**	**19.0**	**19.4**	**574.1**
Year ended 31 December 2024						
Opening net book amount	482.6	52.0	1.1	19.0	19.4	574.1
Additions	–	–	–	3.4	4.2	7.6
Disposals	–	–	–	-0.1	–	-0.1
Amortisations	-1.5	-14.3	-0.2	-4.9	-5.6	-26.5
Reclassifications	–	–	–	–	0.1	0.1
Exchange differences	-0.1	-0.9	-0.1	-0.6	-0.6	-2.3
Closing net book amount	**481.0**	**36.8**	**0.8**	**16.8**	**17.5**	**552.9**
At 31 December 2024						
Acquisition cost	498.9	223.0	8.8	72.6	92.9	896.2
Accumulated amortisation and impairment	-17.9	-186.2	-8.0	-55.8	-75.4	-343.3
Net book amount	**481.0**	**36.8**	**0.8**	**16.8**	**17.5**	**552.9**

Amortisation and impairment charges are included in the following line items in the Group's Income Statement:

MEUR	Trademarks and brands	Proprietary technology	Customer contracts	Capitalised development expenditure	Computer software	Total
2024						
Cost of sales	–	-14.3	–	–	-1.7	-16.0
Selling costs	-1.5	–	-0.2	–	-1.3	-3.0
Administrative costs	–	–	–	–	-2.5	-2.5
Research and development costs	–	–	–	-4.9	-0.1	-5.0
Total	**-1.5**	**-14.3**	**-0.2**	**-4.9**	**-5.6**	**-26.5**
2023						
Cost of sales	–	-14.3	–	–	-2.0	-16.3
Selling costs	-1.9	–	-0.5	–	-1.7	-4.1
Administrative costs	–	–	–	–	-3.1	-3.1
Research and development costs	–	–	–	-4.2	-0.3	-4.5
Total	**-1.9**	**-14.3**	**-0.5**	**-4.2**	**-7.1**	**-28.0**

Trademarks and brands assessed as having an indefinite useful life are allocated to the Group's cash generating units (CGUs) as follows:

MEUR	12/31/2024	12/31/2023
Wound Care	290.0	290.0
OR Solutions	116.6	116.6
Gloves	56.2	56.2
Antiseptics	4.6	4.6
	467.4	**467.4**

13. Inventories

MEUR	12/31/2024	12/31/2023
Raw materials	92.5	83.1
Work-in-progress	22.3	17.3
Finished goods	231.9	207.0
Consumables	6.1	5.9
Inventories, gross amount	**352.8**	**313.3**
Provision for obsolescence	-9.6	-9.4
Inventories, net after provision for obsolescence	**343.2**	**303.9**

The Group reversed 0.9 (2.0) MEUR of a previous inventory write-down during the year.
The amount reversed has been included in cost of sales in the statement of profit or loss.

14. Trade and other receivables

MEUR	12/31/2024	12/31/2023
Trade accounts receivable		
Accounts receivable, gross	375.0	319.4
Allowance for doubtful debts	-4.9	-4.6
	370.1	**314.8**
Other financial receivables		
Customer invoices to be issued	4.2	3.6
Deposits	0.1	0.1
Other current receivables	7.9	6.3
Accrued interest income	5.1	3.3
	17.3	**13.3**
Financial trade and other receivables	**387.4**	**328.1**
Other current receivables		
VAT	6.5	3.8
Prepaid rent	1.6	1.2
Other prepaid expenses	32.1	23.8
	40.2	**28.8**
Trade and other receivables	**427.6**	**356.9**

Trade accounts receivable do not include any debtors that have been transferred to a financial institution.

Ageing of trade receivables, MEUR:	12/31/2024			12/31/2023		
	Gross amount	Reported allowance	Net amount	Gross amount	Reported allowance	Net amount
Not past due	300.1	-0.1	300.0	254.3	-0.1	254.2
Past due 0–30 days	31.2	0.0	31.2	19.9	0.0	19.9
Past due 31–90 days	17.6	-0.3	17.3	18.5	-0.4	18.1
Past due 91–180 days	10.8	-0.3	10.5	11.4	-0.3	11.1
More than 180 days	15.3	-4.2	11.1	15.3	-3.8	11.5
	375.0	**-4.9**	**370.1**	**319.4**	**-4.6**	**314.8**

Movement in the allowance for doubtful debts, MEUR	2024	2023
At 1 January	**-4.6**	**-4.5**
Impairment losses recognised	-0.4	-1.0
Impairment losses reversed	0.1	0.9
Exchange differences	0.0	0.0
At 31 December	**-4.9**	**-4.6**

15. Cash, cash equivalents and short term investments

MEUR	12/31/2024	12/31/2023
Bank balances	166.4	248.4
Short term bank deposits	-	150.0
Cash and cash equivalents	**166.4**	**398.4**

MEUR	12/31/2024	12/31/2023
Short term bank deposits	200.0	150.0
Short term investments	**200.0**	**150.0**

Cash and cash equivalents is cash and short-term bank deposits held by the Group with a maturity of less than three months at the time of acquisition.

Cash and cash equivalents as of 31 December 2024, includes MEUR 51.9 (33.8) in countries where exchange controls or other legal restrictions apply. Therefore it is not possible to immediately use these liquid funds in other parts of the Group. However, there is normally no limitation to use them for the Group's operation in the respective country.

Short term investments refer to short term bank deposits with a maturity at inception of more than three months but less than 12 months. The deposits carry a fixed interest rate.

16. Capital management

The Group considers the capital that it manages to be the equity attributable to equity holders of the parent as shown in the Group's Consolidated statement of financial position.

The Group's objectives when managing capital are to ensure that the Group has adequate funds to continue as a going concern and sufficient flexibility within the capital structure to fund the ongoing growth of the business and to take advantage of business development opportunities including acquisitions. The Group determines the amount of capital in conjunction with its borrowing requirements, taking into account changes in business risks, future funding requirements and any restrictions contained its borrowing facilities (see note 23). The Group's overall strategy remains unchanged from prior year.

A dividend of MEUR 400.0 (-) was transferred to the parent company Mölnlycke AB. Reported group contribution for 2024 to the parent company Mölnlycke AB amounts to MEUR 121.9 (184.8).

In 2024 cash distributions of MEUR 500.0 (300.0) have been made by the Group to the Group's parent company Mölnlycke AB's shareholders on behalf of Mölnlycke AB. From the Group's perspective this distribution is a part of the settlement of dividends and group contributions from the Group to Mölnlycke AB. The table below presents a roll forward of the Group's net receivable/ liability to its parent company Mölnlycke AB.

MEUR	12/31/2024	12/31/2023
Opening balance	**258.3**	**104.8**
Non-cash transactions		
Group contribution to parent company	-121.9	-184.8
Dividend to parent company	-400.0	-
Capitalised interest	13.1	10.2
Exchange rate differences and other	5.3	6.2
Cash transactions		
Tax paid on behalf of parent company	34.1	21.9
Distribution to the owners of the Group, on behalf of parent company	500.0	300.0
Closing balance	**288.9**	**258.3**

17. Cash flow information

The tables below detail changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes.

			Non-cash changes				
MEUR	01/01/2024	Cash flows	Acquisitions	Amortisation	Exchange differences	Other changes	31/12/2024
Bond notes	2,040.1	20.2	-	2.1	-	-	2,062.4
Lease liabilities	62.4	-25.0	68.4	-	0.2	3.1	109.1
Other interest-bearing liabilities	-	9.4	9.3	-	0.3	-	19.0
	2,102.5	**4.6**	**77.7**	**2.1**	**0.5**	**3.1**	**2,190.5**

			Non-cash changes				
MEUR	01/01/2023	Cash flows	Acquisitions	Amortisation	Exchange differences	Other changes	31/12/2023
Bond notes	1,893.0	145.4	–	1.7	–	–	2,040.1
Lease liabilities	66.9	-23.3	17.3	–	-0.3	1.8	62.4
	1,959.9	**122.1**	**17.3**	**1.7**	**-0.3**	**1.8**	**2,102.5**

Other changes include capitalised interest.

18. Leases

MEUR	12/31/2024	12/31/2023
Balance sheet items		
Right-of-use assets		
Buildings	94.6	48.0
Land	7.6	2.0
Vehicles	12.5	12.6
	114.7	**62.6**
Lease liabilities		
Current	24.2	22.5
Non-current	84.9	39.9
	109.1	**62.4**

MEUR	2024	2023
Additions to the right-of-use assets during the year		
Additions	72.4	17.3
Business combinations	1.6	-
	74.0	**17.3**
Amounts included in the consolidated income statement		
Depreciation charge of right-of-use assets		
Buildings	16.0	14.4
Land	0.1	0.0
Vehicles	6.9	6.9
	23.0	**21.3**
Interest expense on lease liabilities	3.0	1.8
Expense relating to short-term leases	0.9	0.8
Expense relating to low-value leases	0.9	1.0
Total cash outflow for leases	**26.7**	**26.9**
Future cash outflows for committed leases not yet commenced	**15.8**	**60.1**

Please refer to Note 1 for the accounting policies followed and information about the nature of the Group's leasing activities and Note 23 for a maturity analysis of lease liabilities.

19. Retirement benefit obligations

Defined contribution plans

In many countries, the Group's employees are covered by defined contribution pension plans. The pension plans primarily entail retirement pensions. The premiums are paid continuously throughout the year by each Group company to separate legal entities, such as insurance companies. The employer's obligation is limited to the premiums the company has undertaken to pay. Under this type of plan, no liability is recognised in the balance sheet, except for accrued contributions.

In Sweden, the total retirement benefit package is a mixed solution, with some parts being defined contribution pension plans and others defined benefit pension plans. The part of the Swedish ITP2 plan (supplementary pensions for salaried employees) concerning family pension, disability pension, and employment group life insurance financed by insurance with Alecta is a defined benefit pension multi-employer plan. The Swedish Financial Accounting Standards Council's Interpretations Committee has however concluded that the information provided by Alecta is not sufficient to be able to account for the Alecta plan as a defined benefit plan. Therefore, the Alecta plan has been reported as a defined contribution plan and this means that premiums paid to Alecta will also be recognized on an ongoing basis as expenses in the period to which they pertain. Alecta's surplus can be distributed to the insurers and/or the insured. At year-end 2024, Alecta's surplus in the form of the collective consolidation level was 162% (158%). For 2025, the Group expects to pay MEUR 0.3 for premiums to Alecta.

During the period the Group expensed MEUR 28.3 (26.1) of contributions to defined contribution plans.

Defined benefit plans

Defined benefit plans are those where the Group's obligation is to provide pension and other post-retirement benefits that participating employees will receive on or after retirement, usually dependent on one or more factors such as age, years of service and compensation. The Group operates defined benefit pension plans for qualifying employees in Sweden, US, Belgium, Germany, Netherlands, Thailand, Italy, Saudi Arabia and France.

The defined benefit plans in Belgium, US and Netherlands are funded, the remainder is unfunded.

The Swedish plan is the most significant defined benefit plan for the Group, representing 58% of the defined benefit obligation and 75% of the net liability at 31 December 2024 (54% and 72% respectively).

The major risks associated with the defined benefit plans are as follows:

- investment risk: The defined benefit obligation is calculated using discount rates set with reference to corporate bond yields. If assets in funded plans underperform this yield it will increase the amount of any deficit
- interest risk: A decrease in corporate bond yields will increase the value of the defined benefit obligation for accounting purposes, although this would be partially offset by an increase in the value of corporate bonds held as assets
- longevity risk: The majority of the obligations are to provide benefits for the life of the plan member so increases in life expectancy will result in an increase in the defined benefit obligation
- salary risk: The majority of the obligations are to provide benefits for plan member based on annual salaries during the last few years of employment. If salaries increase faster than has been assumed this will result in an increase in the defined benefit obligation

The principal assumptions used for the purpose of the actuarial valuations used in preparing the financial statements were as follows:

	Sweden		Others (weighted average)	
	12/31/2024	12/31/2023	**12/31/2024**	12/31/2023
Discount rate	3.1%	4.0%	3.5%	4.1%
Expected rate of salary increases	2.5%	2.4%	2.3%	2.2%
Inflation rate	1.8%	1.7%	2.0%	2.1%

The discount rate is set separately for each country and is determined, in consultation with our local actuaries, by reference to market rates on high quality corporate bonds with a duration and currency that is consistent with the duration and currency of the defined benefit obligation.

This may involve interpolation of bond yield curves where there is no direct match for duration or the market is not deep for matching bond durations.

Other assumptions are based on market conditions in each country.

The amounts recognised in profit or loss in respect of defined benefit plans are as follows:

	Sweden		Others	
MEUR	**2024**	2023	**2024**	2023
Current service cost	1.2	0.9	1.2	1.4
Past service cost and (gain) or loss from settlements	–	–	–	–
Net interest cost	1.9	1.8	0.6	0.6
	3.1	**2.7**	**1.8**	**2.0**

The total costs above are shown under selling costs MEUR 0.3 (0.5), administrative costs MEUR 1.2 (0.9), cost of goods sold MEUR 0.9 (0.9) and finance costs MEUR 2.5 (2.4).

The amount included in the balance sheet arising from the Group's obligations in respect of its defined benefit plans is as follows:

	Sweden		Others	
MEUR	**12/31/2024**	12/31/2023	**12/31/2024**	12/31/2023
Present value of funded defined benefit obligations	–	–	24.3	23.3
Fair value of plan assets	–	–	-23.7	-21.3
Deficit	**–**	**–**	**0.6**	**2.0**
Present value of unfunded defined benefit obligations	58.8	45.0	18.6	15.1
Net liability arising from defined benefit obligations	**58.8**	**45.0**	**19.2**	**17.1**

Movements in the present value of the defined benefit obligation in the period were as follows:

MEUR	2024	2023
Opening defined benefit obligation	83.4	83.5
Current service cost	2.4	2.3
Interest cost	3.4	3.2
Contributions from plan participants	0.0	0.0
Past service costs and settlements	–	–
Actuarial losses/(gains):		
– Arising from changes in demographic assumptions	-0.1	0.2
– Arising from changes in financial assumptions	15.3	-7.1
– Arising from experience differences	0.8	3.2
Liabilities assumed in a business combination	0.3	–
Benefits paid	-2.7	-1.6
Exchange differences	-1.1	-0.3
Closing defined benefit obligation	**101.7**	**83.4**

Movements in the present value of the plan assets in the period were as follows:

MEUR	2024	2023
Opening fair value of plan assets	21.3	21.7
Interest income	0.9	0.8
Return on plan assets, excluding interest income	1.7	-1.6
Contributions from plan sponsors	0.9	0.9
Contributions from plan participants	0.0	0.1
Settlements	–	–
Benefits paid	-1.3	-0.3
Exchange differences	0.2	-0.3
Closing fair value of plan assets	**23.7**	**21.3**

The major categories of plan assets, are as follows:

MEUR	12/31/2024	12/31/2023
Equity investments	4.4	3.2
Fixed income investments	1.3	1.2
Others investments, principally insurance contracts	18.0	16.9
Closing fair value of plan assets	**23.7**	**21.3**

In Belgium and Netherlands the liabilities are insured. No split of assets underlying the related insurance contracts is available for Belgium or Netherlands and all of the plan assets for those countries are included against the 'other investments' caption. US plan assets are included against the relevant caption.

The actual return on plan assets was MEUR 2.6 (-0.8).

Sensitivity analysis

The sensitivity analysis relating to the main actuarial assumptions used to assess the defined benefit obligation for the Group's most significant defined benefit plan (Sweden) is as follows:

	Change in DBO
Discount rate	
1% increase in the discount rate	-17%
1% decrease in the discount rate	23%
Rate of salary increase	
1% increase in the rate of salary increases	8%
1% decrease in the rate of salary increases	-6%
Inflation rate	
1% increase in the rate of inflation	16%
1% decrease in the rate of inflation	-13%
Longevity	
Plus or minus one year	+/- 3%

These sensitivities have been calculated individually while holding the other assumptions constant.

Maturity of the defined benefit obligation and cash flows expected in 2025

At 31 December 2024 the average maturity of the defined benefit obligations under the Swedish plan is 20 years and the weighted average maturity of the defined benefit obligations under the Group's other plans is estimated at 15 years.

It is estimated that Group company contributions to funded defined benefit plans in 2025 will be MEUR 0.9 (1.1) and that benefit payments from unfunded plans in 2025 will be MEUR 1.8 (1.4).

Direct pensions

Certain current and former employees of the Group have pension benefits in form of direct pensions where the Group pays premiums to capital insurances which are then used to settle the pension expense. Pension premiums to such capital insurances are expensed as the employee performs the services. Direct pensions are presented at net zero in the balance sheet since the capital insurance in full cover the liability for the pension. In case the special payroll tax is not covered by the capital insurance, the special payroll tax is accrued (refer to note 21). The capital insurances are pledged to cover the direct pension liability (refer to note 24).

20. Provisions

	Provision for legal cases		Other		Total	
MEUR	**2024**	2023	**2024**	2023	**2024**	2023
Balance at the beginning of the year	**0.9**	**0.9**	**0.7**	**2.6**	**1.6**	**3.5**
Provision made	–	–	0.1	–	0.1	–
Utilisation of provision	–	–	-0.1	-1.9	-0.1	-1.9
Reversals	–	–	–	–	–	–
Reclassifications	–	–	–	–	–	–
Exchange rate differences	–	–	–	–	–	–
Balance at the end of the year	**0.9**	**0.9**	**0.7**	**0.7**	**1.6**	**1.6**
Included in the balance sheet as:						
Current	–	–	0.7	0.7	0.7	0.7
Non-current	0.9	0.9	–	–	0.9	0.9
Total	**0.9**	**0.9**	**0.7**	**0.7**	**1.6**	**1.6**

21. Trade and other payables

MEUR	**12/31/2024**	12/31/2023
Trade accounts payable	**118.8**	**97.9**
Other financial payables		
Accrued interest expense	23.1	18.6
Deferred consideration	0.5	0.5
Goods received not invoiced	9.3	8.6
Withholding personnel tax liabilities	6.4	6.2
Other liabilities	5.3	3.7
	44.6	**37.6**
Financial trade and other payables	**163.4**	**135.5**
Other current liabilities		
Personnel related liabilities	111.8	99.6
Accrued customer rebates	41.0	34.7
VAT	14.6	17.3
Other accrued expenses	57.7	48.9
	225.1	**200.5**
Trade and other payables	**388.5**	**336.0**

22. Financial assets and financial liabilities

The group holds the following financial instruments:

MEUR	Notes	12/31/2024	12/31/2023
Financial assets			
Financial assets at amortised cost:			
Trade and other receivables	14	387.4	328.1
Receivables, parent company	16	288.9	258.3
Short-term investments	15	200.0	150.0
Cash and cash equivalents	15	166.4	398.4
Other non-current assets		4.2	2.7
Financial assets at fair value through profit or loss (FVPL):			
Other non-current assets		23.2	1.4
Derivative financial instruments at FVPL	23	31.6	44.0
Total financial assets		**1,101.7**	**1,182.9**
Financial liabilities			
Financial liabilities at amortised cost:			
Bond notes	17, 23	2,062.4	2,040.1
Trade and other payables	21	162.9	135.6
Other interest-bearing liabilities	17, 23	19.0	-
Other non-current liabilities		5.8	1.7
Financial liabilities at FVPL:			
Other non-current liabilities		–	-
Trade and other payables	21	0.5	0.5
Derivative financial instruments at FVPL	23	–	–
Total financial liabilities		**2,250.6**	**2,177.9**

Fair value of outstanding bond notes amounts to MEUR 1,995.5 (1,898.4) as of 31 December 2024 considering changes in credit margins and interest rates in the market from drawdown until the balance sheet date.

For all financial instruments except bond notes fair value corresponds to book value as of 31 December 2024 and 31 December 2023.

The following section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standards. An explanation of each level follows underneath the table. There were no transfers between the levels for recurring fair value measurements during the year.

At 31 December **2024**, MEUR	Level 1	Level 2	Level 3	Total
Financial assets				
Financial assets at fair value through profit or loss (FVPL):				
Listed equity securities	14.3	–	–	14.3
Unlisted financial instruments	–	–	8.9	8.9
Derivative financial instruments held for trading at FVPL	–	31.4	0.2	31.6
Total financial assets	**14.3**	**31.4**	**9.1**	**54.8**
Financial liabilities				
Financial liabilities at FVPL:				
Deferred consideration	–	–	0.5	0.5
Total financial liabilities	**-**	**-**	**0.5**	**0.5**

At 31 December 2023, MEUR	Level 1	Level 2	Level 3	Total
Financial assets				
Financial assets at fair value through profit or loss (FVPL):				
Listed equity securities	0.1	–	–	0.1
Unlisted financial instruments	–	–	1.3	1.3
Derivative financial instruments held for trading at FVPL	–	44.0	–	44.0
Total financial assets	**0.1**	**44.0**	**1.3**	**45.4**
Financial liabilities				
Financial liabilities at FVPL:				
Deferred consideration	–	–	0.5	0.5
Total financial liabilities	**-**	**-**	**0.5**	**0.5**

Level 1:
The fair value of financial instruments traded in active markets is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the group is the current bid price. These instruments are included in level 1.

Level 2:
The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2. The fair value of the Group's foreign exchange contracts is calculated as the present value of future cash flows based on the forward exchange rates at the balance sheet date. Other derivatives traded in recent arm's lengths transactions are valued at the transaction price. These instruments are included in level 2.

Level 3:
If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for the Group's holding of unlisted financial instruments and deferred consideration liabilities related to business combinations. The following table presents the changes in level 3 items for the periods ended 31 December 2024 and 31 December 2023:

MEUR	Unlisted financial instruments/derivatives	Deferred consideration
Opening balance 1 January 2023	**0.3**	**0.8**
Payment	–	-0.3
Acquisition	1.0	-
Currency revaluation	–	0.0
Closing balance 31 December 2023	**1.3**	**0.5**
Payment	–	-
Acquisition	7.6	-
Revaluation gain/loss reported in other operating income and expenses	0.2	-
Currency revaluation	–	0.0
Closing balance 31 December 2024	**9.1**	**0.5**

The valuation of unlisted equity securities is based on the most recent share issue adjusted for significant development in the company and in the market including changes in currency rates. Deferred considerations are valued based on expected cash outflows originating from earn-out clauses in share purchase agreements.

The expected cash flows are determined based on the most recent prognosis of the basis for the earn-outs, discounted with a risk-adjusted discount rate.

23. Financial risk management

The Group is exposed to financial risks such as currency risk, interest rate risk, liquidity and refinancing risk as well as credit and counterparty risk. The financial policy of the Group, adopted by the Board, outlines the rules for management and mitigations of the financial risks that are generated by the Group's commercial activities. This includes written principles on the use of financial derivatives consistent with the Group's risk management strategy. The Group does not use derivative financial instruments for speculative purposes.

Organisation and activities
The Group's treasury activities are centralised in order to capitalise on economies of scale, consolidate risk exposures and facilitate follow-up and control. Financial activities are managed from Group Treasury, a function within Mölnlycke Health Care AB, which acts as the Group's in-house bank. All financial transactions in the Group are managed and coordinated by the in-house bank that transacts with external counterparties in the foreign currency and interest rate markets.

The Group's executive forum for treasury matters is the Treasury Committee, which includes CFO, Group Treasurer and Treasury Manager. The Treasury Committee proposes changes to the Group's financial policy which is adopted annually by the Board. The Treasury Committee meets on a monthly basis to follow up treasury activities versus the financial policy. Any deviation to Finance Policy is reported to the Board by the CFO.

Currency exposure and risk
Through its international activities, the Group is exposed to fluctuations in exchange rates. Exchange rate fluctuations could affect the Group's reported cash flow, income statement and balance sheet negatively. Currency exposure arises when translating the balance sheets and income statements for subsidiares to the Group's reporting currency (translation exposure) and from transactions in currencies which are different from the reporting entities' functional currency (transaction exposure). The currency impact on EBITDA is the main measure where the Group's management follows the currency exposure of the Group. EBITDA is defined as the earnings before interest, tax, depreciation, amortisation and impairment charges, excluding exceptional items.

Currency exposure in EBITDA
Transaction exposure from commercial flows in foreign currency is generated from internal sales and purchases between manufacturing and sales companies with different functional currencies as well as external sales and purchases in foreign currency. A majority of the Group's internal transactions flows through Mölnlycke Health Care AB, a company with functional currency SEK. As a result, there is a transactional surplus in this entity of the currencies the Group has its largest sales in (EUR, USD, GBP, CHF etc.) and a transactional deficit of currencies the Group has expenses in, for example production facilities and head quarter functions (SEK, MYR, CZK, THB etc.). In general, an appreciation of the the currencies that the Group has its largest sales in and a depreciation of the currencies that the Group has expenses in has a positive impact on the Group's EBITDA.

Also the Group's translation exposure from the consolidation of EBITDA in foreign subsidiaries affects reported earnings. A large portion of the Group's EBITDA is generated in Mölnlycke Health Care AB with functional currency SEK. As a result, there is a large EUR/SEK translation exposure when consolidating this entity. This exposure is to a large extent offset by the SEK/EUR transaction exposure this entity generates since the major part of EBITDA is generated from transactions in EUR or other foreign currencies.

Currency exposure in equity

Foreign currency translation exposure in equity arises when the balance sheets of foreign subsidiaries with other functional currencies are translated into EUR. The below table shows net effect on the Group's equity on the balance sheet day from a depreciation(-)/appreciation(+) of 10% of EUR against all other currencies. The calculation is based on the equity of each legal entity in the Group split by functional currency and includes the effects from intra-group receivables and liabilities that in substance is part of the net investment in the foreign operation. In accordance with IAS 21, the exchange rate gains or losses on such receivables and liabilities are reported in Other comprehensive income.

	31 December 2024			31 December 2023		
MEUR	Balance sheet Shareholders' Equity	EUR -10% vs. other currencies	EUR +10% vs. other currencies	Balance sheet Shareholders' Equity	EUR -10% vs. other currencies	EUR +10% vs. other currencies
USD	191.8	19.2	-19.2	157.3	15.7	-15.7
SEK	44.1	4.4	-4.4	192.4	19.2	-19.2
EUR	1,199.0			1,281.8		
Other	424.2	42.4	-42.4	349.9	35.0	-35.0
Total	**1,859.1**	**66.0**	**-66.0**	**1,981.4**	**69.9**	**-69.9**

Currency risk in financial instruments

Currency risk in financial instruments exists when monetary items in foreign currencies are valued in the functional currency of each entity. The Group has a EUR/USD cross currency swap of 500 MEUR with maturity in 2029 to match the share of net transactional inflow in USD with a corresponding share of USD debt exposure. Derivatives are valued at fair value through profit or loss and hedge accounting is not applied.

The tables below show the balance sheet exposure of financial instruments in foreign currency and the net effect on the Group's consolidated income statement and equity from a depreciation(-)/appreciation(+) of 10% of EUR against SEK and USD.

At 31 December 2024, MEUR Financial instruments in foreign currency	EUR	SEK	USD
Trade and other receivables	3.7	0.0	26.6
Short-term investments	200.0	-	-
Cash and cash equivalents	37.4	0.2	28.2
Total	**241.1**	**0.2**	**54.8**
Bond notes and derivative financial instruments	-0.0	-0.0	-505.1
Financial liabilities, trade and other payables	-12.8	-1.6	-17.1
Total	**-12.8**	**-1.6**	**-522.2**
Group internal receivables and payables	-110.6	65.2	-4.5
Sensitivity		**SEK**	**USD**
A 10% appreciation of the currency against EUR impact on the consolidated income statement:		-6.4	-48.7
A 10% appreciation of the currency against EUR impact directly in equity:		-17.2	1.5

At 31 December 2023, MEUR Financial instruments in foreign currency	EUR	SEK	USD
Trade and other receivables	2.6	-	40.8
Short-term investments	150.0	-	-
Cash and cash equivalents	277.3	0.3	37.7
Total	**429.9**	**0.3**	**78.5**
Bond notes and derivative financial instruments	-	-	-498.0
Financial liabilities, trade and other payables	-9.0	-1.2	-9.0
Total	**-9.0**	**-1.2**	**-507.0**
Group internal receivables and payables	-173.7	71.8	13.3
Sensitivity		**SEK**	**USD**
A 10% appreciation of the currency against EUR impact on the consolidated income statement:		-27.9	-42.9
A 10% appreciation of the currency against EUR impact directly in equity:		-15.2	1.4

Refinancing and liquidity risk

Refinancing risk and liquidity risk are referred to as the risk of being unable to meet payment obligations as a result of insufficient liquidity or difficulties in obtaining adequate financing. To manage the refinancing risk the average duration of the gross interest-bearing debt shall, according to the Group's Finance Policy, exceed three years. As at 31 December 2024 the average duration was 5.3 years (4.0 years).

The liquidity reserve, according to the Group's Finance Policy, shall at all times exceed MEUR 200 (10% of annual sales) on a consolidated level, consisting of cash, short term investments, committed undrawn overdraft facilities and other committed credit facilities excluding trapped cash (refer to note 15). The liquidity reserve amounted to MEUR 662.4 (864.6) as at 31 December 2024.

The Group's main source of financing is bond notes issued in the European capital markets. Since 2020 the Group has a European Medium Term Note (EMTN) programme, which is a loan framework intended for long-term financing. The Group's outstanding bond notes are outlined in the below table. All outstanding bond notes are denominated in EUR, have a fixed interest, are ranked senior and are unsecured.

MEUR	Maturity date	Original facility amount	12/31/2024 Outstanding facility amount	12/31/2023 Outstanding facility amount
Bond 2024	2/28/2024	500.0	-	247.8
Bond 2025	2/28/2025	500.0	272.6	500.0
Bond 2028	08/09/2028	400.0	400.0	400.0
Bond 2029	05/09/2029	500.0	500.0	500.0
Bond 2031	1/15/2031	400.0	400.0	400.0
Bond 2034	06/11/2034	500.0	500.0	-
Total			**2,072.6**	**2,047.8**

The Group renewed its revolving credit facility agreement in April 2023. It has a tenor of five years with two one-year extension options and is provided by a syndicate of seven Nordic and international banks. The facility amounts to MEUR 350 with an option to increase the facility with MEUR 100 to a total of MEUR 450 and a maturity in April 2029. It is ranked senior, is unsecured and can be drawn in several optional currencies and would bear interest at IBOR plus a margin. The terms of the facility include loan market standard restrictions on the Group's ability to, among other things, create security over its assets, sell or otherwise dispose assets or incur subsidiary financial debt. The facility is not subject to any financial covenants. As of the balance sheet day the facility is undrawn.

The tables below analyse the Group's financial liabilities, lease liabilities and derivatives into relevant maturity groups based on their contractual maturities. The amounts disclosed are the contractual undiscounted cash flows including interest.

At 31 December **2024**, MEUR	0 to 6 months	6 to 12 months	1 to 2 years	2 to 5 years	Over 5 years	Total contractual cash flows	Carrying amount
Bond notes	-301.5	-21.4	-45.1	-1,018.4	-1,011.3	-2,397.6	-2,062.4
Other interest-bearing liabilities	-2.6	-5.1	-0.5	-12.2	-3.8	-24.2	-19.0
Financial trade and other payables	-118.8	-	-	-	-	-118.8	-118.8
Lease liabilities	-12.2	-12.2	-31.3	-23.6	-47.1	-126.4	-109.1
Gross settled – swaps							
outflow	-8.0	-18.8	-26.9	-565.4	-	-619.2	
inflow	-	21.4	21.4	547.1	-	589.9	31.4
Total	**-443.1**	**-36.1**	**-82.4**	**-1,072.5**	**-1,062,2**	**-2,696.3**	**-2,277.9**

At 31 December 2023, MEUR	0 to 6 months	6 to 12 months	1 to 2 years	2 to 5 years	Over 5 years	Total contractual cash flows	Carrying amount
Bond notes	-264.1	-21.4	-533.3	-471.6	-911.9	-2,202.3	-2,040.1
Financial trade and other payables	-97.8	-	-	-	-	-97.8	-97.8
Lease liabilities	-11.6	-11.6	-25.2	-10.3	-9.6	-68.3	-62.4
Gross settled – swaps							
outflow	-10.2	-20.4	-30.6	-86.7	-562.8	-710.7	
inflow	-	21.4	21.4	64.1	504.4	611.3	44.0
Total	**-383.7**	**-32.0**	**-567.7**	**-504.5**	**-979.9**	**-2,467.8**	**-2,156.3**

Interest rate risk

Interest rate risk is the risk of a negative impact on the Group's income statement and cash flow due to changes in the market interest rates. To limit the effects of interest rate fluctuations, the average fixed interest term per currency, according to the Group's Finance Policy, shall be between 0,5 and 8 years.

The Group's main source of financing is bond notes issued as listed in the above section. All outstanding bond notes are denominated in EUR and have a fixed interest. The average duration of fixed interest as of 31 December 2024 was 5.3 years (4.0 years) and the average interest rate for 2024 was 2.42% (1.84%). Mölnlycke has two outstanding derivatives. One EUR/USD cross currency swap with maturity 2029 and one EUR fixed to floating swap with maturity 2028. By year-end 2024 17% of Mölnlyckes outstanding debt including derivatives had floating interest rate. According to the Finance Policy the percentage of floating interest shall be 0–50%.

The Group has interest bearing financial assets and liabilities in the form of cash and cash equivalents and debt including derivatives. Based on the outstanding balances at year-end, a one percentage point increase of the interest rate would increase the Group's interest income for the next 12 months with MEUR 3.7 (5.5). A one percentage point increase of the interest rate would increase the Group's interest expenses (including impact from derivatives) with 4.0 (4.0).

Credit and counterpart risk

Credit and counterparty risk refers to the risk that a counterpart in a transaction will be unable to fulfil its obligations and that this will create a loss for the Group. The Group is exposed to credit risks primarily through its balance of cash and cash equivalents, derivative instruments and through outstanding trade accounts receivable.

In order to manage credit risks, the Group's Finance Policy states that financial transactions may only be conducted with approved counterparties having high credit worthiness. Counterparties shall have a rating equivalent to A- by Standard & Poor's, A2 by Moody's Investors Service, or better. The Finance Policy also puts limits for amounts at risk per counterparty which are monitored daily. The following table shows the credit risk exposure in cash and cash equivalents and short-term investment by Standard & Poor's rating category as of the balance sheet day.

MEUR	12/31/2024	12/31/2023
AAA	10.3	3.3
AA	26.0	76.3
A	326.5	464.4
Lower than A	3.5	4.5
	366.3	**548.5**

When trading with derivative instruments, the Group has entered into ISDA (International Swap and Derivative Association) netting agreements with its counterparties in order to further limit the counterparty exposure. ISDA agreements contain enforceable master netting arrangements which allow assets and liabilities arising on separate derivative financial instruments to be set off and settled net in certain circumstances. No derivative balances have been set off in the balance sheet. If existing ISDA agreements would have been used as a basis to set off derivative assets and derivative liabilities, reported net derivative assets in the balance sheet would have amounted to MEUR 31.6 (44.0).

The commercial credit risk is limited since the main part of the Group's sales is directed towards public hospitals/institutions. Regarding sales to private hospitals/institutions, no individual customer is considered to represent a significant part of the Group's sales. The maximum exposure regarding commercial credit risk equals the book value of the trade account receivable. Please refer to note 14 for the aging of trade receivables including a specification of reported allowance.

24. Pledged assets, contingent libilities and commitments

Pledged assets

The Group has outstanding capital insurances pledged to cover direct pension liabilities to current and past employees. The value of such capital insurances corresponds to the payment to be made to each invidual (with the exception of special payroll tax in some cases). The total value of such pledged capital insurances is MEUR 12.7 (12.2).

The Group has no other assets pledged as of 31 December 2024 (2023: Nil).

Contingent liabilities

The Group is involved in various legal proceedings which individually are of non-material magnitude. At 31 December 2024 the Group assesses outstanding legal proceedings to represent a contingent liability of MEUR 3.5 (2023: MEUR 25.6). The decrease since last year relates to increased clarity in certain legal cases as well as cases closed.

In one of the Group's retirement benefit plans the Group has a mutual funding responsibility representing a contingent liability of MEUR 0.8 as of 31 December 2024 (2023: 0.6).

Commitments

Commitments for the acquisition of property, plant and equipment not recognised as liabilities amount to MEUR 11.6 as of 31 December 2024 (2023: 7.2).

25. Related party transactions

The Company's immediate parent company is Mölnlycke AB. Mölnlycke AB is to 98.9 % owned by Rotca AB (a company controlled by Investor AB, the Company's ultimate parent company) and 1.1% by entities facilitating management's ownership. The Company has been a subsidiary of Investor AB since 1 December 2010. Investor AB is listed on Nasdaq OMX Stockholm

Transactions between the Company and its subsidiaries, which are related parties of the Company, have been eliminated on consolidation and are not disclosed in this note. Non-trading transactions with the parent company Mölnlycke AB are disclosed in note 16.

Trading transactions

During the year, Group entities entered into the following transactions with related parties that are not members of the Group:

	Sales of goods and services		Operating expenses and finance net	
MEUR	**2024**	2023	**2024**	2023
Parent company	–	–	13.1	10.2
Other subsidiaries of Investor AB	–	–	–	–
Associates of the Group and Investor AB	1.3	0.6	-3.4	-1.2

The following balances were outstanding at the end of the reporting period:

	Receivables from related parties		Liabilities to related parties	
MEUR	**12/31/2024**	12/31/2023	**12/31/2024**	12/31/2023
Parent company	288.9	258.3	–	–
Other subsidiaries of Investor AB	–	–	–	–
Associates of the Group and Investor AB	27.1	73.1	32.3	–

SEB is an associated company of Investor AB and is one of nine relationship banks participating in the financing of Mölnlycke Holding AB (publ) Group. See note 23 for further information about the Group's financing. Receivables from associates relates to a cash balance with SEB.

The lessor of the Swedish headquarters at GoCo, Steptura AB, is an associated company in the Investor AB Group. Liabilities to related parties represents the lease liability to Steptura AB, calculated in accordance with IFRS 16. Please see note 16 for an explanation to the change in receivables/liabilities from parent company compared to prior year.

Other transactions

There have been no material transactions with related parties other than those disclosed elsewhere in these financial statements.

Compensation of key management personnel, MEUR	**2024**	2023
Short-term benefits	7.5	5.5
Post-employment benefits	1.0	0.8
Total	**8.5**	**6.3**

Key management personnel comprise the members of the Group's Executive Leadership Team.

26. Events after the balance sheet date

No significant events have occured after the balance sheet date.

Definitions

Cash conversion, %
Operating cash flow in relation to EBITDA.

EBITDA
Earnings before interest, tax, depreciation, amortisation and impairment charges, excluding exceptional items.

EBITDA margin, %
EBITDA in relation to revenue.

Equity/Assets ratio, %
Shareholders' equity in relation to total assets.

Interest-coverage ratio
EBITDA in relation to net interest expenses.

Net debt/EBITDA ratio
Net interest-bearing debt in relation to EBITDA.

Net debt/Equity ratio
Net interest-bearing debt in relation to equity.

Net interest-bearing debt
Interest-bearing liabilities including lease liabilities and fair value derivatives less cash, cash equivalents and short-term investments (receivables, parent company is excluded from the calculation of net interest-bearing debt).

Net interest expenses
Interest expenses less interest income.

Operating cash flow
EBITDA adjusted for changes in working capital and capital expenditures in PPE and Intangible Assets.

Operating margin, %
Operating profit in relation to revenue.

Organic sales growth, %
Net sales compared to prior year adjusted for changes in currency rates and acquired or divested businesses.

Working capital
Net balance of Inventory, Trade and other receivables and Trade and other payables excluding Accrued interest expenses and deferred considerations.

Signatures

Gothenburg, 27 March 2025

Karl-Henrik Sundström	Zlatko Rihter	Christian Cederholm	Sharon James	Johan Malmquist	Leslie McDonnell
Chairman of the Board	CEO and Board member	Board member	Board member	Board member	Board member

David Perez	Kristina Willgård	Aashima Gupta	Lars Axelsson	Niclas Flach
Board member	Board member	Board member	Employee representative	Employee representative

Our audit report was submitted on 27 March 2025.

Deloitte AB

Hans Warén
Authorized Public Accountant

Independent auditor's report

To the Board of Directors of Mölnlycke Holding AB,
Corporate identity number 556693-6729

Opinion

We have audited the non-statutory consolidated financial statements of Mölnlycke Holding AB (the Company), which comprise the consolidated statement of financial position as at December 31, 2024, and the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies. The annual accounts of the Company are included on pages 62–97 in this document.

In our opinion, the accompanying non-statutory consolidated financial statements present a true and fair view, in all material respects, of the financial position of the Company as at December 31, 2024, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU).

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Sweden and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of the consolidated financial statements and that they give a fair presentation in accordance with IFRS as adopted by the EU. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, The Board of Directors and the Managing Director are responsible for the assessment of the company's and the group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing Director intends to liquidate the company, to cease operations, or has no realistic alternative but to do so.

The Audit Committee shall, without prejudice to the Board of Director's responsibilities and tasks in general, among other things oversee the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Gothenburg, 27 March 2025
Deloitte AB

Hans Warén
Authorized Public Accountant

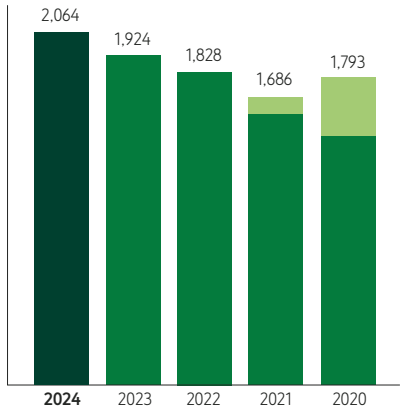
Five-year overview

EUR million (unless otherwise stated)	2024	2023	2022	2021	2020
Income statement					
Revenue[27]	2,064.2	1,923.5	1,827.7	1,685.6	1,792.7
EBITDA[28]	591.2	545.1	476.3	485.6	536,3
Depreciation, amortisation and impairment charges	-84.4	-81.7	-84.5	-83.5	-81.3
Operating profit	507.0	463.4	391.8	402.1	455.0
Net interest expenses	-27.8	-16.1	-34.0	-30.9	-29.1
Profit before tax	476.8	487.4	359.5	364.7	431.5
Profit for the year	375.3	393.5	279.3	285.3	338.0
FFO (Funds from operations)	460.7	430.5	367.7	382.0	389.9
Balance sheet					
Goodwill and other intangible assets	2,691.3	2,703.2	2,724.8	2,763.2	2,789.0
Other non-current assets	546.4	440.0	387.0	365.1	349.5
Current assets excluding cash	1,070.7	949.8	810.0	637.2	785.6
Cash, cash equivalets and Short term investments	366.4	548.4	343.3	541.0	597.0
Total assets	**4,674.8**	**4,641.4**	**4,265.1**	**4,306.5**	**4,521.1**
Equity	1,859.1	1,981.4	1,735.2	1,536.1	1,794.0
Interest-bearing liabilities, incl. lease liabilities	2,190.5	2,102.5	1,959.9	2,086.5	2,089.2
Other liabilities	625.2	557.5	570.0	683.9	637.9
Total equity and liabilities	**4,674.8**	**4,641.4**	**4,265.1**	**4,306.5**	**4,521.1**
Working capital	405.9	343.9	327.5	240.2	193.4
Net interest-bearing debt	1,792.5	1,510.1	1,620.4	1,545.5	1,492.2

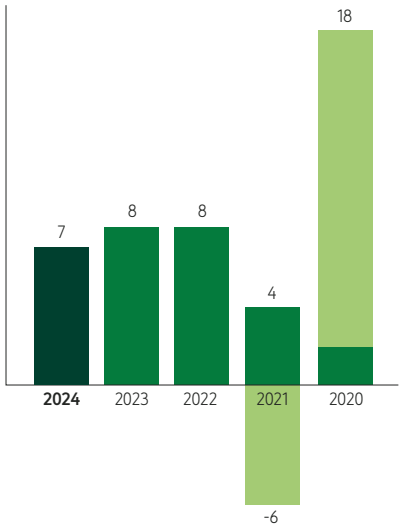
EUR million (unless otherwise stated)	2024	2023	2022	2021	2020
Cash flow					
EBITDA[28]	591.2	545.1	476.3	485.6	536.3
Non-cash items in EBITDA	-1.7	0.7	-6.8	-3.3	-1.8
Change in working capital	-59.2	-21.0	-85.6	-34.0	-8.4
Capital expenditures – PPE and Intangible Assets	-60.8	-44.2	-69.9	-48.7	-38.1
Operating cash flow	**469.5**	**480.6**	**314.0**	**399.6**	**488.0**
Acquisitions and divestments of subsidiaries	-11.4	-0.3	-0.6	-0.3	-11.3
Paid taxes	-100.2	-71.9	-72.4	-116.7	-100.9
Distributions to the owners of the Group	-500.0	-300.0	-300.0	-250.0	-350.0
Other movements in Net debt, net	-140.2	1.9	-15.9	-85.9	-47.1
Increase (-)/decrease (+) in Net debt	**-282.4**	**110.3**	**-74.9**	**-53.3**	**-21.3**
Financial indicators					
Organic sales growth[27]	7%	8%	8%	-6%	18%
Operating margin	25%	24%	21%	24%	25%
EBITDA margin	29%	28%	26%	29%	30%
Net debt/EBITDA ratio	3.0	2.8	3.4	3.2	2.8
Cash conversion	79%	88%	66%	82%	91%
Net debt/Equity ratio	0.96	0.76	0.93	1.01	0.83
Equity/Assets ratio	40%	43%	41%	36%	40%
Personnel					
Number of employees, FTE (full time equivalent)[29]	8,617	8,427	8,775	8,315	7,910

27. Revenue for 2021 & 2020 was positively impacted by one-off orders for staff clothing and protection. Excluding these one-off orders revenue amounted to EUR 1,618 million and the organic sales growth was 4% in 2021 and EUR 1,562 respectively 2% in 2020.
28. EBITDA is positively impacted from the adoption of IFRS16 by approximatly EUR 20 million per year since 2019.
29. FTE for Mölnlycke wholly-owned companies amounts to 8.530 as per end of 2024.

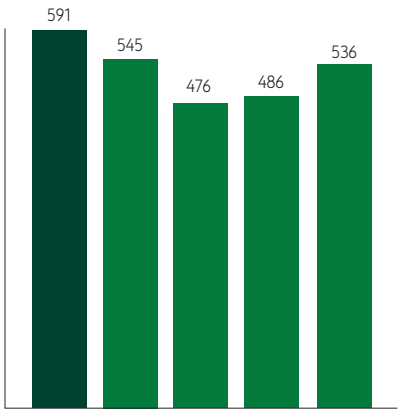
Revenue[27]
EUR million



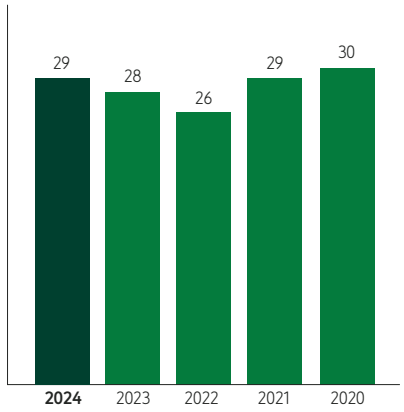
Organic sales growth[27]
Constant currency, %



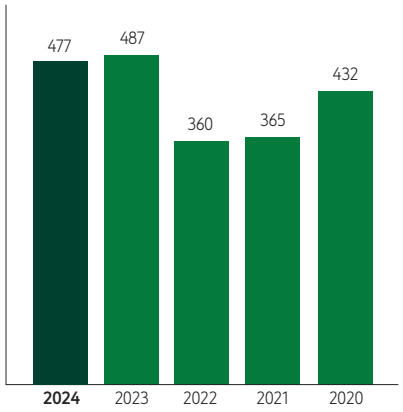
EBITDA
EUR million



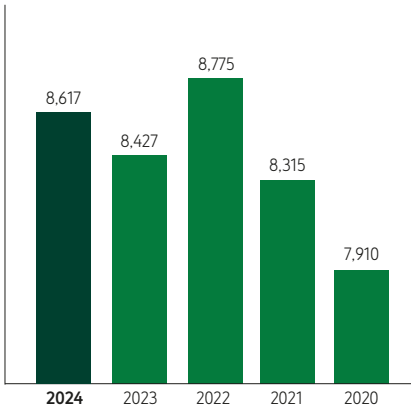
EBITDA margin
%



Profit before tax
EUR million



Number of employees
Full-time equivalent



Impact from the one-off orders for PPE sale

Sustainability report

This section outlines Mölnlycke's vision and strategic roadmap for creating shared value for all stakeholders.

It provides a detailed overview of Mölnlycke's sustainability performance, including progress on environmental, social, and governance aspects, and is partially aligned with the Corporate Sustainability Reporting Directive (CSRD). Mölnlycke is actively preparing for the implementation of CSRD and European Sustainability Reporting Standards (ESRS), which may result in some omissions.

The section also highlights how Mölnlycke identifies, evaluates, and manages sustainability-related impacts, risks and opportunities across the value chain.

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General information

At Mölnlycke, sustainability is embedded in the company's business strategy as a key driver of long-term success. The company's approach to risk management and internal controls ensures the accuracy, reliability, and integrity of sustainability reporting, reflecting Mölnlycke's commitment to transparency and alignment with regulatory requirements. This report has been prepared to align with the format and requirements of the upcoming CSRD; however, it's not yet fully compliant.

Sustainability governance

The Sustainability Committee, composed of senior leaders from key functions and Business Areas, serves as Mölnlycke's decision-making forum for "WeCare" the company's sustainability roadmap. This committee drives a unified, strategic approach to achieving Mölnlycke's sustainability goals while fostering cross-functional collaboration, knowledge exchange, and up-to-date sustainability expertise.

The Committee meets monthly to review ongoing sustainability initiatives, and on a quarterly basis, it evaluates progress against established KPIs. Any deviations are addressed, and resources are reallocated as needed to stay aligned with the company's goals. In-depth sustainability performance reviews occur twice a year and are presented to the Executive Leadership Team (ELT) during Sustainability Quarterly Business Reviews and to the Board of Directors. These reviews encompass key achievements, challenges, and emerging risks or opportunities.

To drive sustainability forward, Mölnlycke has established various dedicated working groups, including:

- **Net Zero Forum:** a cross-functional forum focused on reducing Mölnlycke's Scope 1, 2, and 3 GHG emissions and aligning efforts to achieve Net Zero by 2050. This forum plays a critical role in Mölnlycke's commitment to the Science Based Targets initiative (SBTi) and global climate goals
- **DE&I Council:** a forum consisting of ELT members and senior management, which shapes and oversees Mölnlycke's diversity, equity, and inclusion agenda, ensuring that progress is monitored and achieved
- **Human Rights Committee:** this committee strengthens Mölnlycke's internal focus on human and labour rights, ensuring accountability at the highest levels, with several ELT members actively involved
- **Sustainability Local Leads Network:** a network dedicated to advancing local sustainability activities across various markets

Control environment for sustainability reporting

The Mölnlycke Board of Directors has overall responsibility for overseeing the internal control environment, including the approval of annual plans and ensuring an effective reporting process. Implementation and operational oversight are delegated to the CEO and ELT, with the Audit Committee responsible for evaluating the effectiveness of internal controls.

Mölnlycke's Sustainability Policy and detailed reporting procedures, at both corporate and site levels, establish clear responsibilities, mandates, and processes for reporting and analysing sustainability data. The policy and reporting procedures also outline how validation is conducted for the majority of the disclosures to ensure high-quality reporting.

Key control documents are accessible to all employees in the company's document management system, with regular updates to reflect regulatory changes and organisational needs.

During 2024, processes were initiated to align with CSRD requirements, ensuring robust controls for data collection, validation, and reporting. This approach underscores Mölnlycke's commitment to providing stakeholders with accurate and reliable information.

Risk assessment

Risk assessments form a critical component of Mölnlycke's operations, enabling the proactive identification, evaluation and management of sustainability-related risks and opportunities. A structured approach ensures the quality and reliability of data underpinning these assessments, aligning with regulatory and stakeholder expectations.

Sustainability-related risks are first identified by the Mölnlycke's dedicated sustainability working groups. These risks are then rigorously evaluated, prioritised by the Sustainability Committee, and reviewed by the ELT during the Sustainability Quarterly Business Review. This process includes a specific focus on risks related to data accuracy, ensuring robust validation mechanisms are in place and mitigation plans are developed for any identified issues.

Findings from these assessments are systematically presented to the Board of Directors, providing a robust foundation for informed and strategic decision-making. This ensures that data accuracy risks are managed proactively and that reporting processes are continuously improved to align with evolving regulatory and stakeholder expectations.

The primary sustainability-related risks, along with corresponding targets, mitigation strategies, and progress updates, are comprehensively detailed in the relevant sections of the Sustainability report.

Control activities

To ensure the credibility and compliance of sustainability reporting with CSRD requirements, Mölnlycke has implemented a robust control framework. This framework includes key control activities such as:

- **data validation and verification:** internal data validation processes, supported by automated systems that flag inconsistencies and ensure accuracy. Independent verification with external parties, such as third-party auditors, strengthens credibility and ensures compliance with regulatory and stakeholder expectations
- **approval process with defined accountability:** an approval process under the "four-eye principle" ensures that all data is reviewed and verified by multiple stakeholders, creating accountability at both operational and executive levels. This process mitigates risks of oversight or errors in reporting
- **integrated digital reporting tools:** digital platforms are used to collect, validate, and consolidate data from Business Areas, Corporate Functions and external partners in real-time, reducing the risk of manual errors and enhancing efficiency. These tools also align sustainability data with financial metrics, ensuring consistency across reporting frameworks
- **standardised reporting protocols across the entire organisation:** uniform reporting guidelines are applied across all Business Areas and Corporate Functions to ensure consistency in data collection and validation. This includes the use of CSRD-compliant templates and key performance indicators (KPIs) that are aligned with global standards such as GRI and ESRS standards
- **frequent data analysis and review:** regular analysis of sustainability data is conducted at both Business Areas' and Corporate Functions' levels, as well as once consolidated at Mölnlycke level. Benchmarking against industry standards and peer performance ensures Mölnlycke remains competitive and continuously improves reporting quality

In addition, Mölnlycke has established a continuous feedback loop where insights from internal and external audits are used to refine control processes and improve the overall framework. This iterative approach enables the company to stay ahead of evolving regulatory requirements and stakeholder expectations.

Information and communication

Mölnlycke's Sustainability Policy and related global social and environmental reporting procedures ensure that internal and external reporting processes are efficient, secure, and aligned with the company's sustainability principles and latest legislation requirements. Each year, training sessions are conducted to educate employees and leadership teams on reporting standards and best practices. Together with Finance, the Corporate Sustainability function facilitates communication across the organisation to ensure uniform application of reporting guidelines. In this way, a consistent application of reporting guidelines is achieved, supporting the alignment of sustainability and financial reporting processes, and strengthens the overall integrity of sustainability data.

Monitoring

The Board of Directors and ELT regularly review the effectiveness of internal controls related to sustainability reporting and play a key role in monitoring progress, reviewing findings, and addressing potential risks in the reporting process.

Internal audits, led by the Sustainability function, assess compliance and identify areas for improvement, with findings reported back to the ELT and the Board of Directors. These measures ensure continuous improvement in Mölnlycke's sustainability reporting framework.

Entities with non-controlling interests

Mölnlycke's joint venture in Saudi Arabia (TMC) operates under a framework designed to ensure compliance with Mölnlycke's internal control structures for sustainability reporting. The TMC Board of Directors are responsible for monitoring the efficiency and accuracy of their reporting processes. Findings from TMC reviews are reported to the Mölnlycke ELT, providing a comprehensive understanding of risks and opportunities across the organisation.

Stakeholder engagement and materiality

Approach to stakeholder management

Mölnlycke integrates stakeholder engagement as a fundamental component of its due diligence and materiality assessment processes. Insights from key stakeholder groups including employees, customers, owners, suppliers, industry organisations, and local communities inform strategic decision-making, ensuring alignment with regulatory requirements, industry best practices, and sustainability objectives.

The company's materiality assessment identifies and prioritises key environmental, social, and governance (ESG) issues, reinforcing the connection between stakeholder expectations and Mölnlycke's business strategy.

Stakeholder groups and key engagement insights

The table to the right contains a non-exhaustive list of examples of stakeholder engagements taking place over the past year, and the main ESG-related topics and concerns raised by different stakeholder groups.

Stakeholder group	Examples of engagements	Main topics and concerns raised
Employees	- Employee surveys - Employee resource groups - Dialogues with union representatives - Training and awareness initiatives	- Workplace health & safety, wellbeing, and hybrid work models - Diversity, equity & inclusion (DE&I) - Learning and development - Business ethics and anti-corruption - Employee rights, fair wages, and working conditions
Customers	- Individual customer meetings and dialogues - Customer ESG assessments - Joint research and development	- Greenhouse gas (GHG) emissions and decarbonisation - Circularity (single-patient, multi-patient) - Product safety and quality - Digitalisation in MedTech - Supply chain management and transparency, including ethical labour practices - Cost efficiency
Owners	- Board, Audit Committee and Remuneration Committee regular meetings throughout the year - Sustainability half-yearly review meetings	- Strategies, objectives, policies and plans - Financial and sustainability performance - Risk management - ESG ratings - Science-Based Targets initiative (SBTi) commitments - Sustainable product innovation - Workplace health & safety - Corporate governance and ethical business conduct
Suppliers	- Responsible sourcing programmes - Supplier sustainability assessments and audits - Supplier training, seminars, and workshops	- Climate change impact reduction and energy efficiency - Bio-based/recycled materials - Business ethics and anti-corruption - Labor rights, fair wages, and working conditions - Responsible sourcing standards (e.g., SEDEX membership) - Product traceability, and due diligence
Regulators and international institutions	- Policy advocacy on a continuous basis via MedTech Europe or directly during public consultations - Compliance with evolving regulations at EU or local site level, relating to country legislation, on a continuous basis	- Compliance with CSRD, CS3D, EUDR, and packaging/waste regulations - Sustainable healthcare policies - Transparency in reporting and supply chain due diligence
Academia and business	- Joint research and funding initiatives - Development of sustainable healthcare solutions - Standardisation and best practice collaborations	- Environmental impact of medical supply chains - Digitalisation and innovation in MedTech - Circular economy and material efficiency - Enablement of sustainability in healthcare operations

Stakeholder group	Examples of engagements	Main topics and concerns raised
Local communities	- Healthcare accessibility programmes - Infection prevention training - Sustainability partnerships	- Access to essential medical supplies - Education and healthcare training - Reducing medical waste and improving local healthcare sustainability - Social impact and community resilience
Civil society, NGOs, and other organisations	- Participation in global sustainability initiatives - Partnerships with non-profits and advocacy groups	- Collective climate action - Protection of human rights and labour conditions - Digital inclusion and education - Addressing healthcare inequities in vulnerable regions

Strategic adaptation and enhancements

Mölnlycke continuously refined its "WeCare" sustainability roadmap, ensuring alignment with stakeholder expectations while creating positive impact across climate action, resource efficiency, and health equity.

- **decarbonisation and circular solutions** – Mölnlycke remained committed to achieving Net Zero emissions by 2050, supported by SBTi-validated near-term targets. In 2024, all established manufacturing sites transitioned to 100% renewable electricity, marking a significant milestone in reducing operational emissions. To further minimise environmental impact and support customers in their decarbonisation efforts, Mölnlycke introduced bio-based BARRIER® surgical drapes, lowering downstream GHG emissions. Additionally, the company piloted a closed-loop system for medical supplies, converting used OR materials into new medical-grade polymers through advanced chemical recycling
- **innovation and partnerships** – Mölnlycke collaborated with Medi Wound Ltd. and other partners to enhance sustainable wound care solutions
- **sustainable supply chain** – The company encouraged strategic suppliers to adopt and submit SBTi-aligned GHG reduction targets, conducted supplier sustainability assessments, and advanced responsible sourcing based on standardised Life Cycle Assessment (LCA) studies
- **employee wellbeing and inclusion** – Mölnlycke strengthened DE&I through Employee Resource Groups (ERGs), enhanced workplace safety initiatives, and incorporated employee feedback into corporate strategy
- **product sustainability and transparency** – Mölnlycke prioritised LCAs in product development, ensuring traceability of materials, sustainable innovation, transparency in sourcing, environmental performance and human rights. In 2024, Mölnlycke conducted a pilot impact assessment to better understand its human rights impacts and plans to implement further due diligence measures in 2025. Employees also receive ongoing human rights awareness training, including a dedicated e-learning module

Materiality assessment

In 2024, Mölnlycke conducted a double materiality assessment to enhance its understanding of material sustainability-related impacts, risks, and opportunities, in alignment with CSRD requirements for identifying and evaluating ESG-related factors.

In preparation for the double materiality assessment, a cross-functional team – including Sustainability, Finance, People, IT, Compliance, and Procurement – identified sustainability topics for inclusion based on CSRD standards, sector-specific guidelines, and input from subject matter experts.

The scope of the assessment included all operations of Mölnlycke, including subsidiaries and joint ventures, as well as its upstream and downstream value chain, and was global in geographic scope.

The assessment was conducted through the following key phases:	
A. Definition of the scope, covering environmental, social, and governance (ESG) topics relevant to Mölnlycke	The ESG topics assessed were based on matters found in internationally recognised ESG reporting frameworks, including the ESRS standards, GHG Protocol, SBTi, UN Guiding Principles, and OECD Guidelines. This was conducted through a desktop analysis, which was further supplemented by benchmarking against the ESG disclosures and commitments of industry peers and customers.
B. Preliminary assessment of impacts, risks, and opportunities	After scoping out topics with no apparent relevance to Mölnlycke's value chains, remaining topics were analysed in more detail to identify actual and potential negative and positive impacts, as well as actual and potential risks and opportunities. To enhance Mölnlycke's understanding of the significance of these impacts, this process was supported by input from a wide range of internal and external stakeholders, including customers, suppliers, employees, leadership, Board representatives, distributors, regulators, and non-governmental organisations. To systematically capture and record feedback from this diverse group, various engagement methods were employed, such as surveys, interviews, and focus groups. Significance for each impact was defined using a quantitative scale, including scope, irremediability and likelihood. The threshold for materiality was also set using a quantitative scale. Negative impacts were assessed based on their severity, considering scale, scope, and irremediable nature. Positive impacts were evaluated based on their scale and scope. For potential impacts, the likelihood of occurrence was also taken into account. When assessing downstream impacts in the value chain – specifically in relation to customers and end-users – only impacts directly connected to Mölnlycke's portfolio were included. Impacts occurring within customers' operations or value chains, but with minimal or no connection to Mölnlycke's products, solutions, or technology, were considered irrelevant for this assessment. Sustainability topics, including those within ESRS, were identified where they could influence the company's financial position performance or value creation over the short, medium and long term. Risks and opportunities were considered, and potential future risks and opportunities were modelled under different scenarios including climate change and regulatory shifts. Data including revenues, costs and asset liability values were gathered and used to rank topics based on the magnitude of financial impact and likelihood, using the enterprise risk management rating scale methodology.
C. Validation with key internal stakeholders and subject matter experts across the organisation	The preliminary results were reviewed with internal subject matter experts and business representatives to both validate the assessment of materiality, as well as to embed understanding of impacts, risks and opportunities across Mölnlycke. Impact and financial materiality findings were then consolidated into a single matrix.
D. Final review and approval by Mölnlycke's Executive Team and the Board of Directors	The consolidated results were reviewed by the Sustainability Committee and then approved by the Executive Leadership Team and finally by the Board of Directors.

The validated double materiality assessment will inform Mölnlycke's sustainability disclosures in compliance with CSRD. While the assessment scope covered both risks and opportunities, further analysis is required to integrate these into Mölnlycke's broader business processes. This will ensure consistent alignment with other risk factors and enable a more comprehensive evaluation of potential financial implications moving forward. Any internal and external audit findings or operational changes will serve as valuable input for an ongoing review and improvement of the double materiality process, incorporating stakeholder feedback, emerging best practices, and updates to the CSRD framework.

Detailed descriptions of identified impacts, risks, and opportunities, along with Mölnlycke's policies and actions to address them, can be found in the topic-specific sections of the Sustainability report.

The results of the materiality assessment are presented below.

Material impacts, risk and opportunities

		Impact				
	Sustainability matters	Upstream	Own operations	Downstream	Potential risk and opportunities	Details in section
Environment	Climate change adaptation	•	•	•	•	Climate change and energy
	Climate change mitigation	•	•	•	•	Climate change and energy
	Energy	•	•	•	•	Climate change and energy
	Substances of concern	•	•	•	•	Pollution prevention
	Substances of very high concern	•	•	•		Pollution prevention
	Water	•	•		•	Circularity and resource efficiency
	Resource inflows	•	•		•	Circularity and resource efficiency
	Resource outflows		•	•	•	Circularity and resource efficiency
	Waste	•	•	•	•	Circularity and resource efficiency
Social	Working conditions (own workforce)		•		•	Own workforce
	Equal treatment and opportunities (own workforce)		•		•	Own workforce
	Working conditions (value chain)	•			•	Management of relationships with suppliers
	Equal treatment and opportunities (value chain)	•			•	Management of relationships with suppliers
	Information-related impacts for consumers / end-users			•		Healthcare compliance
	Personal safety of consumers / end-users			•		Healthcare compliance
	Social inclusion of consumers/ end-users			•		Healthcare compliance
Governance	Corporate culture	•	•	•	•	Business ethics and culture of integrity
	Protection of whistleblowers	•	•	•		Business ethics and culture of integrity
	Management of relationships with suppliers	•	•	•	•	Management of relationships with suppliers
	Corruption and bribery	•	•	•	•	Business ethics and culture of integrity
Other company specific topics	Sustainable solutions	•	•	•	•	Sustainable portfolios

Environment

Climate change and energy

Impact, risks and opportunities

Mölnlycke has identified material impacts related to climate change across its value chain, including upstream activities, downstream impacts, and its own operations. The healthcare sector is a significant contributor to global GHG emissions, accounting for approximately 4% to 5% of global emissions.[30]

This substantial footprint arises from various activities, including energy consumption, waste management, and the production and transportation of medical supplies and equipment.

The majority of Mölnlycke's GHG emissions occur upstream, particularly from the production and processing of raw materials, manufacturing activities, and transportation. Downstream emissions, including the disposal and end-of-life treatment of products, represent a smaller share but remain significant, especially as healthcare facilities work to improve waste management practices.

As renewable energy adoption increases in Mölnlycke's own operations and within healthcare facilities, upstream emissions related to materials and production are expected to constitute a larger proportion of the total footprint going forward. Emissions from Mölnlycke's direct operations (Scope 1 and 2), while representing a smaller share of the total GHG emissions, are still considered material, as reducing emissions across all parts of the value chain is essential to achieving Net Zero targets and aligning with global climate commitments.

Mölnlycke recognises that climate change presents both significant risks and transformative opportunities. By adapting and innovating, the company can mitigate risks while capitalising on opportunities to lead the decarbonisation of the healthcare sector.

Potential scenarios analysed

As part of its overall climate strategy and its commitment to align to the reporting recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD), the assessment of Mölnlycke's climate-related risks and opportunities is based on two key scenarios, focusing on the potential impacts across the value chain and over different time horizons. For this analysis, Mölnlycke defines short-, medium-, and long-term time horizons as up to 2026, 2026–2030, and beyond 2030, respectively. While quantitative assessments primarily focus on the 2025–2030 period, the longer-term impacts of risks and opportunities extending beyond 2030 are assessed qualitatively. Under the "current policies" scenario, the physical risks associated with climate change are expected to intensify after 2030, posing greater challenges to Mölnlycke's operations and supply chain resilience.

1. Net Zero 2050 scenario

- **ambitious mitigating actions:** immediate and comprehensive global actions are introduced to achieve Net-Zero Greenhouse Gas (GHG) emissions by 2050
- **temperature outcome:** a 50% chance of limiting global warming to below 1.5 °C by the end of the century
- **impact profile:** this scenario is characterised by relatively low physical risks but significant transitional risks. These include escalating regulatory requirements and compliance costs, as companies must align with evolving climate regulations, emission reduction targets, and sustainability reporting standards. In line with the Net Zero 2050 scenario, the anticipated rise in carbon pricing and emission regulations presents potential challenges across Mölnlycke's value chain. While the direct impact on the company's operations may be limited, the key risk lies in the transition risk associated with its supply chain. Should upstream suppliers face increased costs due to stricter emission regulations and carbon pricing, these additional expenses are likely to be passed through to Mölnlycke. This supply chain cost-push risk could lead to higher production costs, which may impact the company's overall profitability and pricing strategies. Additionally, rapid technological advancements create a need for innovation in adopting low-carbon technologies to meet industry standards and respond to evolving customer expectations. The increasing pressure from healthcare providers to achieve their own decarbonisation goals further intensifies the demand for sustainable solutions. This trend presents a significant business opportunity for Mölnlycke, particularly with its bio-based products, longer shelf-life offerings, and more efficient sustainable products and services

2. Current policies scenario

- **limited mitigating actions:** climate action is restricted to policies currently adopted or announced, leading to continued emissions growth until 2080
- **temperature outcome:** global warming of around 3 °C by the end of the century
- **impact profile:** this scenario is dominated by high physical risks, including an increased frequency and intensity of extreme weather events, such as storms, floods, and heatwaves, which could disrupt supply chains and impact manufacturing facilities. Rising energy costs and operational expenses pose another challenge, as energy price volatility may increase, affecting production and logistics costs. Additionally, climate impacts on natural resources could threaten the availability of raw materials, disrupting material supply and affecting production timelines and costs. Finally, climate-related damages could lead to higher insurance premiums and increased infrastructure adaptation costs, further contributing to operational challenges

Scenario analysis

Mölnlycke conducted a thorough evaluation of more than 20 potential climate-related risks, identified through consultations

30. Health Care's Climate Footprint, Health Care Without Harm, 2019. Available at: https://global.noharm.org/sites/default/files/documents-files/5961/HealthCaresClimateFootprint_092319.pdf

with internal subject matter experts and external benchmarking. The probability and impact of various risks and opportunities until 2030 were analysed quantitatively using the ERM (Enterprise Risk Management) methodology. The more long-term impacts of risks and opportunities, stretching beyond 2030, were primarily assessed in a qualitative way. This approach allowed for a more detailed evaluation of a shortlist of risks and opportunities that are most relevant to the company's operations. Both upstream and downstream risks in the value chain, as well as within the company's own operations, were considered.

Physical risks were assessed primarily under the assumptions of the "current policies" scenario, focusing on disruptions to operations, supply chain vulnerabilities, and risks to raw material availability, particularly beyond 2030. Transitional risks and opportunities were analysed in the context of the Net Zero 2050 scenario and focused on regulatory shifts, technological requirements, and customer-driven market changes.

Identified climate change risks and opportunities

In the short term (up to 2026), immediate risks include the need for regulatory compliance and meeting growing customer expectations for sustainable solutions. For instance, this involves adhering to stricter disclosure requirements, such as the CSRD, and investing in lower-carbon supply chains. In the medium term (2026-2030), risks such as potential supply chain disruptions, challenges in sourcing raw materials, and the scaling of low-carbon technologies are expected to arise. Mölnlycke plans to mitigate these through targeted innovation and supplier engagement. In the long term (beyond 2030), the severity of physical risks, such as extreme weather events and resource scarcity, is anticipated to increase significantly. This will require continuous adaptation strategies to ensure resilience and maintain operational continuity.

In the short and medium term, the rising cost of embedded emissions presents an opportunity for Mölnlycke to innovate in low-carbon technologies, optimise energy efficiency, and expand its portfolio with sustainable solutions that support customers' decarbonisation goals. The company is committed to leading the transformation of healthcare by continuing to offer and improve products like custom ProcedurePak®, which reduce waste and optimise resource use, and Biogel® Surgical Gloves, produced with lower material intensity and continuously improved packaging. Mölnlycke's achievement of 100% renewable electricity through a virtual Power Purchase Agreement (vPPA) will continue to reduce embedded emissions and stabilise energy costs, making the company's operations more resilient to market volatility and improving its long-term cost efficiency. Additionally, Mölnlycke is leveraging digital supply chain solutions to optimise transport and reduce emissions, and uses Life Cycle Assessments (LCA) to make informed decisions and support customers in their decarbonisation journey. The company's circular economy initiatives, such as closed-loop systems for single-use items, will present significant business opportunities, driving waste reduction and sustainability in healthcare.

Policies

Mölnlycke's Sustainability Policy serves as a cornerstone of the company's commitment to revolutionising care for people and planet, emphasising sustainable practices across all aspects of its business. The Policy sets out the company's foundational principles on environmental sustainability, including climate change mitigation.

The Policy applies to all Mölnlycke personnel, establishing a company-wide approach to sustainability. It focuses on key priorities, including climate change mitigation, energy efficiency, and responsible resource use, addressing both direct (Scope 1 and 2) and value chain emissions (Scope 3) that contribute to Mölnlycke's overall climate impact. Mölnlycke's commitiment to achieving Net-Zero emissions by 2050 is in line with the Science Based Targets initiative, reinforcing its proactive approach to climate action.

To further strengthen its environmental sustainability efforts, Mölnlycke adopts Life Cycle Assessment (LCA) methodologies to assess the broader environmental impact of its products and operations. Mölnlycke's LCA framework adheres to globally recognised standards, including ISO 14040 and ISO 14044, ensuring a consistent and comprehensive evaluation of environmental impacts across the product lifecycle. This precautionary, life-cycle approach drives continuous environmental improvements and sustainable product design, while aligning with the company's climate change mitigation strategy. Mölnlycke is also committed to minimising the environmental impact of its operations by addressing critical issues such as waste, water use, and pollution prevention. The focus on responsible resource consumption and minimising emissions directly contributes to biodiversity protection and sustainable resource management, reinforcing the company's holistic approach to environmental management.

Mölnlycke's revised Code of Conduct (CoC) for Business Partners strengthens the company's focus on Net Zero and sets clear expectations for its partners, including suppliers, to develop and implement plans and targets for reducing GHG emissions. Suppliers are required to align their emission reduction targets with the science-based 1.5°C ambition and publicly report their progress annually. The CoC, based on the Ten Principles of the UN Global Compact includes Mölnlycke-specific requirements and is incorporated into standard supplier contracts. For all suppliers, but especially for strategic suppliers or suppliers with high GHG emissions, additional CoC requirements apply, including providing specific emission data for their materials or services provided to Mölnlycke, according to the GHG Protocol methodology.

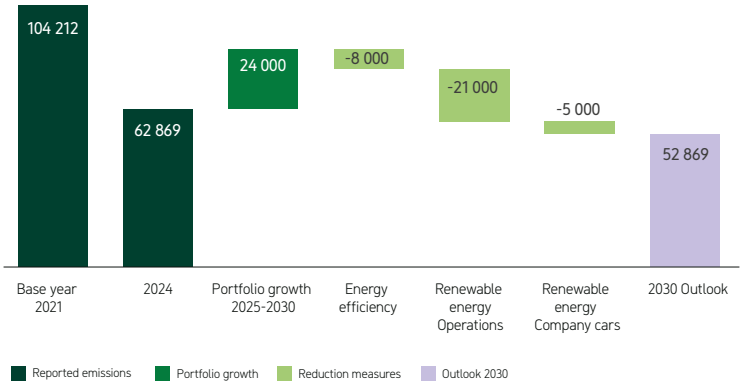
The Board of Directors approves the Sustainability Policy, with ultimate accountability for its implementation resting with the CEO and the ELT. Together, they ensure the policy's objectives are integrated into Mölnlycke's business model and operations, enabling progress tracking and regular reporting on GHG emissions and other material sustainability topics.

Management approach

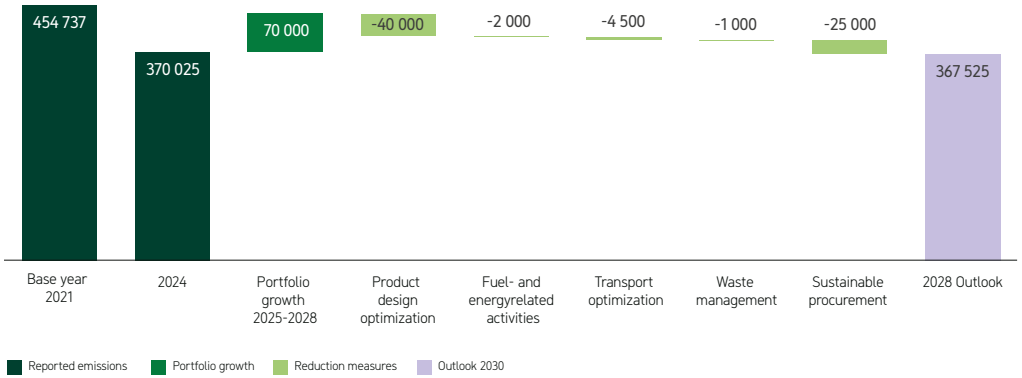
Decarbonisation levers

Mölnlycke is committed to achieving Net Zero emissions across its entire value chain by 2050. In the near term, the company has set ambitious targets to reduce Scope 1 and 2 emissions by 50% by 2030 and Scope 3 emissions by 20% by 2028, based on a 2021 baseline. These targets, validated by the SBTi in January 2024, are supported by a comprehensive transition plan that outlines key actions across each emission scope, with a strong focus on energy efficiency, the shift to renewable energy, and driving emission reductions throughout Mölnlycke's supply chain.

Scope 1 & 2 emission transition plan



Scope 3 emission transition plan



Scope 1 direct emissions

To reduce Scope 1 emissions, Mölnlycke is prioritising energy efficiency improvements and the transition to low-emission technologies across its operations. Comprehensive energy audits are conducted at its facilities to identify inefficiencies and areas for improvement. As part of this, Mölnlycke will replace or retrofit outdated equipment with energy-efficient and low-emission alternatives, including upgrading heating systems, industrial processes, and machinery to more efficient technologies.

Following the succesfull implementation of the waste heat recovery system at Mölnlycke's production site in Finland, similar solutions will be deployed across other sites where feasible to capture and reuse energy that would otherwise be wasted. These measures will help to reduce overall energy consumption and directly contribute to lower emissions.

Additionally, Mölnlycke is committed to transitioning its company car fleet to low- or zero-emission vehicles. This shift will be gradual, with some regions expected to transition more quickly than others, based on the availability of electric vehicles and local market conditions.

Scope 2 indirect emissions

Mölnlycke has set an ambitious target to source 100% of its electricity for operating sites and headquarters from renewable sources by end of 2024. This milestone has been achieved through a combination of onsite renewable energy installations, such as solar panels, long-term PPAs with renewable energy providers and EACs.

In addition to transitioning to renewable electricity, Mölnlycke will continue to implement energy efficiency improvements across its facilities, including upgrading to energy-efficient equipment and optimising energy use in all buildings. These measures will reduce the overall energy consumption, directly lowering Scope 2 emissions, which are tied to purchased energy. Furthermore, Mölnlycke is committed to purchasing 100% renewable electricity through 2030 and beyond for both consolidated sites and new geographical expansions.

Scope 3

Scope 3 emissions represent the largest portion of Mölnlycke's GHG emissions, and addressing these emissions is a key focus of the company's carbon transition strategy. Mölnlycke's approach to reducing Scope 3 emissions spans multiple key areas within operations and the supply chain.

The company is actively engaging with its suppliers to align them with its Net Zero commitment and near-term climate targets. The company has committed to having 63% of its suppliers adopt science-based targets by 2028, with more than 38% already on board at the end of 2024. Supplier engagement is crucial to reducing Scope 3 emissions, and Mölnlycke is working closely with suppliers to drive reductions across the supply chain.

Another central element of the company's decarbonisation strategy is product life-cycle management. By focusing on sustainable product design, including material substitutions with lower environmental impact, down-gauging products, and optimising packaging, Mölnlycke aims to significantly reduce emissions across its product offerings. For further information on how Mölnlycke's products and solutions reduce downstream's GHG emissions and support the decarbonisation of healthcare, please refer to the Sustainable Product Portfolio Assessment section of the Sustainability report.

In the area of sustainable transportation, Mölnlycke is optimising its logistics and supply chain operations to improve efficiency

and reduce emissions related to transportation and distribution. This involves making improvements in supply-chain planning, optimising operations footprint and prioritising low-carbon transport options.

For energy efficiency and renewable energy within its production processes, Mölnlycke is implementing energy-saving measures and transitioning to renewable energy sources to reduce the upstream emissions associated with the production and transportation of the fuels and energy it consumes in its operations.

Through improved waste management practices, including better production efficiency and waste handling, Mölnlycke is working to reduce emissions linked to waste throughout the supply chain. These initiatives focus on reducing waste production in the first place, and then eliminating waste to landfill while improving the overall efficiency in its operations.

Looking further ahead, Mölnlycke is steadfast in its commitment to reaching Net Zero emissions across its entire value chain by 2050, a goal formally submitted to the SBTi at the end of 2024.

Carbon removals

As part of its commitment to Net Zero, Mölnlycke plans to explore the use of carbon removal technologies, such as carbon capture and storage (CCS), to neutralise the unavoidable portion of value chain emissions.

In line with its sustainability principles, Mölnlycke will ensure that any carbon removal technologies employed meet the highest standards of effectiveness, transparency, and accountability to preserve the integrity of Mölnlycke's Net Zero claims.

Internal carbon pricing

In line with Mölnlycke's Investment Request Policy, all investment proposals involving tangible assets must include a sustainability assessment. For significant investments, this includes a quantitative analysis of greenhouse gas (GHG) emission impacts covering Scope 1, 2, and 3. Additionally, Mölnlycke applies an internal static carbon price of €100 per tonne of CO_2e to Scope 1 and 2 emissions. This shadow price is determined using the highest EU Emissions Trading System (ETS) price as a benchmark, reflecting the estimated future cost of carbon in regulatory environments, supporting long-term decision making.

The internal carbon price is an essential tool for guiding investment decisions at Mölnlycke, enabling the company to select the most sustainable and efficient solutions to meet its Net Zero target by 2050. By integrating carbon pricing into investment evaluations, Mölnlycke ensures alignment with its decarbonisation strategy while effectively managing potential risks and opportunities related to carbon costs. For example, the carbon pricing mechanism has been applied to key 2024 investments, including ETO sterilisation and expansion in Mölnlycke's production facility in Mikkeli, Finland. Since Mikkeli has been utilising 100% renewable electricity for several years, the Scope 2 emissions for these investments were effectively zero, resulting in minimal impact on Net Present Value (NPV) and Internal Rate of Return (IRR).

Recognising the dynamic nature of sustainability expectations and regulatory landscapes, Mölnlycke regularly reviews its internal carbon pricing to ensure alignment with the latest scientific guidance and policy developments. This approach allows the company to remain proactive in its decarbonisation commitments, mitigate carbon cost impacts for customers by offering sustainable solutions, and maintain competitiveness in an increasingly sustainability-driven market.

Awareness and training

Climate action is a central part of Mölnlycke's sustainability strategic roadmap. As the company works toward its 2050 Net Zero goal, it is essential to ensure that all employees are equipped with the knowledge and skills necessary to contribute to this journey. To this end, Mölnlycke has developed a comprehensive framework to raise awareness and provide training across the organisation, focusing on building a strong climate-action culture.

In 2024, Mölnlycke rolled out dedicated Net Zero training for 100% of its buyers and R&D employees, ensuring these key teams are well-equipped to integrate sustainability considerations into their daily work. The training was designed to deepen understanding of the company's Net Zero commitment, the importance of sustainable product design, and the role each individual can play in reducing GHG emissions.

A key initiative in Mölnlycke's engagement with its suppliers is the 'Partnering for Progress' webinar series. In 2024, the "Data-driven Sustainability" session focused on using data to drive supply chain sustainability, highlighting the importance of accurate data collection and analysis to track and reduce GHG emissions. The session also covered Mölnlycke's expectations for business partners to set and achieve emission reduction targets, supporting the company's broader efforts to reduce its climate impact. The session also served as a continuation of the company's GHG emissions training, now extended to suppliers, to ensure alignment on data and emission reduction strategies across the value chain. Approximately 150 strategic suppliers attended and recognised the importance of collaboration and transparency in reducing emissions throughout the value chain.

Executive variable remuneration

Mölnlycke's Long-Term Incentive plan incorporates sustainability as a key performance measure, aligning employee rewards with measurable environmental outcomes. This approach reinforces the company's commitment to reducing GHG emissions and motivates leaders to drive decarbonisation efforts throughout the organisation.

A key element of the Long-Term Incentive plan is the inclusion of Scope 3 absolute GHG emission reductions, which represent more than 80% of Mölnlycke's total emissions. This focus ensures efforts are directed at reducing emissions from purchased goods and services, energy, upstream transport, and waste. Leaders across functions, from supply chain to R&D, are motivated to adopt innovative, low-carbon solutions that align with Mölnlycke's sustainability goals. With clear targets and performance-based rewards, the Long-Term Incentive plan fosters accountability, collaboration, and long-term systemic change by encouraging employees to align personal success with the company's mission to revolutionise care for both people and the planet.

Digitalisation

Digitalisation is a key enabler in Mölnlycke's mission to reduce GHG emissions, driving efficiency and innovation across its operations and the solutions it provides to customers.

Within its own operations, Mölnlycke utilises advanced data analytics and real-time monitoring systems to optimise energy use across manufacturing sites, reducing emissions and improving resource efficiency. Supply chain visibility is enhanced through digital platforms that enable smarter transport routes, lower upstream emissions, and improved inventory management. Furthermore, digital Life Cycle Assessment (LCA) tools guide sustainable product design, while virtual collaboration platforms reduce the need for travel, cutting associated emissions. Mölnlycke also empowers its customers with digital solutions designed to optimise care and minimise environmental impact, such as:

- **Mölnlycke ProcedurePak® online tool:** this solution enables healthcare providers to customise procedure trays, ensuring they contain only the necessary items, thereby reducing waste and improving operational efficiency in hospitals
- **e-learning platforms:** Mölnlycke's digital training tools support healthcare professionals by providing virtual resources for skill development and product use, reducing travel-related emissions for in-person training and further improving the outcome of its products
- **supply management systems:** integrated solutions such as inventory tracking and usage analytics help healthcare facilities manage supplies more effectively, reducing overstocking, product waste, and emissions associated with unnecessary deliveries

The company remains committed to further exploring the potential of digital innovation, ensuring all solutions align with best practices and methodologies for assessing their environmental impact. As a general principle, any climate-related commitment or collaboration that Mölnlycke partakes in with external partners must be based on a scientific approach for the company to consider endorsement.

Metrics and targets

Targets

Emission reductions – long-term

Net zero value chain GHG emissions by 2050, including a 90% absolute reduction in Scope 1 and 2 emissions, and a 97% reduction in physical intensity of Scope 3 emissions (all categories), relative to a 2021 baseline. Carbon removal and storage technologies will be utilised to address any remaining unavoidable emissions. These targets were submitted to Science Based Targets initiative (SBTi) for validation in December 2024.

Emission reductions – near-term

Reduce absolute Scope 1 and 2 GHG emissions by 50% by 2030, compared 2021 baseline. Reduce absolute Scope 3 GHG emissions from purchased goods and services (cat. 1), fuel and energy related activities (cat. 3), upstream transportation and distribution (cat. 4) and waste generated in operations (cat. 5) by 20% by 2028, compared to 2021 baseline.

Metric[31]	Categories	Base year (BY)	BY emissions (tCO_2e)	Target year (TY)	TY change vs BY (%)	TY emissions (tCO_2e)	2024 change vs BY (%)	2024 emissions (tCO_2e)	SBTi status
Scope 1 and 2	Market-based	2021	104212	2030	-50	52106	-40	62869	Validated (1.5 °C)
Scope 3	1, 3–5[32]	2021	454737	2028	-20	363790	-19	370023	Validated (1.5 °C)

Renewable energy

Increase active annual sourcing of renewable electricity to 100% by the end of 2024 and continue active annual sourcing of 100% renewable electricity through 2030.

Metric	Base year	Base year status (%)	Target year	Target (%)	2024 end year status (%)	SBTi status
Renewable electricity	2021	23	2024	100	100	Validated (1.5 °C)

Supplier commitment

Have 63% of suppliers by emissions covering purchased goods and services (cat. 1), capital goods (cat. 2), and upstream transportation and distribution (cat. 4) committed to the Science Based Targets Initiative by 2028.

Metric	Scope 3 categories	Base year	Base year status (%)	Target year	Target (%)	2024 status (%)	SBTi status
Suppliers with a SBTi commitment	1–2,4	2021	12	2028	63	38	Validated (1.5 °C)

Energy intensity

Decrease energy intensity per tonne of production with 2% YoY.

Metric	Reference year	Reference year Status (MWh/t)	Target Year	Target (MWh/t)	Target Reduction (%)	2024 status (MWh/t)	2024 Performance (%)
Energy intensity	2023	5.49	2024	5.38	-2	5.64	+2.8

31. The targets are company-wide.
32. Purchased goods and services, Fuel- and energy-related activities, Upstream transportation, and Waste generated in operations.

Metrics

Energy consumption in own operations

Energy consumption[33] and mix[34]

(MWh)	2024	2023	2022	2021
Fossil sources				
Fuel consumption from coal and coal products	**54.9**	54.9	52.3	52.3
Fuel consumption from oil and petroleum products	**34,227**	74,240	54,650	55,382
Fuel consumption from natural gas	**191,317**	140,690	164,127	168,395
Fuel consumption from other fossil sources	**6,212**	6,283	4,745	4,956
Purchased or acquired electricity	**16,258**	30,687	41,388	73,599
Purchased or acquired heat	**9,211**	9,972	3,731	7,259
Purchased or acquired steam	**3,273**	4,457	11,746	11,773
Purchased or acquired cooling	**-**	-	-	-
A. Total fossil energy consumption	**260,552.2**	**266,382.7**	**280,440.8**	**321,415.7**
Share of fossil sources in total energy consumption (%)	**75%**	79%	82%	92%
Share of fossil sources in total electricity consumption (%)	**16%**	30%	40%	71%
Nuclear sources				
Fuel consumption from nuclear sources	**-**	-	-	-
Purchased or acquired electricity	**3,268**	9,279	9,342	9,927
B. Total nuclear energy consumption	**3,268**	**9,279**	**9,342**	**9,927**
Share of nuclear sources in total energy consumption (%)	**1%**	3%	3%	3%
Share of nuclear sources in total electricity consumption (%)	**3%**	9%	9%	10%
Renewable sources				
Fuel consumption from renewable sources	**-**	-	-	-
Purchased or acquired electricity	**81,307**	60,021	51,514	19,818
Purchased or acquired heat	**-**	-	-	-
Purchased or acquired steam	**-**	-	-	-
Purchased or acquired cooling	**-**	-	-	-
Consumption of self-generated non-fuel renewable energy	**3,823**	1,738	-	-
C. Total renewable energy consumption	**85,130**	**61,759**	**51,514**	**19,818**
Share of renewable sources in total energy consumption (%)	**24%**	18%	15%	6%
Share of renewable sources in total electricity consumption (%)	**81%**	61%	50%	19%
D. Total energy consumption (A+B+C)	**348,951**	**337,421**	**341,297**	**351,161**
Energy intensity				
MWh/net sales MEUR	**169.1**	175.4	186.7	208.3
MWh/t of production	**5.64**	5.49	5.71	6.08

Greenhouse gas emissions

GHG emissions by scope and category

(tCO_2e)	2024	2023	2022	2021
Scope 1 direct GHG emissions				
Consolidated Accounting Group	**52,355**	52,788	50,904	51,607
Investees and Joint Arrangements	**0.5**	-	-	-
Total gross Scope 1 emissions	**52,356**	52,788	50,904	51,607
Scope 1 emissions under regulated ETS (%)	**-**	-	-	-
(tCO_2e)	**2024**	2023	2022	2021
Scope 2 indirect GHG emissions				
Consolidated Accounting Group				
Purchased energy (location-based)	**49,506**	51,898	54,422	55,603
Purchased energy (market-based)	**9,263**	20,276	29,027	52,605
Investees and Joint Arrangements				
Purchased energy (location-based)	**2,080**	-	-	-
Purchased energy (market-based)	**1,250**	-	-	-
Total gross Scope 2 emissions (location-based)	**51,586**	**51,898**	**54,422**	**55,603**
Total gross Scope 2 emissions (market-based)	**10,513**	**20,276**	**29,027**	**52,605**

33. Data on energy consumption in own operations is gathered from internal environmental reporting systems. Data is collected and aggregated by the environmental management responsible on the sites. The data covers fuel and other energy use in MWh, broken down by energy type and source. Primary data is gathered on self-generated electricity. When data is not available – which is predominantly the case for small sales offices – estimations are made for energy demand based on the floor area and the region of operation with the use of literature and publicly available statistics.
34. Following the directives in ESRS E1, energy consumptions is only considered as deriving from renewable sources if the origin of the purchased energy is clearly defined in the contractual arrangements with the suppliers (e.g. renewable power purchasing agreement, Guarantee of Origin or Renewable Energy Certificates).

(tCO_2e)	2024	2023	2022	2021
Scope 3 other indirect GHG emissions				
Upstream				
Purchased goods and services	**312,323**	282,583	312,666	376,780
Capital goods	**49,979**	40,708	62,776	43,226
Fuel- and energy-related activities	**14,692**	18,202	18,830	19,459
Upstream transportation and distribution	**41,254**	39,488	45,848	56,914
Waste generated in operations	**1,756**	1,639	1,505	1,584
Business travel	**28,333**	24,612	24,654	8,006
Employee commuting	**11,797**	11,349	11,436	11,906
Upstream leased assets	**950**	807	759	679
Downstream				
Downstream transportation and distribution	**3,510**	3,174	3,043	3,152
Use of sold products	**670**	743	556	703
End-of-life treatment of sold products	**20,995**	22,748	21,756	22,089
Total gross Scope 3 emissions	**486,261**	**446,053**	**503,829**	**544,497**
Scope 1,2 & 3 total GHG emissions				
Total gross GHG emissions (location-based)	**590,203**	**550,739**	**609,155**	**651,707**
Total gross GHG emissions (market-based)	**549,129**	**519,117**	**583,760**	**648,709**

%	2024	2023	2022	2021
Share of GHG emissions by scope				
Scope 1	**9%**	10%	9%	8%
Scope 2 (market-based)	**2%**	4%	5%	8%
Scope 3	**89%**	86%	86%	84%

(tCO_2e/net sales MEUR)	2024	2023	2022	2021
GHG intensity based on net revenue				
Scope 1	**25.4**	27.4	27.9	30.6
Scope 2 (location-based)	**25.0**	27.0	29.8	33.0
Scope 2 (market-based)	**5.1**	10.5	15.9	31.2
Scope 3 upstream categories	**223.4**	218.0	261.8	307.6
Scope 3 downstream categories	**12.2**	13.9	13.9	15.4
All scopes (market-based)	**266.1**	**269.9**	**319.4**	**384.9**

(tCO_2e/t products sold)	2024	2023	2022	2021
GHG intensity based on sold products				
Scope 3	6.77	6.31	7.21	7.74

Supply chain engagement

Suppliers by emission committed to SBTi

%	2024	2023	2022	2021
Suppliers	38	20	14	12

In 2024, Mölnlycke reported a 15% reduction in total GHG emissions compared to the 2021 baseline, along with a 1.4% decrease in overall emissions intensity. This positive trend reflects the company's ongoing efforts to reduce emissions despite a 6% increase in total GHG emissions compared to 2023. The increase in emissions was driven by strong business growth, including the establishment of a new production site in Saudi Arabia.

The reduction in Scope 1 and 2 emissions was particularly notable, driven by key initiatives such as the transition to 100% renewable electricity at all production sites and the headquarters, which resulted in a 9.8 $ktCO_2e$ reduction in Scope 2 emissions compared to 2023. The company's energy efficiency efforts were further bolstered by the closure of the Batang Kali factory and the relocation of production to more energy-efficient sites, alongside the use of renewable electricity certificates (iRECs) to offset emissions at the Jeddah facility. As a result, Scope 1 and 2 emissions dropped by 40% compared to the 2021 baseline, with a significant 44% reduction in emissions per unit of production. These reductions were achieved while also managing the increased energy demand tied to the company's growth and the energy consumption of newly established facilities.

Mölnlycke continues its decarbonisation efforts in its value chain, achieving a 11% reduction in Scope 3 emissions in 2024 compared to the 2021 baseline. However, compared to 2023, Scope 3 emissions increased by 9%, largely driven by portfolio expansion, longer transportation routes, and changes in emissions calculation methodologies. During 2024, Mölnlycke has made significant progress in decarbonising its value chain. Initiatives such as the transition to renewable energy have contributed to a 19.3% reduction in Scope 3 emissions from fuel- and energy-related activities. implementation of low-carbon transportation solutions, including increased biofuel and intermodal solutions, alongside optimised logistics flows and minimised use of temperature-controlled containers, helped mitigate some of the impacts of the increased business activity. Moreover, packaging and waste management improvements were initiated and will continue during 2025.

GHG accounting methodology

Greenhouse gas emissions are reported according to the GHG Protocol Corporate Standard, using operational control as the basis for consolidation. Emissions are reported in CO_2e and include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorochemicals (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3). Included greenhouse gases are defined by the IPPC AR6 methodology, based on a 100-year timeframe.

GHG accounting methodologies

Scope	Methodology
Scope 1	Calculation of scope 1 emissions is based on fuel consumption and refrigerant leakages from facilities, equipment and vehicles under Mölnlyckes control. Fuel consumption is converted into energy using lower heating value factors. Refrigerant leakage is reported per type. Emissions from internal sterilisation using EtO are calculated stochiometrically, assuming complete combustion.
Scope 2	Calculation of scope 2 emissions includes all purchased energy used within Mölnlycke's facilities, equipment and vehicles. Amount of energy used is reported using primary data from electricity providers, bills or metering. Purchased energy volumes are multiplied by country average emission factors for location-based emissions. For market-based emissions supplier-specific emission factors are used (must be proven by contractual instruments) or, for sites that do not have any contract that meets the Scope 2 Quality Criteria, residual mix is used (or the grid mix if no residual mix is available).
Scope 3	
Purchased goods and services	Calculation of emissions from purchased goods (raw materials, components, spare parts) is based on primary procurement data. Masses and materials of the articles are retrieved from internal systems or manually and validated by Business Area representatives. Supplier-specific emission factors are used, where available. Otherwise, secondary database emission factors are retrieved from LCI databases (aggregated or composite) and used to calculate the emissions. Calculation of emissions from external sterilisation is based on primary data on the weight of sterilised products and expert assumptions on the emissions and energy consumption per batch of processing. Calculation of emissions from withdrawn water is based on the primary reported data on water consumption from the sites. When data is not available (predominantly for small sales offices), estimations are made based on the floor area of the offices. Calculation of emissions associated with purchased services is based on the primary data on the spent financial resources per service type.
Capital goods	Calculation of emissions associated with capital goods is based on the primary data on spent financial resources per type of capital goods. Internal expert judgements are applied to define the shares of personnel and project management costs per spent category, to exclude these from the calculations.
Fuel- and energy-related activities	Calculation of emissions associated with fuel- and energy-related activities not included in Scope 1 or Scope 2 is based on the primary reported data on energy consumption from the sites. When data on the consumed amounts is not available (predominantly for small sales offices), estimations are made based on the floor area of the offices and region of operation. When primary data on the energy source is not available, assumptions are made based on the region of operation.
Upstream transportation and distribution	Calculation of emissions associated with the transport of raw materials to the production sites and intracompany transport is based on the primary logistics data on the transported masses, distances and modes of transportation. Calculation of emissions associated with purchased warehousing services is based on the primary data on the leased warehousing capacities in pallets by type, and primary data or expert assumptions on average duration of storage, cooling share and energy consumption. Calculation of emissions associated with logistics of the products to processing and first tier customer, is based on the aggregation of the emissions reported by the logistics services providers.

Scope	Methodology
Scope 3 Waste generated in operations	Calculation of emissions from treatment of operational waste is based on the primary data from the sites on generated operational waste per fraction, destination and treatment type. Transportation of the waste to waste treatment is included, with assumptions on distances and modes of transport. Calculations of emissions from wastewater treatment is based on the primary data on water discharge. When data on water discharge is not available, conservative assumption of equivalence of water withdrawal and discharge is taken. When waste data is not available (predominantly for small sales offices), estimations are made based on the floor area of the offices.
Business travel	Calculation of emissions associated with business travel is based on the primary data on the spent financial resources in business travelling, including transport by mode and accommodation.
Employee commuting	Calculation of emissions associated with employee commuting is based on the primary data on the number of employees and the regional expert estimation of the average distances and modes of commute of the employees.
Upstream leased assets	Calculation of emissions associated with upstream leased assets (operational lease) is based on the primary data on the spent financial resources per leased asset type.
Downstream transportation	Calculation of emissions associated with the transport of sold products from the customer to the final user, is based on the primary data on the volumes of sales, and assumptions on the transportation modes and distances (local supply chain assumed).
Processing of sold products	Mölnlycke does not have any processing of sold products.
Use of sold products	Calculation of emissions associated with the use of products is based on the primary data on sales of the products expected to have considerable energy and material inputs in use, or generating emissions. Energy consumption of products in use is estimated with conservative assumption of full power capacity use, with global average electricity mix. Emissions of products in use are estimated based on provided formulations and relevant substances content.
End-of-life treatment of sold products	Calculation of emissions associated with the end of life of sold products is based on the primary data on sales of products by region. Material composition of the products is assumed analogous to the procurement of goods. End-o- life scenario assumes incineration with energy recovery for products sold in EMEA region, and incineration without energy recovery for products sold elsewhere. Transportation of the waste to waste treatment is included, with assumptions on distances and modes of transport.
Downstream leased assets	Mölnlycke does not lease assets to third parties.
Franchises	No franchises are issued by Mölnlycke.
Investments	Mölnlycke does not act as an investor (excluding operational investments considered in other scopes and categories), nor provides financial services.

Significant assumptions

To ensure accurate emission calculations, the following key assumptions were made:

- **geographical relevance:** emission factors were carefully selected based on the specific locations of operations to account for regional variations
- **activity data:** for smaller sales offices where actual data was unavailable, estimations were made using floor area and regional operational context as the basis
- **data quality and supplier data:** In cases where actual emissions or supplier-specific data could not be obtained, reliable industry-standard emission factors from sources such as Ecoinvent and Defra were used. When necessary, global averages from databases like Exiobase and Ecoinvent were applied to ensure consistency and credibility in the calculations

GHG accounting sources

Scope	Accounting method	Emission factor source
Scope 1		
Fuels	Consumed amounts	Defra, Ecoinvent
Refrigerants	Leakages/refilled amounts	Defra
Scope 2		
Purchased electricity	Market-based	PPA, RECs, IRECs, GO, Supplier specific, IEA, eGRID, AIB
Purchased heat & steam	Purchased amounts	Defra, Ecoinvent
Scope 3		
Purchased goods and services	Supplier-specific, Average data & Spend-based	LCA, Ecoinvent & Exiobase
Capital goods	Spend-based	Exiobase
Fuel- and energy-related activities	Average data	Defra
Upstream transportation and distribution	Distance-based & Average data	GLEC, Ecoinvent
Waste generated in operations	Waste-type-specific	Ecoinvent
Business travel	Spend-based	Exiobase
Employee commuting	Distance-based	Ecoinvent
Upstream leased assets	Spend-based	Exiobase
Downstream transportation and distribution	Distance-based	Ecoinvent
Use of sold products	Average data	Ecoinvent
End-of-life treatment of sold products	Average data	Ecoinvent

GHG accounting rationale

- **Defra:** provides trusted, regularly updated UK government data for energy, fuel, and refrigerant emissions (Scope 1 and 3.3)
- **PPA, RECs, GO, Contract, IEA, AIB:** following the GHG Protocol Scope 2 quality criteria
- **LCA:** product-specific LCAs offer the most accurate emission data for purchased goods
- **Ecoinvent:** provides comprehensive lifecycle data for a wide range of products and activities, ensuring consistent and reliable estimates across the supply chain
- **Exiobase:** a global economic database for consumption-related emissions, used for estimating emissions from purchased services, capital goods, leased assets, and business travel
- **GLEC:** provides specific emission factors for logistics and transportation, used for estimating emissions from upstream and downstream transportation (Scope 3.4 and 3.9)

EU taxonomy disclosure

The Taxonomy Regulation establishes the framework for the EU taxonomy by setting out four conditions that an economic activity must meet in order to qualify as environmentally sustainable.

A qualifying activity must:

1. Contribute substantially to one or more of six environmental objectives, being:
   - climate change mitigation,
   - climate change adaptation,
   - sustainable use and protection of water and marine resources,
   - transition to a circular economy,
   - pollution prevention and control,
   - protection and restoration of biodiversity and ecosystems.
2. Do no significant harm to any of the other environmental objectives.

3. Be carried out in compliance with minimum (social) safeguards.
4. Comply with technical screening criteria. The technical screening criteria specify the performance requirements for any economic activity that determine under what conditions that activity makes a substantial contribution to a given environmental objective and does not significantly harm the other objectives.

Companies are required to report on the proportion of turnover, capital expenditures and operating expenditures that are associated with environmentally sustainable economic activities (eligible activities), and to what extent these activities are aligned (i.e. contributing to one or more environmental objectives). For the purpose of reporting according to Article 8 of the taxonomy, turnover, capital expenditure ("CapEx") and operational expenditure ("OpEx") are identified as follows in accordance with the taxonomy:

- the Group's total turnover corresponds to Revenue in the Consolidated Income Statement
- total CapEx equals the additions as specified in Note 10 "Property, plant and equipment", Note 12 "Other intangible assets" and Note 18 "Leases". Goodwill is not included in the CapEx definition for intangible assets
- total OpEx in the Taxonomy corresponds to non-capitalised research and development costs, building renovation costs, short-term leases, maintenance, and repair costs and other indirect costs for the day-to-day servicing of assets of property, plant and equipment and are not separately disclosed in the consolidated financial statements

Mölnlycke has performed the following activities in 2024 in relation to the EU Taxonomy regulation:

- attended trainings by personnel involved in data-gathering, explaining key characteristics of the EU taxonomy guidelines and potential eligible activities
- performed a detailed analysis of the individual taxonomy-eligible economic activities led by Group Finance and including members from Treasury and Sustainability function. Medical products and solutions do not fall within the EU taxonomy screening criteria for climate change mitigation or adaptation, and only one eligible economic activity generating turnover related to pollution prevention is identified. As a consequence, eligible activities are limited in 2024 and mainly related to supporting CapEx on sustainable solutions
- in accordance with the updated criteria outlined in the EU taxonomy, our review has addressed eligibility and calculated alignment against all six environmental objectives
- the assessment identified that aligned CapEx has increased since 2023 and included: the installation of solar panels at one production facility, installation of EV chargers at two production facilities, installation of LED lighting at one production facility and the investment in our new headquarters at GoCo Health Innovation City
- consulted with external experts and peers to ensure a correct and consistent interpretation of the legal requirements
- conducted a self-assessment using questions which were developed by our owners to determine whether the company complies with the minimum safeguards

The outcomes of the EU taxonomy reporting for 2024 is disclosed in the table below:

	Turnover %	CapEx %	OpEx %
Eligibility	3%	66%	2%
Alignment	-	22%	-

Circularity and resource efficiency

Mölnlycke is committed to advancing the circular economy by designing products and packaging that remain in circulation. This approach reduces reliance on finite resources, supporting sustainable growth and innovation across the value chain.

Central to Mölnlycke's circular economy programmes are collaborations with healthcare providers to optimise device usage, extend product lifespans, recyclability and reduce consumption – all while maintaining the highest standards of quality and safety. By adopting "design-for-circularity" principles, Mölnlycke ensures that its solutions are developed to eliminate waste and pollution and circulate materials and products at their highest value in a sustainable way.

Mölnlycke's use of biobased materials certified by the International Sustainability and Carbon Certification (ISCC) system and the Forestry Stewardship Council (FSC®) underscores the company's commitment to responsible sourcing and minimising environmental impact. With an expanding portfolio of biobased and recycled materials, Mölnlycke is demonstrating its commitment to reducing waste and retaining valuable resources within the healthcare ecosystem. This includes exploring and implementing closed-loop circular models, ensuring that products are designed with end-of-life considerations in mind.

In 2025, Mölnlycke will introduce targets and metrics to track its progress towards circular economy business models, supported by metrics measuring revenue from solutions that drive circularity.

As part of its commitment to circularity, Mölnlycke is also focused on minimising waste and enhancing raw material efficiency in its own operations. By adhering to the "right first time" principle, the company aims to eliminate unnecessary resource use, repurpose materials where possible, and achieve zero waste to landfill by 2030. This aso includes the implementation of closed-loop water systems at its most water-intensive sites, alongside continuous improvements in water reuse practices.

Although reclaiming products and packaging presents challenges due to specific order and product requirements, Mölnlycke continuously monitors its resource efficiency gains related to product reclamation. In 2024, the company reclaimed 1.04% of products based on monetary value, reinforcing its ongoing efforts to improve sustainability across its operations.

For more information on Mölnlycke's circular economy initiatives, please refer to 'Exploring closed loop systems for medical supplies in the Operating Room' in the' Sustainability in action' section of this report.

Waste

In 2024, Mölnlycke generated 14,641 tonnes of waste across its sites, reflecting a 4.7% increase from 2023. Similarly, waste intensity rose by 6%, driven by the same operational factors. These increases were primarily attributed to non-routine waste resulting from the closure of a production facility in the Gloves Business Area, the commissioning of new production lines at the Kulim Hi-Tech facility, and the relocation of Mölnlycke's headquarters in Sweden.

Despite these temporary impacts, ongoing waste reduction efforts helped mitigate the overall effect. Mölnlycke advanced its circularity initiatives, including reusing process materials and recycling raw materials like latex suspension back into production. Additionally, adjustments to machinery specifications and raw material criteria improved product yield, minimised waste generation, and enhanced resource efficiency.

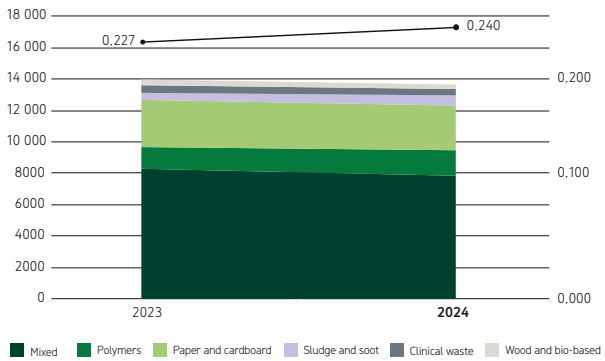
Mölnlycke's collaboration with local waste management firms and other partners played a key role in enhancing the reuse and recycling of resources in 2024, advancing the company's commitment to a circular economy.

As part of its ongoing commitment to reducing landfill waste, Mölnlycke has implemented significant initiatives at its facilities. In early 2025, Mölnlycke's sites in Maine will fully divert 150 tonnes of waste per month away from landfills. Initially, waste will be incinerated with heat recovery, but later on during the year, the company will transition to a new waste handling and transportation vendor, supporting the launch of a pellet programme, offering a second option for landfill diversion.

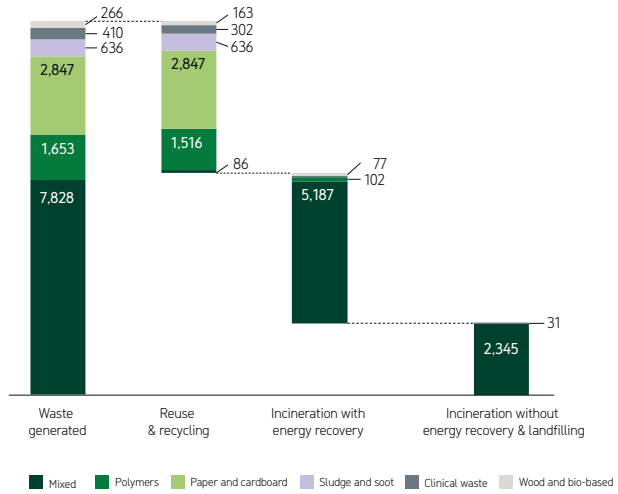
Waste management data is collected via the company's internal environmental reporting system, with each facility's environmental management responsible for compiling the information. The data includes operational waste generation by category and classification (hazardous or non-hazardous), as well as the treatment methods and disposal destinations. For smaller sales offices, where data may not be readily available, estimates are made based on floor area, assuming all waste is general non-hazardous waste due to the limited activities at those offices.

In 2024, Mölnlycke diverted 5,722 tonnes of waste from disposal, primarily through reuse and recycling. The remaining 8,919 tonnes were disposed of, with the majority being incinerated with energy recovery, while the rest was incinerated without energy recovery or sent to landfill. All waste generated, including both hazardous and non-hazardous materials, is managed through off-site treatment by certified third-party providers.

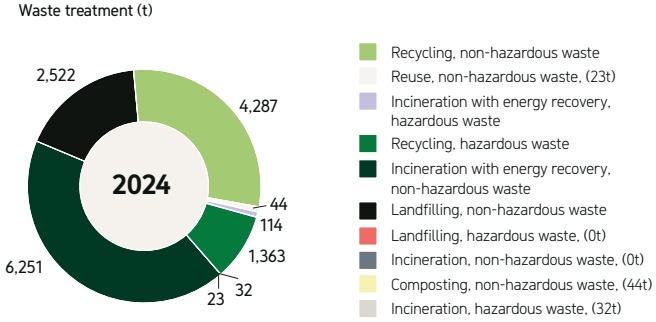
Waste generation (in t) and waste intensity (in t/t)



Waste generated, diverted and disposed by composition (t)



Waste treatment (t)



Water

Mölnlycke is committed to responsible water use across all its production sites and offices, understanding the critical importance of a sustainable water supply for its business operations. Water is essential to various activities, including raw material production, product manufacturing (such as foam production), cleaning, cooling, and sanitisation. While not being a high-intensity water consumer, Mölnlycke recognises the potential impact its operations may have on local water bodies during extraction and discharge, which leads the company to adopt a precautionary approach.

Ongoing risk assessments and the evaluation of water-related impacts are central to Mölnlycke's strategy. The company works to minimise these impacts through:

- water reuse and recycling technology, such as the closed loop system at the Oldham facility, UK,
- the implementation of robust maintenance practices and secondary containment measures at all manufacturing facilities,
- preventing spills of raw materials through proactive maintenance,
- adhering to sound operating procedures,
- providing continuous training for employees and suppliers involved in raw material handling and management.

Mölnlycke's global presence is a key strength, but it also means that the availability of fresh water varies across regions, and some locations face more long-term water security challenges than others.

While water scarcity is not a concern at most of Mölnlycke's sites, certain regions, such as the newly established joint venture in Saudi Arabia, are in water-stressed areas[35]. Mölnlycke recognises that increasing water stress could affect both local communities and business continuity in the future. To address this, the company is proactively reducing water usage by enhancing water capture and reuse at relevant sites. This approach goes beyond traditional water efficiency and regulatory compliance, especially in areas with vulnerable populations.

In water-stressed regions, Mölnlycke is committed to developing tailored water action plans by the end of 2025, including water capture and reuse at these sites, and has already initiated this work at its joint venture in Saudi Arabia.

Additionally, all operational teams share best practices to optimise water use across routine and non-routine activities across sites. The company places a strong emphasis on educating and engaging employees in water conservation initiatives to ensure that water efficiency is a core part of its operations.

Water intake

In 2024, the company saw a 9% increase in total water intake compared to 2023, primarily driven by higher production volumes in the Gloves Business Area in 2024. The majority of this water is sourced from third-party providers, with municipal water supplies being the main source. All withdrawn water (own withdrawn groundwater and water from municipal or other external water supplies) is considered fresh water[36]. Water withdrawal volumes are tracked through the company's internal environmental reporting system, with data collected and compiled by the environmental management teams at each facility[37].

Water consumption

Mölnlycke's overall water consumption is estimated to be moderate, totaling 123,026 m³. Water is used as an ingredient or component in products such as foam and Epaderm®, with production occurring at three locations: Wiscasset (US), Mikkeli (Finland), and Oldham (UK). These sites are not located in water-stressed areas. Notably, in 2024, the Oldham facility in the UK has achieved a 98% reduction in water consumption for the Epaderm mixing process compared to previous year through the implementation of a closed-loop water cooling system.

Water is also utilised during evaporation in the Gloves manufacturing process[38], for fire suppression, and in humidification systems, as well as in various canteens across Mölnlycke's sites.

Water storage is not applicable to Mölnlycke's operations.

Water discharge

Following usage, all Mölnlycke sites discharge water into municipal sewage systems, with limited environmental impact reported from discharge practices. In the USA and Malaysia, for example, water is treated to meet regulatory standards before being released, ensuring compliance through stringent controls governed by local permits and overseen by authorities. Regular testing is conducted as mandated by local regulations, with effluent discharge quality standards set for all industries.

Mölnlycke works closely with local environmental authorities to ensure that permit requirements reflect the specific characteristics of the receiving water bodies. To the best of the company's knowledge, no priority substances of concern are released into natural systems through its water discharges.

A systematic approach, integrated into Mölnlycke's ISO 14001-certified environmental management system, is followed at all sites to identify, document, and assess risks related to water consumption and discharge. Actions are evaluated and implemented as needed to prevent negative impacts, with examples including upgrading on-site filtration systems, modifying chemical usage in production processes, and developing a process to precipitate chemicals, such as silver, from wastewater to reduce the load on municipal treatment facilities.

35. Water stress is defined in terms of the ratio of total yearly water withdrawal to the amount of available renewable water supply. An area is considered a 'water stress area' when the ratio between withdrawal and supply is either high (40–80%) or extremely high (>80%), based on the data from the World Resources Institute. Baseline water scarcity level for each of the reported locations was collected on 30 December 2024, from the Aqueduct Water Risk Atlas, with information from the World Resources Institute. The data is an annual average and is taken to represent water scarcity levels for both 2023 and 2024 data.
36. In cases where water withdrawal data is unavailable, typically for smaller sales offices, estimations are made based on the office's floor area.
37. Fresh water is defined as containing in total <1000 mg/L of dissolved solids.
38. At certain sites, process water is evaporated in cooling systems; however, it is difficult to estimate the volume of evaporated water, so it has been excluded from the water consumption figures.

Regular follow-ups are conducted through annual reviews, internal and external audits, and environmental assessments of new equipment and processes before implementation. Wastewater discharge is measured at all manufacturing sites[39] and water quality is consistently monitored in line with local regulations and permit requirements. Overall, Mölnlycke's assessments confirm that the social, environmental, and financial impacts of its water intake and discharge remain minimal.

Raw material use

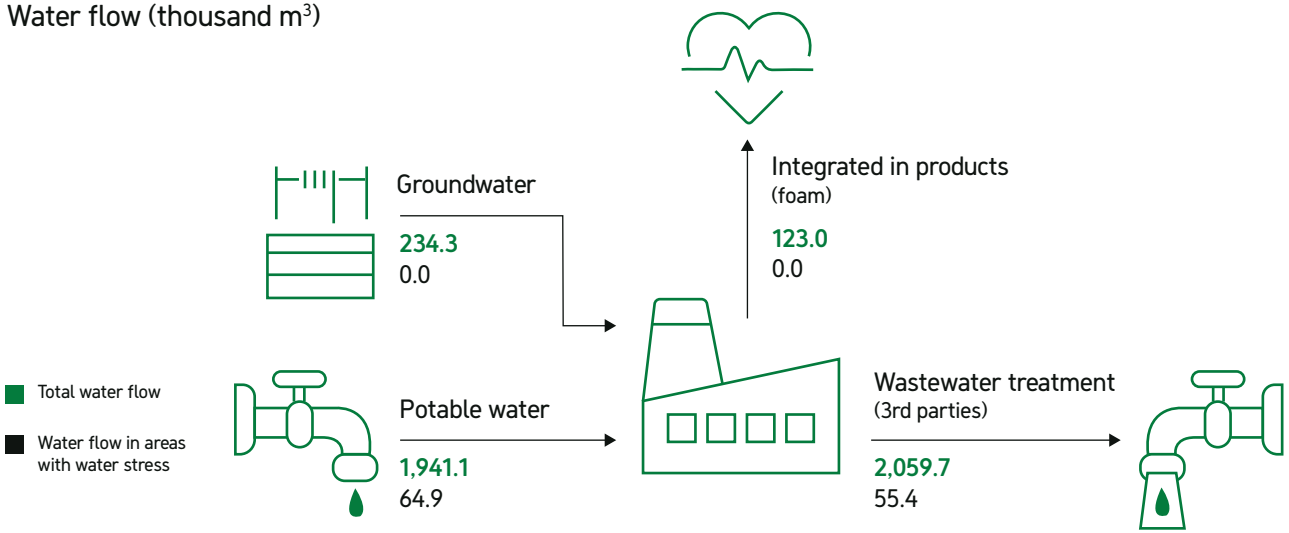
Raw material management is a key pillar of Mölnlycke's decarbonisation strategy. The company is committed to reducing overall resource demand and prioritising the use of recycled and renewable materials with the lowest possible emissions. This approach supports Mölnlycke's long-term sustainability goals, enhancing both decarbonisation and resource efficiency.

In 2024, Mölnlycke procured 86,078 tonnes of raw materials and components for production.

As part of the WeCare roadmap, Mölnlycke continues to expand the use of bio-based raw materials in polymer use. Building on previous success, the company more than doubled its procurement of ISCC-certified materials, reaching 159 tonnes in 2024.

In total, 11% of all procured materials came from certified renewable sources, such as FSC® or ISCC Plus-certified streams, ensuring responsible sourcing practices. The majority of these renewable raw materials were used in packaging, paper coatings, as well as in the supply of natural fibers, and natural latex. Overall, 33% of all procured raw materials – equivalent to 28,024 tonnes – came from renewable sources, marking an increase from 31% in 2023.

Water flow (thousand m³)



Packaging

Mölnlycke continues its progress toward more sustainable packaging solutions by reducing material use and developing recyclable or renewable primary packaging suitable for sterilisation. Ongoing initiatives across all product categories aim to minimise the environmental footprint of packaging.

This work is driven by long-term initiatives at various stages of development, alongside regularly planned product updates. Many feasibility studies and development projects launched in 2023 have progressed well in 2024 and will continue into 2025. Delivering more sustainable packaging solutions requires stringent processes to meet the regulatory requirements of the medical device sector. Collaboration with suppliers, customers, recyclers, and other partners remains essential in advancing these efforts.

In 2024, all implemented packaging changes focused on secondary and tertiary packaging. For example, secondary packaging for a group of wound care products was revised, reducing material use, while a tertiary packaging material made of plastic components was replaced with corrugated board, enhancing recyclability and the use of renewable resources.

Further improvements are planned for 2025, including the removal of secondary packaging for selected antiseptic products, reduced material use in secondary packaging for gloves, and increased recycling opportunities for primary packaging in customised procedure trays.

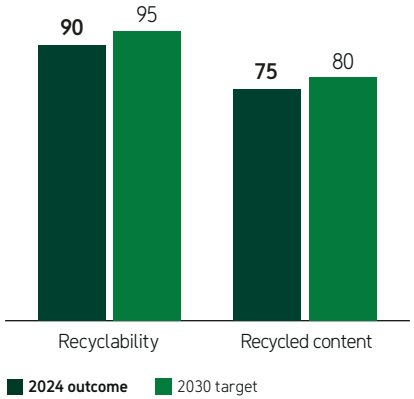
FSC® certification remains a key priority for Mölnlycke, reinforcing the company's commitment to responsible sourcing and sustainable packaging. Building on many years of FSC®-certified packaging implementation in Wound Care and OR Solutions, Mölnlycke continues to expand its commitment to responsible forestry practices and in 2024 significant progress was made in

39. Wastewater discharge is calculated as the difference between water withdrawl and water consumption, where applicable. Untreated wastewater is defined as water with dissolved solids greater than 1000 mg/L. For wastewater that is treated by Mölnlycke before discharge, the classification of the water type is determined based on local regulations.

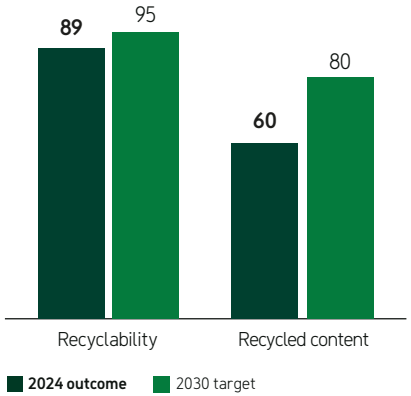
expanding FSC® certification across packaging materials. Since mid-2024, all cardboard and corrugated board boxes used for gloves are FSC®-certified, ensuring they come from responsibly managed forests and controlled sources. Additionally, FSC®-certified tertiary packaging was introduced for selected antiseptic products, with further implementation planned for 2025.

In 2024, further efforts were made to enhance internal data handling and develop a tool for streamlined reporting and assessment. With full implementation expected in 2025, ProcedurePak® trays will be included in packaging targets and baseline calculations. As a result, trays are presented separately in this year's report. The 2024 share of recyclability and renewable and/or recycled content in own-manufactured, contract-manufactured, and distributed products (excluding trays) indicates that Mölnlycke is on the right path to achieving its 2030 packaging targets. Combined data will be presented in 2025.

Share of recyclable packaging and packaging manufactured from renewable and/or recycled materials (%)[40]



Share of recyclable packaging and packaging manufactured from renewable and/or recycled materials in ProcedurePak® trays(%)[41]



Sustainable portfolios

At Mölnlycke, the sustainable product portfolio is seen as a key opportunity for growth and impact. The company has set an ambitious goal to significantly increase revenue from sustainable solutions over the coming years. These solutions are defined as products that deliver measurable sustainability benefits to customers, meeting the growing demand for environmentally and socially responsible offerings.

By identifying and prioritising sustainable solutions, Mölnlycke can engage more collaboratively with customers, many of whom face ambitious sustainability targets. This alignment not only strengthens partnerships but also fosters positive change across healthcare ecosystems. Moreover, through this harmonised approach to portfolio management, Mölnlycke is well-positioned to drive sustainable innovation and create long-term value for both customers and stakeholders. The company works closely with suppliers and customers to ensure that its products and services deliver value at every stage, balancing environmental, social, and economic benefits for all stakeholders.

To guide this process, Mölnlycke uses the Sustainable Product Portfolio Assessment (SPPA) framework to identify the sustainability value delivered to customers. The SPPA is based on a portfolio framework tool developed by the World Business Council for Sustainable Development (WBCSD), which was adapted to meet the needs of a MedTech company. The framework provides a comprehensive view of the sustainability characteristics of Mölnlycke's product portfolio and enables the company to tailor value-selling strategies that align with specific customer needs.

The portfolio is evaluated across multiple sustainability criteria, comparing products to mainstream market alternatives throughout the entire value chain. Based on this evaluation, products are categorised into three groups: "Leading","Performers", and "Transitioners".

Mölnlycke's "Leading" solutions are products that offer measurable substantial sustainability advantages over mainstream alternatives while maintaining equal or better functionality. To qualify, these products must meet all criteria without underperforming in any area compared to the alternatives. The sustainability benefits of Mölnlycke's "Leading" solutions are assessed across the entire value chain and may include one or more of the following:

- lower greenhouse gas (GHG) emissions and improved energy efficiency,
- more efficient use of natural resources, such as using less materials or circular materials,
- avoidance of substances of concern,
- reduced waste through longer service life, lower material usage and recyclability design,
- improved packaging to reduce waste and promote recycling,
- increased inclusiveness,
- enhanced health and wellbeing.

40. Calculations based on total weights of our product portfolio (own manufactured, contract manufactured and distributed products), excluding ProcedurePak® trays.
41. Calculations based on total weights of our ProcedurePak® trays product portfolio.

Products in the "Performer" category meet customer needs and are on a par with mainstream alternatives, while those in the "Transitioner" category contain substances identified as potentially concerning by various stakeholders (e.g., governments, NGOs, customers, and public groups). Through its priority substance programme, Mölnlycke manages these substances and works to promote the use of safer, more sustainable alternatives.
In 2024, Mölnlycke expanded its sustainable product portfolio assessment to include Wound Care, in addition to Antiseptics and Operating Room Solutions. The assessed portfolios represented 75% of the company's total revenue, and the "Leading" category alone accounted for 30% of the total revenue in the assessed portfolio – up significantly from 6% in 2023. This growth underscores the success of Mölnlycke's efforts to deliver innovative, sustainable solutions that provide measurable benefits to customers.

As part of its ongoing commitment, Mölnlycke trained more product management and R&D teams on the SPPA framework in 2024, which resulted in a greater understanding of the methodology and heightened awareness of the potential sustainability benefits of its product portfolio. With continued integration of eco-design principles and sustainability criteria into product development and innovation processes, the customer value of Mölnlycke's "Leading" solutions is expected to grow further.

Examples of "Leading" solutions identified in 2024

- **Hibiscrub® and Hibiclens®**, which avoid potentially concerning substances found in mainstream alternatives.
- **BARRIER® CLASSIC Gowns**, made from certified renewable materials sourced sustainably.
- **Mepilex Border® Flex and Post-Op**, which are changed less frequently, thereby reducing waste compared to mainstream options.

The insights gained from this portfolio analysis are actively used to inform product portfolio planning within Mölnlycke's marketing and innovation processes. The company will continue to promote the adoption of sustainable solutions through this holistic approach to its product portfolio.

Having met its initial target of generating 30% of revenue from "Leading" solutions in the 2024 business in scope, Mölnlycke plans to extend the evaluation in 2025 to include Gloves, further advancing the evolution of its sustainable portfolio.

Customers and end users have accessible and adequate information about the positive and negative environmental and social impacts of Mölnlycke's products and services and how to dispose of the products at their end of life. In 2024, no non-compliance with regulations and/or voluntary codes was identified.

Life Cycle Assessment (LCA) is integral to Mölnlycke's sustainability approach, offering a detailed analysis of the environmental impacts of products across their entire life cycle. In 2024, LCA covered 33.6% of the company's product portfolio in terms of revenue. By identifying both risks and opportunities early in product development, LCA helps minimise costly corrections, ensuring that Mölnlycke's offers are resource-efficient and sustainable.

LCA results are key to supporting customer engagement, aligning Mölnlycke's products with customer sustainability goals and addressing specific performance needs. The assessment evaluates products from raw material sourcing, through production and use, to disposal or recycling, while adhering to ISO 14040:2006 and 14044:2006 standards. Key impact categories assessed include climate change, eutrophication, acidification, ozone depletion, and photochemical ozone creation.

In addition to enhancing transparency, LCA enables Mölnlycke to demonstrate the environmental benefits of its products, reinforcing the company's commitment to sustainable healthcare solutions. By embedding LCA within its SPPA framework, Mölnlycke gains deeper insights into product impacts, unlocking opportunities for improvement and ensuring lasting value that address customer sustainability challenges.

Pollution prevention

Mölnlycke tracks and reports emissions to air, land, and water for substances that may impact people or the environment, such as VOC, CO_2, ethylene oxide (EtO) emissions, and both hazardous and non-hazardous waste, to the relevant authorities. While the impact is limited, the company regularly monitors EtO usage at its production sites in Havirov, Czech Republic, and Mikkeli, Finland, as well as by external partners during product sterilisation prior to customer delivery.

In 2024, EtO emissions from combustion leakage in sterilisation processes totalled 58 kg[42], reflecting a 56% decrease compared to 2023. This decrease was due to a correction of calculation method identified from the previous year, as well as continued efficiency measures such as the implementation of catalysts to reduce the emissions to air at Mölnlycke production sites. Air quality is measured as part of the environmental permitting requirements at these sites. As part of Mölnlycke's continuous pollution prevention efforts, the company is working to identify more efficient alternatives to minimise the environmental impact of its sterilisation processes. At the Havirov factory, validation is underway of a change to process which is expected to be completed in early 2025 and is anticipated to reduce EtO by 30kg per cycle, yielding a reduction of between 240-300 kg EtO per month. At the Mikkeli facility an EtO sterilisation expansion project is ongoing, which will see the site's sterilisation capacity doubled. Using new best available technology, the site will start to use an improved sterilisation cycle which reduces the amount of EtO per pallet by approximately 40%. The EtO process will use the latest, efficient energy handling processes, e.g. heat pump technology for the process heating. The propane-powered catalyst process will also be replaced with new technology powered by renewable electricity. In addition, a pallet automation system will be created to replace manual pallet handling, reducing exposure risk of Mölnlycke's operators.

In 2024, no instances of non-compliance with environmental laws and regulations were identified.

42. Emissions of ethylene oxide (EtO) in sterilisation are based on a calculation formula (mass flow x operating hours or EtO consumption x catalyst process efficiency), in compliance with environmental permits.

Environmental management

Environmental Management System

Mölnlycke's Sustainability Policy serves as the foundation for its environmental management approach. The policy outlines key commitments, including the application of Life Cycle Assessment (LCA) methodology to evaluate significant environmental aspects and reduce the environmental footprint of operations and products. Mölnlycke takes a precautionary approach to environmental challenges, integrating sustainable design principles to drive continuous improvements with a life-cycle perspective.

In line with this policy, Mölnlycke is committed to minimising negative environmental impacts across its operations. The company's Environmental Management System (EMS) is certified to ISO 14001:2015, covering all relevant areas, including manufacturing, product development, supply chain, and facility management. The EMS is embedded within Mölnlycke's broader management system, ensuring alignment with group-wide processes such as audits, assessments, and management reviews. In 2024, 100% of Mölnlycke's manufacturing sites and HQ were certified to ISO 14001 and ISO 45001.

Environmental aspects are regularly assessed to identify significant risks and opportunities, forming the basis for setting measurable targets. Compliance with environmental regulations is closely monitored at a country level to ensure Mölnlycke meets all legal and regulatory requirements.

Environmental risks are integrated into Mölnlycke's Enterprise Risk Management (ERM) framework, ensuring they are systematically identified, assessed, and managed as part of the company's overall risk management approach.

Mölnlycke maintains an incident reporting system, encouraging employees to report environmental incidents. In 2025, this reporting process will be included in the list of environmental requirements for Mölnlycke's suppliers.

	2024	2023	2022	2021	2020
Significant environmental incidents[43]	**0**	0	0	0	0

Biodiversity

While biodiversity and land use may not currently be classified as primary material topics for Mölnlycke, the company recognises that healthy societies, resilient economies, and thriving businesses depend on nature. Acknowledging this, since 2023 Mölnlycke has joined over 1,400 companies in signing the Business for Nature call for action, urging governments to implement policies to reverse nature loss this decade.

As part of its materiality assessment, Mölnlycke has evaluated its biodiversity and ecosystem impacts across its value chain. The company identifies climate change, resource use, and pollution as key drivers of biodiversity loss and prioritises efforts to mitigate these impacts. Other drivers, such as land and sea use changes and invasive species, were not found to be material to Mölnlycke's value chain or the MedTech industry in general.

Mölnlycke integrates biodiversity considerations into its business practices across four key areas:

Own operations

Mölnlycke's facilities, including offices and production sites, are primarily located in urban or semi-urban areas with limited impact on land use and surrounding ecosystems. However, the company's gloves production sites in Malaysia are situated in a region of significant biodiversity value, as recognised by the IUCN. Given the ecological importance of these areas, Mölnlycke has assessed the materiality of biodiversity and land use impacts within these operations.

To minimise its ecological footprint, in 2024 Mölnlycke implemented sustainable practices within its facilities, including water reuse and continued efforts toward its "zero waste to landfill" target. Additionally, the company considers biodiversity impacts in site selection to minimise environmental disruption from land use.

Supply chain

Mölnlycke promotes responsible sourcing practices to ensure procurement aligns with biodiversity and resource conservation goals. Supplier sustainability performance is managed through SEDEX assessments and on-site audits, with high-risk suppliers identified based on country and category risks. The company also engages its top suppliers in Scope 3 upstream emission reduction initiatives, reinforcing its commitment to sustainable supply chains. Biodiversity considerations are embedded in Mölnlycke's material transition strategy. When selecting renewable and bio-based materials, the company prioritises options that minimise ecosystem disruption and habitat loss, supported by recognised certification schemes such as the Forest Stewardship Council (FSC®) and the International Sustainability & Carbon Certification (ISCC).

Product life cycle

Mölnlycke's commitment to biodiversity extends throughout the life cycle of its products. The company's Net Zero commitment provides the foundation for delivering sustainable solutions to customers. Mölnlycke's sustainable product portfolio focuses on reducing greenhouse gas emissions, waste, and packaging – factors that indirectly contribute to biodiversity conservation.

Community engagement

As part of its societal responsibility, Mölnlycke actively participates in community initiatives supporting biodiversity conservation, particularly in Malaysia.

Mölnlycke addresses biodiversity-related impacts through its climate change mitigation efforts, pollution reduction initiatives, and circular economy transition. Consequently, biodiversity, including ecosystems, is integrated into broader sustainability efforts rather than managed as a standalone matter.

Sustainable investments

Mölnlycke's investment decisions are critical in shaping the company's long-term growth, competitiveness, and contribution to a more sustainable healthcare industry. With significant expansion in 2024 — including the acquisition of P.G.F. Industry Solutions GmbH and the joint venture in Saudi Arabia – ensuring that asset acquisitions align with sustainability objectives has become a strategic priority.

43. A significant environmental incident is defined as an unplanned event that has resulted in, or may result in, severe long-term negative environmental impact, including impact on air, water, land, natural resources, flora, and/or fauna.

To strengthen this approach, Mölnlycke has implemented a structured sustainability assessment for all material asset acquisitions. Following the company's Investment Request Policy, this process helps identify environmental and social risks early while capturing opportunities to enhance sustainability performance and future-proof investments.

Key sustainability considerations in asset acquisitions

When evaluating asset acquisitions, Mölnlycke assesses:

- **climate change and other environmental impacts:** energy and water consumption, waste management, circular economy integration, GHG emissions reduction, and air pollution mitigation
- **regulatory and legislative compliance:** adherence to CSRD, CS3D, EUDR, and other evolving sustainability regulations
- **biodiversity and land use:** location-specific risks, particularly for assets in high-biodiversity areas or ecologically sensitive regions
- **health, safety, and other societal impacts:** workplace safety, employee well-being, community engagement, and human rights considerations
- **ethical business practices:** supply chain integrity, responsible sourcing, and governance structures

Internal carbon pricing for asset acquisitions

To further support sustainable decision-making, Mölnlycke has introduced an internal carbon price for significant asset investments. This mechanism ensures that potential long-term carbon costs are factored into financial evaluations, guiding investment choices towards lower-emission assets and operations. It also enables Mölnlycke to proactively manage carbon-related financial risks while reinforcing its leadership in sustainable healthcare solutions. For more details on Mölnlycke's internal carbon pricing, please refer to "Climate change and energy"section of the Sustainability report.

As Mölnlycke continues its global expansion, particularly in high-growth markets like the Middle East and Asia, the company remains committed to integrating sustainability into every stage of its investment strategy, supporting long-term value creation.

Social

Own workforce

At Mölnlycke, employees are at the heart of the company's success and the foundation of its achievements. With a global workforce of 8,668 employees (8,617 FTE) at the end of 2024, Mölnlycke is committed to fostering an inclusive, engaging, and supportive work environment. Feedback gathered through the bi-annual engagement survey is systematically used to identify areas for improvement and enhance the overall employee experience.

Mölnlycke's purpose to revolutionise care for people and planet reflects a commitment to creating meaningful impact for employees and the communities it serves. The company's core values – Be Bold, Lead with Passion, and Embrace Partnerships – shape its culture, drive innovation, and promote effective collaboration to achieve strategic objectives.

The strength of Mölnlycke's brand, rooted in its purpose and values, plays a vital role in attracting, developing, and retaining top talent. It also helps to build trusted partnerships and foster customer loyalty. By focusing on employee engagement, leadership development, and tailored career growth opportunities, Mölnlycke empowers its workforce to achieve their full potential, delivering long-term value to the business.

Mölnlycke strives to ensure an inclusive, and supportive work environment where employee safety, well-being, professional growth, and human rights are prioritised. These priorities are embedded in Mölnlycke's way of working, creating shared value for employees, the business, and society.

Diversity, equity and inclusion

Impact, risks and opportunities

Mölnlycke is committed to fostering an inclusive, equitable and merit-based workplace where the power of diversity is recognised, leveraged, and celebrated. Embracing diversity creates opportunities to better understand the needs of customers and patients, enabling the delivery of more inclusive and effective solutions. Failing to sustain an inclusive environment, on the other hand, poses significant risks, including higher employee turnover, reduced engagement, and challenges in attracting top talent. These risks could impact innovation and compromise the company's competitive market position.

To address these challenges and capitalise on the opportunities presented by diversity, a comprehensive Diversity, Equity and Inclusion (DE&I) roadmap was launched in 2024. This roadmap serves as a strategic framework to achieve ambitious DE&I goals and enhance the company's employer brand reputation. For more information, please refer to the "Management approach" section.

Policies

In 2024, Mölnlycke introduced comprehensive DE&I and Anti-harassment and Anti-discrimination Policies to promote inclusion, ensure fair treatment of employees, and maintain a workplace free from discrimination. These policies play a critical role in mitigating legal and reputational risks associated with non-compliance.

The DE&I Policy formalises Mölnlycke's commitment to diversity, equity, and inclusion. It outlines the strategic approach to ensuring equitable treatment, access, and opportunities for all employees, while actively addressing barriers that hinder full participation. The policy also specifies the governance framework for DE&I, including the various routines and supporting bodies that oversee its implementation.

The Anti-harassment and Anti-discrimination Policy emphasises the company's zero-tolerance stance on any form of harassment or discrimination. The policy provides clear definitions of harassment, bullying, and other forms of discrimination and includes detailed guidelines for reporting breaches or suspected breaches of the policy.

To ensure full awareness and understanding, these policies have been published on Mölnlycke's intranet and communicated to all employees globally. This approach enables reinforcement of the policies at the local level where necessary. By embedding these principles into everyday operations, Mölnlycke not only safeguards employees but also strengthens its organisational culture, fostering innovation and better meeting the diverse needs of its customers.

Management approach

Mölnlycke's DE&I efforts are guided by a comprehensive roadmap launched in 2024. This roadmap serves as a strategic framework to achieve ambitious DE&I goals, enhance the company's employer value proposition, and address the opportunities and challenges associated with diversity.

The DE&I roadmap is governed by the DE&I Council, composed of senior leaders from across the company. The Council oversees the implementation of the roadmap, monitors progress against key performance indicators (KPIs) on a quarterly basis and ensures alignment with Mölnlycke's overarching business objectives.

To promote transparency and ensure activation across all levels of the organisation, the roadmap is communicated to all employees and made accessible through Mölnlycke's intranet. The People function plays a crucial role in engaging business leaders to secure support and drive the integration of DE&I initiatives throughout the company.

The roadmap focuses on key initiatives to embed DE&I principles into Mölnlycke's operations and culture, such as:

- **global DE&I campaigns** highlighting diversity efforts worldwide to support market expansion
- **Employee Resource Groups (ERGs)**, open for all employees regardless of demographics or background, amplifying the voices of diverse employee groups to further improve engagement and satisfaction
- **global awareness days** celebrating events such as International Women's Day and Pride Month to foster inclusivity

- **unconscious bias training** providing training to ensure equitable treatment and decision-making across the workforce
- **graduate and internship programmes**, increasing the representation of younger generations within the workforce
- **DE&I integration in engagement surveys** incorporating DE&I-focused questions in employee surveys to identify opportunities for continuous improvement

This management approach ensures accountability, fosters collaboration, and integrates DE&I principles into Mölnlycke's operations. By addressing risks and seizing opportunities, these initiatives help build a more engaged and diverse workforce, drive innovation, enhance customer satisfaction, and strengthen Mölnlycke's position as an employer of choice.

Metrics and targets

Ambitions

To further the policy objectives of inclusiveness and equal opportunity, Mölnlycke has set ambitions to increase the share of women among people leaders, improve the DE&I driver score in the Employee Engagement Survey, and achieve full completion of unconscious bias training, as outlined below.

Metrics

Characteristics of employees in the workforce and diversity metrics

Diversity, Equity & Inclusion

Metric	Ambition	2024
Gender balance people leaders	50%	**48%**
ELT nationality diversity	>5	**5**
Engagement Survey score	>4.0	**3.9**
DE&I driver	>4.0	**3.9**
Unconscious bias training completion	>80%	**88%**[44]

Employees

(Headcount)	2024	2023	2022
Executive Leadership Team	**11**	11	9
Executive population	**65**	59	51
Director and above	**139**	132	134
Management	**719**	649	609
Other office & field	**2,924**	2,746	2,625
Production worker	**4,810**	4,848	5,128
Total	**8,668**	**8,446**	**8,556**

Employees by gender

(Headcount)	2024	2023	2022
Male	**3,333**	3,116	3,176
Female	**5,335**	5,329	5,380
Other/not reported	**-**	1	-
Total	**8,668**	**8,446**	**8,556**

Share of women per employee category

(%)	2024	2023	2022
Executive Leadership Team	**55**	58	56
Executive population	**38**	42	43
Director and above	**44**	44	43
Management	**50**	50	51
Other office & field	**62**	64	63
Production worker	**64**	65	65
All employees	**62**	**63**	**63**

Employees by contract type and gender

2024 (Headcount)	Male	Female	Other /not reported	Total
Permanent employees	3,173	5,106	-	**8,279**
Temporary employees	160	229	-	**389**
Non-guaranteed hours employees	-	-	-	**-**
Total	**3,333**	**5,335**	**-**	**8,668**
Full-time employees	3,302	5,185	-	**8,487**
Part-time employees	31	150	-	**181**
Total	**3,333**	**5,335**	**-**	**8,668**

Employees by contract type and region

2024 (Headcount)	EMEA	Americas	APAC	Total
Permanent employees	3,645	799	3,835	**8,279**
Temporary employees	369	3	17	**389**
Non-guaranteed hours employees	-	-	-	**-**
Total	**4,014**	**802**	**3,852**	**8,668**
Full-time employees	3,843	800	3,844	**8,487**
Part-time employees	171	2	8	**181**
Total	**4,014**	**802**	**3,852**	**8,668**

44. Office & field only.

Share of employees by age group			
(%)	**2024**	2023	2022
<30	**22**	22	25
30-50	**59**	59	58
>50	**19**	19	17

Employees by country			
(%)	**2024**	2023	2022
Malaysia	**2,412**	2,528	2,741
Thailand	**963**	962	987
Czech Republic	**956**	1005	1020
Other	**4,337**	3,951	3,808
Total	**8,668**	**8,446**	**8,556**

Employee Turnover[45]				
2024 (No./%)	EMEA	Americas	APAC[46]	Total
Voluntary leavers (No.)	**360**	96	764	1,120
Turnover rate Voluntary leavers (%)	**10**	12	20	14
Total leavers (No.)	**527**	143	1,075	1,745
Turnover rate (Total leavers (%)	**14**	18	28	21

Compensation and rewards

At Mölnlycke, the total rewards philosophy reflects the company's commitment to attracting, retaining, and motivating top talent by providing a competitive, equitable, and meaningful reward offering that aligns with Mölnlycke's values and strategic goals. These principles apply to all employees, supporting a culture of excellence, recognition and care. Mölnlycke ensures competitive base salaries informed by internal and external benchmarks, enabling the company to attract and retain skilled talent across all functions and geographies. A globally consistent job levelling framework and architecture guide pay decisions, enabling meaningful comparisons and promoting internal equity.

Performance is at the core of Mölnlycke's rewards philosophy. The company fosters a culture of accountability, where individuals are rewarded for their contributions to business success and alignment with Mölnlycke's values. Employees are incentivised to exceed expectations through clear performance metrics and objective setting. Recognition is a cornerstone of Mölnlycke's culture. Through both monetary and non-monetary programmes, the company celebrates achievements, reinforces behaviours aligned with its values, and drives engagement.

Mölnlycke's incentive programmes are aligned with business objectives, designed to drive performance, and reward both individual and collective achievements. The company's short-term and long-term incentive plans provide opportunities for employees to share in Mölnlycke's success, linking rewards to company performance and individual impact. Incentives are structured to motivate employees at all levels, ensuring alignment with market practices and Mölnlycke's strategic goals.

Mölnlycke's benefit offerings are designed to promote employee wellbeing, work-life balance, and long-term security. Aligned with local market practices, they also integrate sustainable initiatives that reflect Mölnlycke's purpose and global responsibility. The company provides pension plans, healthcare, and other wellbeing programmes tailored to employees' needs, ensuring an inclusive and holistic reward package.

All reward decisions are grounded in robust governance and guided by a disciplined framework that ensures alignment with Mölnlycke's strategy, market standards, and internal equity. Pay decisions are made transparently, objectively, and fairly, with a commitment to pay equity and non-discrimination. Communication about rewards is clear, transparent, and consistent across all levels of the organisation, reinforcing trust and understanding. Mölnlycke regularly reviews and updates its reward structure to ensure competitiveness, effectiveness, and alignment with the company's commitments to sustainability, customer-centricity, and digitalisation. As part of this process, Mölnlycke continuously refines its pay equity analysis to identify and address any unexplained pay differences.

Through these principles, Mölnlycke ensures a comprehensive and meaningful total reward offering that supports employees in achieving personal and professional success while driving the company's overall performance and growth.

Renumeration metrics

Aggregated Gender Pay Gap[47]	
(%)	**2024**
Aggregated gender pay gap	**17.7**

45. Turnover is calculated on the company's permanent workforce only. No comparable numbers are available as the company previously only has reported turnover excluding production workers.
46. Factory closing down in Malaysia increased turnover in 2024.
47. Only office & field employees are included in the compensation metric showing the unadjusted pay gap. Salaries have been converted to EUR and the full-time salary has been used. Included salary types are base salary and STI payments.

Freedom of association

Mölnlycke fully respects the right of all employees to form or join independent trade unions, as well as the right to engage in collective bargaining agreements. The company complies with, at a minimum, the laws and regulations of each location in which it operates, including those governing wages, working hours, and the right to organise.

The company's Code of Conduct and Human Rights Policy both reinforce this commitment, ensuring that employees are free to establish or join trade unions and representative organisations of their choice without interference.

Mölnlycke engages in constructive dialogue with employee representatives, aiming to reach mutually beneficial agreements on terms and conditions of employment. This engagement also extends to addressing employees' grievances where necessary, fostering a cooperative and respectful working environment.

While Mölnlycke has organised collective bargaining agreements at the local level, the company does not currently have agreements with EU or international trade unions. Additionally, union members are represented on Mölnlycke's Board to ensure employees have access to company information and can actively participate in decision-making processes.

In terms of collective bargaining coverage, Mölnlycke reports the percentage of employees covered by such agreements for countries and regions where the company has at least 50 employees representing at least 10% of the company's total employees. The table below outlines the current collective bargaining coverage:

Collective bargaining agreements

(%)	2024	2023	2022
Employees covered	**46**	45	45

Collective bargaining coverage and social dialogue

	Collective bargaining coverage		Social dialogue
Coverage rate	Employees – EEA (for countries with >50 employees representing >10% total employees)	Employees – non-EEA (estimate for regions with >50 employees representing >10% total employees)	Workplace representation (EEA only) (for countries with >50 employees representing >10% total employees)
0–19%			
20–39%		Asia	
40–59%			
60–79%			
80–100%	Czech Republic		Czech Republic

Employee engagement and feedback

Impact, risks and opportunities

Mölnlycke's ability to attract, develop, and retain talent is closely linked to the employee experience it offers. By actively listening to employees and gathering continuous feedback, the company aims to future-proof its operations while nurturing a strong sense of purpose and belonging.

This proactive approach helps to mitigate risks such as disengagement, missed improvement opportunities, and potential damage to Mölnlycke's reputation. Consistent feedback collection boosts employee engagement, driving higher productivity and fostering innovation. Improved DE&I outcomes cultivate a more inclusive, collaborative work environment, enhancing creativity and strengthening Mölnlycke's position as an employer of choice. This, in turn, reduces recruitment costs and turnover rates.

Furthermore, the continuous feedback loop provides valuable insights into employees' concerns and aspirations, allowing Mölnlycke to address issues proactively. This ensures initiatives are aligned with employee needs, resulting in higher satisfaction and loyalty. It also enables the company to identify emerging trends and areas for improvement, ensuring Mölnlycke remains agile and responsive to an ever-changing workplace landscape.

Region	Number of employees in selected region	Number of employees covered by collective agreements in selected region	Percentage of employees covered by collective agreements in selected region [%]
EMEA	4,014	2979	74.2%
APAC	3,852	963	25.0%
Americas	802	71	8.9%
Total number of employees limited to regions where the company has a significant employment	8,668	4,013	46.3%

Policies

Mölnlycke has established clear processes for raising concerns, including a dedicated hotline for employees to report serious behavioural issues requiring immediate attention. This channel ensures that such matters are addressed confidentially and appropriately, in alignment with the Anti-Retaliation Policy.

Additionally, employees can provide feedback anonymously by commenting on individual questions in the Employee Engagement Survey. This mechanism allows for follow up on concerns and taking necessary actions. Where appropriate, employees may also be encouraged to use the hotline for more serious issues, ensuring that all concerns are handled through the most suitable channels.

Management approach

In 2024, Mölnlycke enhanced its employee listening approach, Mölnlycke Pulse, to further improve engagement and better understand employee needs. This enhancement included the launch of global onboarding and offboarding surveys and the introduction of a new DE&I driver in the bi-annual engagement survey. The DE&I driver specifically measures the impact of diversity, equity, and inclusion initiatives and assesses employees' perceptions of belonging and inclusion.

People leaders with a minimum of five survey responses are able to access the results for their teams. They are responsible for reviewing the feedback, discussing it with their teams, and planning actionable steps to improve the workplace and overall employee experience, with support from the People function.

Additionally, each member of the Executive Leadership Team (ELT) is accountable for defining the top engagement actions within their respective functions and Business Areas, as well as for the entire organisation.

This bottom-up approach ensures alignment across teams, focusing on what matters most to Mölnlycke's employees. It helps address the right areas for improvement in a consistent and targeted manner, driving meaningful and sustainable change throughout the organisation.

Metrics and targets

Mölnlycke has set a global target to achieve an engagement score of 4.0 (on a scale of 1-5) in its Employee Engagement Survey for 2025. In 2024, the company achieved a score of 3.9, reflecting a general improvement compared to the previous year.

The highest scores were recorded in areas such as relationships with managers and colleagues, as well as Mölnlycke's approach to strategy, vision, and culture. These strengths highlight the company's commitment to fostering a positive work environment and aligning employees with organisational goals.

Looking ahead, Mölnlycke will continue to focus on improvement opportunities in areas related to employee well-being, health, and empowerment to further elevate the engagement score and enhance the overall employee experience.

Career development and empowerment

Impact, risks and opportunities

Mölnlycke is committed to empowering employees to reach their full potential, creating long-term value for the business. Central to this commitment is understanding employees' aspirations, engaging in meaningful discussions about career paths and development plans, and preparing for future roles. This proactive approach helps mitigate potential risks such as employee disengagement and turnover, which can hinder productivity and innovation.

In addition, this focus on career development presents opportunities for Mölnlycke to strengthen its talent pipeline by identifying high-potential employees early and preparing them for leadership positions. It also fosters a culture of continuous learning and growth, which enhances employee satisfaction and retention.

Polices

While Mölnlycke does not have formal policies on this topic, the company provides guiding materials as a Global Career Development framework, consisting of a personal development workbook and a development toolbox, which outline the process steps and definitions for the practices, processes, and tools mentioned above. These resources ensure that employees and people leaders have a clear understanding of the framework and can effectively apply it in their day-to-day operations.

Management approach

Career and personal development conversations are fundamental to understanding employees' desires, strengths, and motivations. These discussions drive the talent planning cycle, ensuring that employees' needs and aspirations are addressed in a timely manner. In this way, Mölnlycke gains valuable insights into employees' goals, enabling the company to tailor development initiatives to meet their evolving needs, enhancing satisfaction and loyalty. In 2024, 100% of Mölnlycke's employees had a career development conversations with their manager.

Each year, Mölnlycke conducts global training sessions for people leaders to enhance or review their understanding of talent philosophy and planning. These sessions are essential to ensure alignment across the organisation regarding the definition of talent and the attributes the company seeks in potential leaders.

In addition, Mölnlycke runs awareness campaigns around its career and development framework to highlight the benefits and encourage wider use of this tool among employees. The goal is to increase engagement with the framework and its practical application in career development.

Following the training, the company implements an annual structured process to assess employee potential and ensure succession plans are both realistic and diverse. This process includes talent reviews at local, regional, Business Area, and Corporate Function levels to ensure a comprehensive and fair evaluation from all perspectives. In 2024, Mölnlycke introduced the concept of the "early bet", which identifies emerging talents who demonstrate potential for future leadership roles at the beginning of their careers. This initiative enables the company to nurture high-potential individuals early, fostering innovation and ensuring a diverse and dynamic leadership pipeline for the future.

In 2024, Mölnlycke successfully completed succession planning for all roles at the manager level and above. The company also reinforced quarterly talent check-in conversations at the Executive Leadership Team level to discuss talent moves, development actions, and to increase visibility for high-potential employees.

Metrics and targets

Mölnlycke follows up on progress and targets related to leadership development, internal mobility, and gender balance in succession planning.

Number of graduates in our leadership programmes	2024
People in talent programmes	127

Internal moves due to development	2024	2023
Manager and above	55%	61%
Director and above	63%	70%
Gender balance succession plan		
Target	50%	-

Health, safety, physical security and wellbeing

Impact, risks and opportunities

Mölnlycke has identified significant impacts on health, safety, and wellbeing for both its employees and those of its suppliers, including contractors and site service providers. The company continues to maintain a record of zero fatalities among its own employees. Most lost time incidents in recent years have been attributed to two primary causes: issues related to tools and equipment and incidents involving being struck by fixed or moving objects.

For non-operational employees, the main health and wellbeing risks are mental health challenges, including stress, and poor work-life balance. Within operations, the primary impacts are musculoskeletal disorders caused by repetitive tasks or lifting and skin rashes associated with the Gloves manufacturing process.

In addition to health and safety, Mölnlycke also places high importance on physical security across its operations. The company invests in robust physical security measures that ensure a secure working environment addressing the main risks, such as secure access control systems, surveillance, and regular safety drills.

Mölnlycke recognises its responsibility to ensure the health, safety, and wellbeing of everyone working for the company. Additionally, health and safety conditions in the workplace are frequently assessed in customer supplier evaluations, making Mölnlycke's performance in these areas critical to its competitiveness in tenders and proposals.

Occupational health and safety risks are an integral part of the double materiality assessment and the identified risks help inform its priorities and actions to implement mitigation measures and controls.

During the year, Mölnlycke has invested in tools and equipment to improve the health, safety and wellbeing of its employees, for example within manufacturing by purchasing innovative specialised lifting equipment and fork lift trucks utilising the latest technology in safety systems.

Policies

Mölnlycke's commitment to health, safety, and wellbeing is clearly outlined in its Sustainability Policy, which reflects the company's broader purpose to revolutionise care for people and planet. This Policy defines the principles that guide Mölnlycke's relationships with its stakeholders and integrates sustainable practices within its business model, ensuring that all operations are carried out with respect and care for both people and the environment. The Policy states that Mölnlycke is dedicated to achieving a safe, healthy, and incident-free working environment across its operations and the entire value chain. The company measures progress toward this goal both qualitatively and quantitatively, through a set of published metrics and targets.

Mölnlycke's approach to Occupational Health and Safety (OHS) includes a proactive commitment to eliminating hazards and reducing risks to prevent work-related injuries and ill health. The company has implemented and continuously improves a comprehensive health and safety management system that is aligned with ISO 45001:2018 standards, ensuring compliance with legal and other regulatory requirements while continually enhancing its health and safety performance.

The Sustainability Policy is available to all internal stakeholders through Mölnlycke's document control system and intranet. It is communicated digitally and/or in printed form to all employees, translated into 17 languages to ensure accessibility in employees' native or second languages. Additionally, the policy statements are displayed in all ISO-certified locations and are publicly accessible to external stakeholders via Mölnlycke's website.

Mölnlycke's Code of Conduct (CoC) for Business Partners extends occupational health and safety requirements to its suppliers, contractors, and other business partners. This CoC emphasises a risk-based approach to health and safety, ensuring that all relevant parties are properly trained and prepared to carry out their roles safely. The CoC also mandates that senior management is responsible for health and safety within business partner organisations, and it outlines the processes to prepare for and handle emergency situations.

In addition to the overarching Sustainability Policy, Mölnlycke maintains a Physical Security Policy that defines the principles and mandatory requirements for physical security at all its locations. This policy includes locally adapted instructions and detailed security plans that outline working routines, security measures, and emergency response procedures. Physical security is considered a critical part of Mölnlycke's overall Environmental, Health, Safety, and Security (EHSS) framework, ensuring that employees are safeguarded in every workplace environment.

Management approach

Mölnlycke places a strong emphasis on fostering a culture of care for its people, with health, safety, and well-being serving as the cornerstone of its operations. The company is committed to achieving zero injuries and harm through high standards in Occupational Health and Safety (OHS) performance and capability. This commitment extends to both employees and external stakeholders, ensuring a safe and supportive environment for all.

Security at Mölnlycke is integral to protecting people, information, assets, and critical business processes from willful security risks. This encompasses both site security and security while employees are travelling. During the year, the company rolled out its updated Physical Security Policy and new procedures to all Mölnlycke locations, with a continued focus on standardising security processes, procedures, and training for personnel across all locations.

Health, safety, and wellbeing governance at Mölnlycke is managed globally through two primary forums. Firstly, the Corporate Sustainability Committee is responsible for making decisions related to global training programmes, such as behaviour-based safety, and promotes alignment and accountability across all business areas. Secondly, following Mölnlycke's governance process, the Sustainability Business Review is held twice a year with the Executive Leadership Team, who provide strategic guidance on OHS initiatives and endorse global programmes. Additionally, global EHSS meetings take place monthly, chaired by the EHSS Operations Manager, where each site is represented by its EHSS lead. In these meetings, the team reviews lost time and high potential incidents, analyses root causes, tracks actions taken, and monitors compliance. This forum fosters organisational learning, supports consistency, and promotes best practice sharing across the company.

Mölnlycke adopts a proactive approach to OHS that goes beyond legal compliance, international standards, and customer expectations. The company's goal is to actively prevent work-related injuries and illnesses. The OHS Excellence Programme, running for four years, is Mölnlycke's overarching strategy to meet its ambition of zero injuries and harm. The program focuses on people safety, process safety, health and well-being, as well as people and physical security. Regular risk and opportunity assessments help identify strategic and recurring risks, and these evaluations are aligned with Mölnlycke's Enterprise Risk Management (ERM) framework.

OHS management system

Compliance assurance remains a top priority for Mölnlycke to ensure business continuity and regulatory adherence in a dynamic environment. The company's integrated EHS management system is aligned with ISO 45001, the international standard for OHS management, and undergoes regular audits by accredited bodies to maintain certification. This management system aims to mitigate health, safety, and wellbeing risks and identifies opportunities for continuous improvement.

Mölnlycke is proud to have achieved 100% coverage of its OHS management system at all established manufacturing sites and its headquarters, with Denmark's production site being successfully certified in 2024.

Assessment and mitigation of risks and hazards are central to Mölnlycke's approach. The company uses various tools and processes for hazard identification, including risk assessments for machinery, chemicals, and organisational and social change management. A hierarchy of controls is applied to reduce hazards, focusing on machinery guarding and manual handling, which are addressed through site-specific procedures, training, and continuous improvement efforts.

Stop work authority

Mölnlycke empowers its employees to take responsibility for fostering a safe and positive OHS environment. Every individual has the authority and responsibility to stop work or intervene if they perceive an imminent risk of serious injury or illness. This principle, known as the "Golden Rule", is enshrined in Mölnlycke's global safety guidelines. Any stoppage or intervention must be reported through the company's incident reporting process, and work can only resume once the risk is addressed and the workplace is deemed safe. Individuals who apply the "Golden Rule" are not subject to criticism or penalties, and Mölnlycke has a strict no- retaliation policy for those who stop work or report safety concerns.

Incident reporting and investigation

Mölnlycke utilises a global incident reporting software to track and investigate hazards, near misses, and incidents involving employees or non-employees, including concerns related to remote working or customer premises. Concerns related to remote working such as at customer premises can also be reported through this system. Reported incidents are investigated by performing a root-cause analysis to remedy any damage and prevent recurrence. The company reports key performance indicators for both injuries and ill health, maintaining thorough data quality checks and adheres to national legislation in reporting incidents to local authorities. Despite a robust programme, the number of Lost Time Injuries (LTI) reported has increased this year, along with the number of near misses and observations being reported (39% and 18% respectively versus 2023). This is understood to be linked to a maturing safety culture where all incidents, no matter how small, are being reported and the value of taking preventative action. Additionally, the increase can be attributed to a particularly busy year with heightened production demands and operational activities, which naturally introduced more opportunities for potential risks despite ongoing safety measures.

A Mölnlycke-specific training programme in behavioural based safety, focusing on culture and mindset is under development and will be implemented during 2025 across all manufacturing locations.

Lost time days have also seen an increase, partly due to a change in calculation methodology, which is now in line with CSRD requirements, but also attributed to several LTIs related to manual handling in one of Mölnlycke's factories. To address these, Mölnlycke is exploring opportunities for automation in 2025 to reduce manual handling risks. Regarding ill-health cases, the significant majority reported in 2024 are skin rash related issues. This has been identified following a review of the ill health definitions, in line with the CSRD requirements. A specific improvement plan is being developed and will be executed during 2025 to improve this performance.

With the exception of skin rashes, there has been a marked improvement in the number of ill-health cases recorded across the company, reflecting a positive trend in health-related performance metrics. Starting in 2024, all security-related incidents e.g. trespass, must also be reported in the global incident reporting software and investigated in the same way to remedy any damage and prevent recurrence.

Employee consultation and participation

At Mölnlycke, health and safety committees are established at all manufacturing sites and headquarters. These committees consist of managers, employees with safety responsibilities, work councils, and employee representatives, and they serve as forums for consultation and active participation in OHS matters.

Regular meetings are held to review OHS performance, discuss improvements, and implement actions to enhance the OHS management system. The company shares information related to health, safety, and wellbeing targets, performance, programmes and training with employees through internal channels, including the intranet, noticeboards and face-to-face team meetings. Employee input is actively sought through biannual engagement surveys, which include questions on perceptions of health and safety efforts, work-life balance, and opportunities for feedback.

Health and wellbeing

Mölnlycke takes a holistic approach to health and wellbeing, combining organisational initiatives with individual focus areas. Organisationally, Mölnlycke promotes a supportive workplace environment, inclusive leadership, and meaningful work. This includes:

- **supportive workplace environment:** fostering an inclusive setting where jobs are designed to address physical, social, and emotional wellbeing
- **leadership advocacy:** leader's role-modelling safety and wellbeing behaviours to promote accountability across all levels of the company

Individual focus areas are interconnected and include:

- **physical wellbeing:** encouraging healthy habits in fitness, nutrition, substance use, and rest, with voluntary physical exams available in some regions
- **emotional wellbeing:** promoting mental health, work-life balance, stress management, and resilience
- **financial wellbeing:** education and confidence to help employees manage unexpected challenges and plan for the future
- **social wellbeing:** fostering a sense of belonging, respect, and purpose in both career and personal life (for more details, please refer to the "Diversity, Equity and Inclusion" section of the Sustainability report)

These initiatives are supported by hybrid and flexible working arrangements, empowering employees with greater autonomy over where and when they work. Additionally, the company provides confidential counselling and well-being support through an external employee assistance programme, accessible online or by phone.

Training and awareness

All Mölnlycke employees and non-employees, including contractors and site service providers, are required to complete health, safety, and wellbeing induction training. Additional role-specific training is provided based on individual responsibilities and risk exposure to ensure appropriate competency levels are met. Targeted training on Mölnlycke's global safety principles, which aim to reinforce safe behaviour across all manufacturing and non-manufacturing activities, is mandatory for all employees and suppliers present at operational sites. The company's management safety walks programme sets a monthly target, encouraging leaders to visit sites regularly and engage in dedicated conversations about health, safety, and wellbeing. Mölnlycke also offers a variety of health, safety, and wellbeing training programmes. These include a global mandatory musculoskeletal training for all manufacturing employees, which for the last 3 years has been completed by 100% of employees within 30 days of joining the company, together with 100% completion in training of Mölnlycke's Safety Principles among manufacturing personnel, both focusing on behaviours that help prevent injuries, and online courses designed for line managers and key roles to enhance their understanding of responsibilities related to health, safety, and mental health management in the workplace. Following a risk evaluation, additional training for all Mölnlycke employees is planned in 2025 to provide the relevant information regarding site security risks and protection measures identified, as well as their responsibilities.

Metrics and targets

Targets

Mölnlycke has a target to maintain zero work-related fatalities. The target scope will be extended in 2025 to both Mölnlycke's own workforce and non-employees. The target for lost time injuries is less than 0.5ppm[18] and fewer than ten ill health cases by 2030, within Mölnlycke's own workforce.

Metrics

Category	Target year	Target	No. in 2024
Fatalities – Employees (Number)	2024	0	**0**
Lost time injuries – Employees (ppm)	2030	0.5	**2.1**
Ill health cases – Employees (Number)	2030	10	**24**

Lost time injuries and ill health cases – employees	2024	2023	2022
Lost time injuries	**37**	25	29
Ill health cases	**24**	20	23

Employee fatality and lost time injury rate (ppm)	2024	2023	2022
Fatality rate	**0.0**	0.0	0.0
Lost time injury rate[48]	**2.1**	1.3	2.1

Lost workdays and near misses and observations	2024	2023	2022
Lost workdays[49]	**1,029**	292	305
Near misses	**61**	44	69
Observations (unsafe acts and conditions)	**7,554**	6,406	5596

48. The rate of injuries per number of hours worked calculated on one million working hours. Total number of hours worked in 2024 was 17,389,614.
49. 2024 figures are not comparable to previous years due to a change in calculation method in line with CSRD requirements for reporting methodology.

Human rights

Impact, risks and opportunities

Mölnlycke recognises human rights as a material topic within its operations and value chain, with a particular focus on risks related to working conditions and social dialogue. A key concern is the potential disruption of communication and engagement, which could impact both production and employee wellbeing. These risks are further addressed in the "Employee engagement and feedback" and "Health, safety, physical security, and wellbeing" sections of the Sustainability report.

While Mölnlycke has implemented clear management procedures across all countries of operation to ensure fair and ethical treatment of employees in compliance with relevant regulations, there remains a risk of unidentified impacts on key rights holders. Failing to fully assess these impacts could result in adverse outcomes for affected individuals, as well as potential reputational damage, fines, or other legal consequences for the company.

Recognising the importance of addressing these challenges, Mölnlycke sees an opportunity during 2025 to further engage more systematically and proactively on human rights issues. This approach aligns with the company's core values and ambition to revolutionise care for both people and the planet. By enhancing its approach, the company aims to deepen its commitment to human rights across its operations.

For details regarding human rights within its supply chain, please refer to the "Management of relationships with suppliers" section of the Sustainability report.

Policies

Mölnlycke's Code of Conduct is the cornerstone document guiding the company and its employees. Aligned with the Ten Principles of the UN Global Compact (UNGC), it affirms Mölnlycke's commitment to conducting business with integrity, responsibility, and respect for human rights, in line with the United Nations and the International Labour Organisation (ILO) standards. The Code provides clear guidance on expected behaviors and ensures employees understand their rights.

In 2024, Mölnlycke strengthened its focus on human rights by introducing the Human Rights Policy, which covers essential topics such as working conditions, fair wages, social dialogue, freedom of association, collective bargaining, work-life balance, health and safety, and equal opportunities. The policy also covers issues like human trafficking, forced labor, and child labor, and stresses equality, diversity, non-discrimination and development opportunities.

The policy applies to all employees globally and outlines the roles and responsibilities for ensuring human rights and labour rights across Mölnlycke's operations and value chain. Similar requirements are applicable to suppliers and distributors, as expressed in the Codes of Conduct. This approach ensures human rights are respected both within the company and throughout its business relationships.

In crafting the Human Rights Policy, Mölnlycke considered the interests of its employees, providing them with a clear understanding of how their rights are protected and what the company's obligations are. This makes human rights more tangible and relevant to employees in their day-to-day work.

The policy is regularly updated and communicated across the organisation. Internally, it is accessible on Mölnlycke's intranet, ensuring company-wide awareness. Its principles are also reflected in external communications, including the Modern Slavery Statement and Human Rights Position Statement, both of which are accessible on Mölnlycke's website.

Management approach

Mölnlycke is committed to combating modern slavery, including human trafficking, and to respecting human rights across its operations and value chain. The company actively works to identify, prevent, mitigate, and address human rights risks, ensuring compliance with local labor laws while upholding fundamental rights such as freedom of association, non-discrimination, privacy and health and safety.

To monitor adherence to human rights standards, Mölnlycke has implemented processes in alignment with the UN Guiding Principles on Human Rights and the OECD Guidelines for Multinational Enterprises. Mölnlycke's Human Rights Committee oversees the progress of the company's human rights programme. In 2024, Mölnlycke strengthened its approach by adopting a more systematic due diligence process, incorporating human rights considerations into the annual risk assessment. The company also conducted a pilot human rights impact assessment within its Gloves Business Area to gain a deeper understanding of its impact on affected individuals. Building on these insights, Mölnlycke plans to expand its human rights due diligence approach and measures in 2025 to further enhance its commitment.

Employee feedback is collected through biannual engagement surveys, with ongoing consultations with employee representatives ensuring continuous dialogue. Additionally, the company reviews its internal investigation processes to address any human rights concerns raised through reporting channels.

Training and awareness

Mölnlycke provides annual Code of Conduct training, which includes a focus on human rights and labour rights. This training is delivered through e-learning or in-person sessions. In 2024, the company launched two new e-learning courses: "Introduction to human rights" and "Modern slavery," targeted at employees within scope.

Employees are regularly reminded of the available reporting options through multiple communication channels, including Code of Conduct training, Speak-up sessions, videos, intranet communications, posters and ad-hoc awareness sessions. To further support employees, Mölnlycke maintains continuous communication with employee representatives through works councils, employee surveys, union negotiations, and collective bargaining.

Grievance mechanism

Mölnlycke has established a grievance mechanism to address employee concerns, including human rights violations. The same reporting channels used for other misconduct are available to report human rights concerns, ensuring consistent and thorough investigation. For more information on concern reporting and management, including grievance mechanism, please refer to the "Business ethics and culture of integrity" section of the Sustainability report.

Impacts and remediation

Mölnlycke is committed to addressing any negative human rights impacts on its workforce through effective remediation. The company aims to prevent, mitigate, and, where possible, repair damage caused by these impacts. Remediation may include apologies, restitution, rehabilitation, or financial and non-financial compensation, depending on the nature of the issue and the stakeholders involved.

The remediation process is integrated with Mölnlycke's investigation and response procedures. Follow-up actions, both preventive and corrective, are determined on a case-by-case basis and overseen by the Ethics Hotline Committee. Currently, the company does not yet systematically monitor or assess the effectiveness of remediation efforts for its employees; however, it is planned for 2025.

Metrics and targets

Metrics

Human rights-related incidents

In 2024, Mölnlycke was not made aware of any human rights grievance through its reporting channels. As a result, no remediation actions were necessary.

Community support

Mölnlycke is committed to acting responsibly in society by actively engaging with local communities to create meaningful and lasting impacts. The company collaborates closely with stakeholders to address concerns, maximise positive contributions, and ensure that all initiatives drive real societal value. All community support efforts are designed to be measurable, aligned with medical advancements, and contribute to sustainable healthcare development.

In alignment with Mölnlycke's Community Support principles, the company plays an active role in supporting healthcare initiatives through financial contributions, product donations, and employee engagement. These initiatives aim to enhance patient outcomes, improve medical staff protection, and advance medical knowledge, while ensuring compliance with AdvaMed and Eucomed guidelines. Mölnlycke conducts an annual assessment of its community initiatives to evaluate their impact. In 2024, no adverse effects on local communities were recorded, reinforcing the company's commitment to ethical and responsible corporate engagement.

Partnership with Operation Smile: comprehensive cleft care

In 2024, Mölnlycke reached a significant milestone in its long-term partnership with Operation Smile, a global non-profit organisation providing free and safe Cleft Lip and Palate (CLP) surgeries to patients with limited healthcare access. In 2021, Mölnlycke committed to supporting the establishment of a Comprehensive Cleft Care Centre in Cebu, Philippines, which was officially inaugurated in November 2024. In its first months of operation, the centre transformed the lives of 229 patients by providing free, high-quality cleft care, strengthening Mölnlycke's commitment to improving healthcare access and patient outcomes. The centre operates as a formal Ambulatory Surgical Unit within the Cebu City Medical Centre, ensuring that all treatment provided is free of charge.

The facility spans 2,000 m^2 and delivers a holistic approach to CLP care, encompassing speech therapy, nutritional support, dental services, and psychosocial care alongside surgical interventions. The centre is fully staffed by local healthcare professionals and is expected to serve 10,000 patients within its first three years of operation.

Beyond financial support for equipping the Operating Rooms, Mölnlycke employees actively contributed by fundraising for the psychosocial care room, reinforcing the company's commitment to a patient-centered approach.

To ensure sustainable impact at the centre, Mölnlycke has prioritised capacity building within the local healthcare sector. The company co-developed an Infection Prevention Training Programme with Operation Smile, which was launched in October 2024. Since October 2024, Mölnlycke's clinical specialists trained 22 of the centre's healthcare staff alongside Operation Smile's medical volunteers. The curriculum includes best practices in hygiene, equipment handling, and wound management. Furthermore, a 'train the trainer' model has been introduced to enable healthcare professionals across the Philippines to disseminate this knowledge, with plans for annual training expansion to other Operation Smile locations globally. This initiative has proven highly effective, culminating in a certification programme that validates professional development and enhances healthcare standards.

As a pivotal part of Mölnlycke's approach to fostering innovation in surgical care, the Cebu Comprehensive Cleft Care Centre has been established as a global training hub within a hub-and-spokes model. The centre facilitates live-streamed surgeries, educational programmes, and hands-on training for medical professionals worldwide. This initiative aligns with Mölnlycke's broader strategic goal of contributing to medical excellence and improving global surgical outcomes.

Mölnlycke also actively promotes employee engagement through the Mölnlycke Champions Programme, developed in collaboration with Operation Smile. This programme allows selected employees to immerse in the healthcare ecosystem, gaining first-hand insight into patient care, healthcare delivery and community engagement. The 2024 programme took place at the Cebu Comprehensive Cleft Care Centre, offering six employees a unique perspective on the continuum of care, medical leadership, and cross-cultural healthcare dynamics during one full week.

Healthcare compliance

Approach to healthcare compliance

As a global manufacturer, marketer, and distributor of medical devices, Mölnlycke operates in a highly regulated healthcare industry. The company is committed to ensuring that all interactions with Health Care Professionals (HCPs) and Health Care Organisations (HCOs) are conducted transparently, maintaining their independence and safeguarding public trust.

Mölnlycke follows best practices in healthcare compliance, adhering to the Code of Ethical Business Practice established by

MedTech Europe. This framework is built upon the following core principles:

- **principle of image and perception:** ensuring activities reflect a commitment to ethical business conduct
- **principle of separation:** avoiding conflicts of interest in relationships with HCPs and HCOs
- **principle of transparency:** disclosing interactions and financial relationships where required
- **principle of equivalence:** ensuring fair-market value in collaborations with HCPs and HCOs
- **principle of documentation:** maintaining accurate and complete records to demonstrate compliance

Mölnlycke's Business Ethics & Governance function and Medical & Scientific Affairs function work collaboratively to develop, implement, and oversee compliance policies and procedures. Continuous training programmes ensure that all employees and stakeholders uphold Mölnlycke's commitment to ethical healthcare engagement and regulatory adherence.

Ethical clinical research

Mölnlycke upholds the highest ethical standards in clinical research, ensuring full compliance with the Declaration of Helsinki, Good Clinical Practice (GCP), and applicable regulatory requirements. All clinical research activities are governed by Mölnlycke's Clinical Evidence Policy and Investigator-Initiated Studies (IIS) Policy, which align with internationally recognised regulations and ethical guidelines, including ISO 14155, the EU Medical Device Regulation, and the Code of Federal Regulations Title 21. Mölnlycke also adheres to guidance from bodies such as the Medical Device Coordination Group (MDCG), AdvaMed Code of Ethics, and MedTech Europe.

Mölnlycke's commitment to ethical research is embedded in its Standard Operating Procedures (SOPs), including but not limited to:

- **quality improvement projects:** procedures and work instructions supporting continuous enhancement
- **clinical case studies:** guidelines for generating and managing clinical case reports
- **Investigator Initiated Studies (IIS):** governance for independent research collaborations
- **clinical investigations:** policies covering planning, informed consent, safety reporting, and post-market surveillance

Mölnlycke's Quality Management System (QMS) ensures adherence to ethical research practices while mitigating potential negative impacts. Key compliance measures include:

- **safety reporting and risk management:** oversight by a designated complaints unit, rigorous site selection, monitoring, and closure processes
- **data integrity and market readiness:** ensuring high-quality clinical data supports product safety, efficacy, and cost-effectiveness
- **stakeholder training and capacity building:** regular internal and external training sessions for employees and research collaborators to maintain compliance
- **Post-Market Surveillance (PMS) and continuous assessment:** Mölnlycke routinely evaluates research effectiveness through Clinical Evaluation Reports (CERs) and Clinical Investigation Reports (CIRs). No repeated audit findings or FDA warning letters have been reported, demonstrating the effectiveness of its compliance framework

Governance

Business ethics and culture of integrity

Impact, risks and opportunities

Corruption, bribery, and unethical business practices pose significant threats to economic and social development, disproportionately affecting vulnerable communities and undermining institutional trust. These practices can erode confidence in public institutions and businesses, creating long-term barriers to economic growth, particularly in regions with weaker governance structures. For Mölnlycke, operating in diverse global markets, this challenge presents both risks to manage and opportunities to lead with integrity. While exposure to areas with higher corruption risks can harm the business environment, it also presents an opportunity for Mölnlycke to lead by example in fostering a strong culture of integrity.

Mölnlycke has invested in building a robust culture of compliance to mitigate these risks. The company's commitment to ethical practices is reflected in the implementation of a comprehensive compliance programme. By prioritising business integrity and setting clear expectations for employees and stakeholders, Mölnlycke creates an environment where ethical behaviour is supported and misconducts are proactively addressed. This commitment also ensures that employees feel empowered to raise concerns and participate in maintaining a culture of ethics, which helps mitigate the potential financial and reputational costs associated with unethical behaviour.

However, Mölnlycke also recognises that the corporate culture itself can pose a risk if not effectively maintained. A failure to uphold the principles of integrity could lead to misconduct, reputational damage, and even legal consequences. Therefore, the company is dedicated to continually strengthening its business ethics and compliance framework, protecting reporters, and ensuring all employees are equipped to navigate ethical challenges in their daily operations.

Through this ongoing commitment, Mölnlycke aims to not only manage risks but also seize opportunities to foster trust and drive long-term sustainable growth.

Policies

Mölnlycke's Code of Conduct

Mölnlycke's Code of Conduct is a guiding document that outlines Mölnlycke's commitment to fairness, ethical behaviour and acting with integrity when conducting business. Its objective is to guide employees in daily actions and decisions, establishing the standard for expected behaviour and corporate culture. It covers, among others, topics such as corporate culture, protection of whistleblowers, corruption and bribery, and management of relationship with suppliers.

Mölnlycke's Code of Conduct reflects the company's commitment to respecting the UN Global Compact's Ten Principles, conducting business with integrity, and complying with all applicable laws and regulations. It also ensures adherence to medical device industry standards, including the MedTech Europe Code of Ethical Business Practice.

Mölnlycke considered feedback from employees and managers when updating the Code of Conduct to ensure it is easier to navigate and more relevant to their roles. The 2024 version features clearer language and a user-friendly format, along with practical cases and examples to make the content more tangible. It also includes new or expanded topics such as social media, occupational health and safety, and other key sustainability aspects.

Mölnlycke's Code of Conduct applies to all personnel globally and is approved by the Board of Directors. It is available in 14 languages and implemented across the organisation. ELT members are responsible for its application within their respective areas, supported by the Business Ethics & Governance function.

The Code is accessible to both internal and external stakeholders via Mölnlycke's intranet and external website. Internally, it is integrated into training programs and onboarding processes to ensure widespread awareness. The rollout includes communication materials, articles, and training sessions, with ongoing support provided by Business Ethics Representatives and the Business Ethics & Governance team.

The commitment to anti-corruption and anti-bribery is also reflected in additional policies and processes, such as the process to manage interactions with healthcare professionals, healthcare organisations and government officials. Mölnlycke communicates this commitment and expectations to its business partners through contractual agreements and the Distributor and Supplier Codes.

Supporting policies

For more detailed information on the topics covered in the Code of Conduct, employees can refer to relevant policies and materials available on Mölnlycke's intranet. Policies such as the Anti-Corruption Policy, Anti-Retaliation Policy, Ethics Hotline Policy, and Conflict of Interest Policy further define and reinforce the commitments outlined in the Code. These policies establish clear roles and responsibilities and outline processes to ensure effective implementation across the organisation. ELT members are responsible for applying these policies, ensuring consistency and alignment throughout Mölnlycke.

Management approach

Mölnlycke is committed to fostering a culture of integrity by embedding ethical decision making into every aspect of its operations. Transparency, collaboration, and open dialogue are central to ensuring that ethical considerations remain integral to all business activities.

To prevent corruption and bribery, Mölnlycke has established a compliance programme including robust policies and procedures, with a particular focus on high-risk activities involving customers, healthcare professionals, and other key stakeholders. The programme also includes global monitoring activities covering regular risk evaluations and audits to proactively identify and mitigate potential threats. This ensures that any unlawful behaviour or misconduct is promptly detected, reported, and addressed.

All employees are expected to adhere to the Code of Conduct, seek guidance when faced with ethical dilemmas, and report any violations or concerns. Senior leadership plays a pivotal role in shaping this culture, driving discussions on ethics and compliance and addressing emerging challenges. To underscore this commitment, senior leaders, including the CEO, regularly engage with employees on these matters.

Mölnlycke encourages employees, suppliers and business partners to raise concerns, reinforcing a proactive approach to upholding ethical standards.

Mölnlycke actively assesses its corporate culture through maturity assessments, and the perception of its speak-up culture through the employee engagement surveys.

Reporting concerns and internal investigation process

All Mölnlycke, employees have multiple ways to share their questions, concerns, suggestions, or complaints. They can reach out to their manager, their manager's manager, their Business Ethics Representative, or their People function partner. These contacts provide guidance, support and information on how to raise a concern.

Additionally, employees can report potential misconduct through the following channels:

- **business ethics contacts:** employees can contact their Regional Business Ethics Officer, the Chief Business Ethics & Governance Officer, or the Director of Investigations. Reports can be made in writing, by phone, or in person
- **Ethics Hotline:** available for written (online) or phone reports, the Ethics Hotline allows for anonymous submissions and is operated by an independent third-party reporter system provider. The Ethics Hotline is also available to external partners, including distributors, suppliers and other business partners.
- **local channels (where applicable):** employees can select the relevant option on the Ethics Hotline webpage or phone line, or contact the appointed local representative by phone, email, or in person

All reports are thoroughly assessed and investigated. Once a concern is raised, internal investigators follow established procedures, overseen by the Ethics Hotline Committee, which includes senior leaders, and report substantiated issues to line management for corrective action. If the investigation involves members of the ELT, the matter is escalated to the Board or Audit Committee to ensure impartiality and avoid conflicts of interest.

Mölnlycke encourages employees to report concerns without fear of retaliation. This is reinforced by Mölnlycke's Anti-Retaliation Policy, which aligns with the EU Whistleblower Protection Directive.

To ensure awareness of reporting options, the company offers ongoing training, awareness videos, intranet updates, posters, and manager training on handling employee concerns. Retraining is conducted regularly, and senior management reinforces the company's commitment through messaging to relevant units. Employee perceptions of reporter protection are evaluated through the biannual engagement survey, which helps the company to assess its effectiveness and identify areas for improvement.

In response to investigations, Mölnlycke may take disciplinary action, including dismissal, and implement process changes or enhanced controls. Quarterly reports are submitted to the Audit Committee of the Board, highlighting trends, lessons learned, and key insights to support continuous improvement in the management of reports and investigations.

Mölnlycke 's Ethics Hotline can be accessed by scanning the QR code

Anti-retaliation approach

The willingness of employees to speak up is a vital safeguard to ensure Mölnlycke conducts business with integrity and maintains high ethical standards in all its operations.

Retaliation against individuals who report concerns in good faith is considered a serious violation of Mölnlycke's Code of Conduct and may result in disciplinary actions. Employees who become aware of, or suspect, any retaliation against themselves or others for raising concerns or participating in an investigation are required to report it promptly. Mölnlycke maintains a zero-tolerance policy for retaliation, as outlined in its Anti-Retaliation Policy.

Communication and training

To prevent, detect, report and address allegations or incidents of corruption and bribery, Mölnlycke communicates its commitment through various internal channels, including articles on the company intranet and direct interactions during kick-off meetings and team gatherings.

Anti-corruption awareness is integrated into targeted training sessions, especially for teams like sales, where corruption risks in the healthcare industry are more prominent. Mölnlycke also offers annual training sessions on gifts and hospitality, helping employees understand ethical boundaries and navigate potential dilemmas.

The mandatory annual Code of Conduct training further strengthens anti-corruption awareness across the organisation. This training, tailored to different employee categories, is delivered through e-learning or in-person sessions to ensure broad accessibility. It emphasises Mölnlycke's commitment to preventing corruption, provides examples of high-risk situations, and outlines clear employee expectations. Completion of the training is tracked to ensure compliance with the company's anti-corruption policies

Employees are trained to recognise bribery and corruption risks and are equipped with tools to manage ethical dilemmas that may arise in their roles. Mölnlycke utilises diverse training methods and platforms to engage employees effectively and address specific risk exposures.

The most at-risk functions, i.e. sales, marketing, procurement, finance and governmental affairs, are specifically targeted for mitigation measures due to their frequent interactions with healthcare professionals, organisations, authorities, and business partners. To manage these risks, Mölnlycke implements global policies and controls.

Employees at Mölnlycke participate in regular ethics and compliance trainings, which reinforces the company's commitment to a transparent and ethical working environment. These trainings educate employees on the importance of ethical decision making and encourages them to report concerns without fear of retaliation, ensuring they are equipped to handle potential ethical dilemmas.

Consistent internal communications supports these training efforts, helping employees understand their role in fostering a culture of integrity and reinforcing the company's commitment to a transparent, ethical workplace.

Metrics and targets

Targets

Living an ethical business culture.

Strengthen Mölnlycke's ethics and compliance programme.

Employees feeling safe to report concerns

Mölnlycke is committed to fostering a work environment where all employees feel safe to raise concerns without fear of retaliation. As part of this commitment, Mölnlycke has set the target that by 2025, 100% of its employees will feel confident reporting concerns in a safe and supportive environment.

Metrics

Training and awareness raising

Training and awareness raising				
(%)[50]	Target audience	**2024**	2023	2022
Code of Conduct e-learning	Employees	**99.5**	98.7	98.3
Code of Conduct e-learning	Employees in high-risk roles	**99.6**	n.a.	n.a.

Concerns reported and corrective actions

The tables to the left provide an overview of compliance concerns reported, including the number of cases received, those investigated, substantiated cases concluded within the reporting year, and ongoing investigations at year-end. Additionally, data on reported concerns by category is presented.

The duration of an investigation varies depending on case complexity, meaning not all cases are resolved in the same year they are reported. As a result, the number of substantiated cases and ongoing investigations may include cases from previous reporting periods that were concluded during the year.

Reported concerns by category	
(%)	2024
Misuse of Corporate Assets	18
Employee relations	48
Other	34
Total	**100**

Furthermore, many reported concerns fall outside the scope of investigation. These are often general inquiries or issues unrelated to misconduct or breaches of the Code of Conduct. When applicable, such cases are directed to the relevant units for resolution through their established processes.

Compliance concerns reporting and corrective actions			
No.	**2024**	2023	2022
Concern intake and investigation			
Reported	**58**	55	34
Not referred for investigation[51] (out of scope)	**14**	-	-
In scope investigation	**44**	-	-
Cases closed at year end[52]	**41**	-	-
Substantiation rate[53]	**44%**		

Employees feeling safe to report concerns

Year	Share of employees (%)
2022	75
2023	67
2024	**70**

No legal actions for corruption, anti-competitive behaviours, anti-trust or monopoly practices were taken against Mölnlycke in 2024.

50. Completion rates are calculated by dividing the number of individuals having completed training at the reporting year cut-off date with the number of individuals having been assigned the same training.
51. Cases received but not investigated as they pertained to inquiries of a general nature or other matters not deemed to be related to misconduct or breaches of the Code of Conduct.
52. Due to the varying complexity of investigations, not all cases are concluded within the same year they are reported. Therefore, the cases closed at year end include cases from previous periods that were concluded during the reporting year. Cases closed and concluded to be substantiated during the reporting year, some of which were reported in previous reporting years.
53. Cases closed and concluded to be substantiated during the reporting year, some of which were reported in previous reporting years.

Management of relationships with suppliers

Impact, risks and opportunities

Mölnlycke operates a global supply chain encompassing approximately 17,000 first-tier suppliers across nearly 80 countries. This complexity introduces the risk that some business partners may not fully align with Mölnlycke's values, principles, and standards, potentially leading to unintended sustainability impacts within the supply chain. On the other hand, a corresponding opportunity for strategic partnerships with suppliers can improve sustainability practices in the supply chain and support Mölnlycke in meeting the company's objectives and ambition to become a global leader in sustainable healthcare.

Around 400 suppliers of the total supplier base are providers of components or direct material to Mölnlycke's production. The largest portion of suppliers are indirect suppliers not critical to the finished product or to the operation of Mölnlycke. These are low risk suppliers from a business and patient safety perspective, and therefore subject to a simplified evaluation and approval procedure. While a risk-based prioritisation is necessary to make use of appropriate resources, it rules the organisation's capacity to engage with suppliers and by that its ability to capture all potential impacts. Mölnlycke also strives to have dual supply sources to strengthen supply chain resilience, which adds to the number of supplier relationship to manage. Mölnlycke has, in recent years, expanded its geographical footprint and the number of local suppliers operating in higher risk countries considering labour standards, business ethics and the environment.

High risk countries are generally not dominant in Mölnlycke's geographical breakdown of supplier origin and constitute less than 4 % of the total number of suppliers. The most dominant country with a high-risk country score is China. The main material impacts identified upstream in the supply chain are related to occupational health and safety, working hours, wages and environmental management.

Policies

The Mölnlycke Code of Conduct for Suppliers outlines the minimum requirements for Mölnlycke's suppliers with regards to human rights, working conditions and business ethics. It aims to ensure that suppliers comply with rules and regulations, provide safe working conditions for their employees, respect fair business ethics practices, amongst other points.

The Code of Conduct for Suppliers is incorporated in Mölnlycke's Supplier Standard, which also includes requirements on quality and environment, and contractually applies to all direct material suppliers e.g. suppliers of raw materials or components, as well as logistic suppliers and indirect suppliers having a critical impact on finished products or Mölnlycke's business operation. Suppliers are expected to follow the principles and requirements set out in the Code of Conduct, and apply and communicate the requirements on their own suppliers. Mölnlycke has a contractual right to conduct audits to assure compliance with the Code of Conduct and reserves the right to discontinue any relationship should a business partner violate, fail to correct or have a pattern of violating the requirements.

Alongside the Code of Conduct, specific requirements on business partners and suppliers involved in certain activities with higher risks are part of relevant procurement procedures.

Management approach

Supplier segmentation and risk assessment

As a producer of medical devices, Mölnlycke must ensure product safety for users of the company's products and services. Therefore, Mölnlycke applies a risk-based approach for defining the evaluation criteria and monitoring measures of its suppliers. Risk aspects formally encompassed in current supplier evaluation process include:

- quality management
- supply contingency
- sustainability conditions

The evaluation is documented by the following:

- risk assessment
- documentation (such as ISO-certificates according to defined risk level)
- sustainability (signed Supplier Standard or Supplier Code of Conduct, sustainability risk screening followed by an independent on-site audit if considered high risk)

Sustainability is embedded in the evaluation and approval of new suppliers, as well as in the annual performance review and management of active suppliers. All new and active suppliers are subject to a sustainability risk screening, to identify inherent sustainability risks that suppliers might be exposed to, considering the country and sector where different commodities are sourced from. This allows us to engage with the most relevant suppliers for site-specific assessments, to ensure suppliers live up to our requirements as communicated in the Mölnlycke Supplier Code of Conduct. Suppliers exposed to the highest level of risks will be subject to a third-party sustainability audit and corrective action plans are established to address non-conformities. Each audit is seen as an opportunity for improvement.

Social and environmental performance of suppliers

Mölnlycke's Sustainable Procurement Framework sets the governance structure for the company's sustainability efforts related to procurement and supplier management, and it includes for example policies, reporting and training. The Procurement community is continuously trained on various sustainability topics.

Empowering sustainable supply chains with Sedex

Mölnlycke is a member of Sedex, the world's largest platform for sharing supply chain assessment data and results, enabling effective and data-driven environmental, social, and governance (ESG) outcomes. Mölnlycke applies the recognised auditing standards and risk screening tools offered by Sedex. The SMETA (Sedex Member Ethical Trade Audit) 4 pillar audit, is a comprehensive on-site audit conducted by accredited third-party

auditors for the full sustainability scope, including human rights, working conditions, health & safety, environment and business ethics. SMETA utilises the Ethical Trading Initiative (ETI) base code and the local law as main pillars.

Supplier climate action

Mölnlycke has committed to decarbonise healthcare by eliminating emissions across our value chains. As Mölnlycke's largest source of emissions are the supply chain-related emissions, partnership with suppliers is crucial to deliver on company objectives and public commitments, for example to the Science Based Target initiative. Mölnlycke's near-term science based targets include a supplier engagement target to achieve 63% suppliers by emission committed to the Science Based Target initiative by 2028. Mölnlycke's procurement teams continuously monitor our suppliers' status on committing to the SBTi and evaluate this parameter in our sourcing plans.

Supplier engagement

The 'Partnering for Progress' event series has become an essential part of how Mölnlycke engages with its key suppliers. Focused on strategic topics, this series serves as a platform to align with supplier partners on shared goals and foster open dialogue on current and future trends, requirements, and challenges to address together. More details on the 2024 edition of "Partnering for Progress" can be found in the "Sustainability in action" section of this report.

Local procurement practices

Local procurement practices at Mölnlycke are closely monitored at the Business Area (BA) level to enhance cost efficiency, supply chain resilience, and sustainability performance. Prioritising local suppliers strengthens regional economies, reduces logistical risks, and minimises environmental impact by lowering transportation emissions. Additionally, it enhances supplier collaboration, ensuring reliable and agile sourcing while mitigating potential disruptions from geopolitical uncertainties or global supply chain bottlenecks.

For the BA Operating Room Solutions, 23% of the annual purchasing value is spent on local suppliers, defined as those located in the same country as the Business Area's manufacturing sites. This approach fosters strong supplier relationships, supports economic development, and enhances supply chain stability by reducing dependency on long-distance sourcing.

In the Wound Care BA, 36% of the annual purchasing value is allocated to local suppliers, applying the same definition. This strategy optimises procurement efficiency, shortens lead times, and aligns with Mölnlycke's sustainability goals by lowering the carbon footprint associated with transportation.

For the Gloves BA, 98% of the procurement budget is directed towards suppliers within the Asian region, where the majority of manufacturing operations are based. By sourcing within this region, Mölnlycke ensures a more resilient supply chain, reduces exposure to global disruptions, and maintains cost-effective operations.

The Antiseptics BA operates under an outsourced production model, making the local procurement indicator not applicable. However, procurement activities in this area are managed to ensure supplier reliability and compliance with quality and sustainability standards.

In 2024, a total of 37% of Mölnlycke's purchasing value was allocated to local suppliers.

Metrics and targets

	2024	2023
SBTi supplier engagement target		
Suppliers by emission[54] committed to Science Based Target initiative by 2028 (%)	**38**	20
Supplier sustainability risk screening		
Suppliers covered by sustainability risk screening (No.)	**17,203**	15,805
Suppliers with high-risk score (No.)	**66**	49
SMETA (Sedex Member Ethical Trade Audits) (No.)	**40**	n.a.[56]
Corrective action rate for critical and major non-conformities (%)[55]	**67**	n.a.[56]
Good examples and best practice findings (No.)	**36**	n.a.[56]

54. Covering emissions from Scope 3, category 1, 2 and 4.
55. Mölnlycke became members of Sedex in 2023. The result of 2023 sustainability risk screening informed the 2024 Supplier Sustainability Audit Programme, which was the first year using SMETA as preferred audit protocol.
56. Calculated as the number of critical and major non-conformities from SMETA audits conducted in 2024 that have been addressed, closed and verified by the reporting year cut-off date which is December 31, divided by the total number of identified critical and major non-conformities in the same period. The corrective action rate is calculated based on the findings identified in the reporting period and closed during the same period. For this reason, findings identified late in the reporting period may not have been addressed and closed without surpassing the recommended due date.

Payment practices

Impact, risks and opportunities

The relationship with business partners is essential to Mölnlycke's success, particularly when it comes to maintaining strong and effective supplier relationships. Delays or inefficiencies in payment practices can negatively impact these relationships, leading to dissatisfaction, potential supply chain disruptions, and a damaged reputation. Such delays may also increase the risk of suppliers revisiting their contract terms or even choosing to discontinue their partnership, potentially limiting Mölnlycke's access to critical resources.

To mitigate these risks and ensure operational continuity, Mölnlycke's Global Business Services (GBS) is focused on delivering excellence in finance operations. By streamlining invoice processing and ensuring timely payments, GBS helps reduce the risk of strained supplier relationships. Furthermore, a smooth payment process enables suppliers to rely on Mölnlycke as a trustworthy partner, creating opportunities for more favorable negotiations and enhanced collaboration.

Efficient payment practices also present an opportunity for Mölnlycke to enhance supplier loyalty, attract better contractual terms, and build long-term, sustainable business relationships. In addition, this operational efficiency may contribute to Mölnlycke's broader corporate goals by reinforcing its commitment to ethical business practices and sustainability within its supply chain.

Polices

Mölnlycke does not have a specific policy for payment practices but adopts the procedures and Key Performance Indicators (KPIs) as described under Management approach.

Management approach

Supplier invoice and payment management apply to all supplier segments and no difference is made between supplier segments. Standard contract payment terms are 60 days on receipt of invoice. KPIs are implemented to monitor supplier invoices, from a processing efficiency, lead time and payment effectiveness perspective.

Prioritisation of the supplier invoice back-log is made on a daily basis, coordinated by the Operational Lead personnel in the Global Business Services Purchase-to-Pay (GBS PTP) team. There is also a weekly follow-up with team managers, addressing prioritisation of supplier invoice management to ensure timely payment in line with defined payment terms. Further, root-cause analysis and corrective action management is defined in these meetings.

In addition, monthly KPI meetings are held with the Order to Cash (OTC) & Purchase to Pay Director and Global Process Owner, to highlight progress of KPIs and escalate support in terms of tactical/strategic decisions; enhancing the operational excellence of the GBS PTP Finance Operation.

Metrics and targets

	2024	2023
Average time to pay an invoice[57] (days)	**35**	-
Percentage of payments aligned to standard payment terms (%)	**64**	-
Number of legal proceedings currently outstanding for late payments	**0**	0

Data and intellectual property

The purpose of Intellectual Property Rights (IPR) at Mölnlycke is to protect and share innovations by granting time-limited exclusivity. This exclusivity allows the company to secure a competitive advantage, mitigate legal risks, and foster technological advancements that support both business growth and sustainability. Through IPR, Mölnlycke ensures that its innovations are protected, enabling continued investment in the development of more sustainable products and services that positively impact the healthcare industry and the environment.

By safeguarding IPR, Mölnlycke can protect its return on investment and continue to drive the development of high-quality, sustainable products that meet the evolving needs of the healthcare sector. For example, this approach contributes to Mölnlycke's commitment to environmental sustainability by facilitating the creation of solutions that reduce waste, improve efficiency, and enhance patient care while minimising the environmental footprint.

While Mölnlycke does not have specific standalone policies related to IPR in the areas of economy, environment, or people, these topics are addressed within the broader Mölnlycke Sustainability Policy. The Sustainability Policy outlines the company's commitment to responsible innovation, with IPR management being an integral part of this strategy. Additionally, Mölnlycke follows specific IPR policies applicable to each business area to ensure compliance with international standards and legal requirements.

Mölnlycke has implemented a governance framework that ensures effective management of IPR. This includes conducting Freedom-to-Operate (FTO) investigations, filing IPR applications, and ongoing surveillance of competitor activities. These actions are critical in managing the risks associated with intellectual property while ensuring that Mölnlycke remains compliant with global standards and continues to protect its innovations. This governance model is closely aligned with Mölnlycke's sustainability objectives and ensures that the company's IPR practices support the long-term strategic goals of the business.

In 2024, no negative impacts related to IPR or data in relation to the economy, environment, or people have been identified. Mölnlycke continues to assess and improve its IPR strategy to align with both its business and sustainability goals, ensuring that the management of intellectual property remains a key enabler of the company's ongoing success and commitment to innovation.

57. From the date when the contractual or statutory term starts to be calculated.

Strategic fiscal governance

The table below presents data on the creation and distribution of economic value, offering a general overview of how Mölnlycke generates and shares wealth among its stakeholders. Operating costs include cost of sales, selling costs, administrative costs, research and development costs, net other operating income and expenses and share of profit in joint ventures, deducted for employee wages and benefits. Costs and payments to providers of capital include dividends and group contributions distributed, as well as interest expenses. Costs for direct taxes to governments reflect the current income tax expense for the year.

MEUR		2024 Total	2023 Total
Direct economic value generated	revenue	2064,2	1923,5
	revenues from financial investments	30,2	24,1
	sales of assets	0,0	0,0
Economic value distributed	operating costs	-1020,6	-972,6
	employee wages and benefits	-536,6	-488,2
	costs and payments to providers of capital	-521,9	-220,8
	costs for direct taxes to governments	-102,7	-98,5
	community investments	-0,1	-0,3
Economic value retained		-87,5	167,2

Responsible taxation approach

Mölnlycke acknowledges taxes as an important part in its dedication to achieve sustainable and responsible growth. Mölnlycke strives to pay a proper amount of tax in relation to its profits in the countries where the value is being created.

Mölnlycke's tax strategy, applicable to the entire Mölnlycke Group, aligns with Mölnlycke's overall business strategy. Mölnlycke shall manage its tax matters in the light of its commercial objectives and long-term sustainability targets. Recognizing the importance of taxes as a significant part of corporate responsibility, Mölnlycke embraces its role to make a positive impact and bring value to the countries and societies where it operates by contributing with tax revenue.

Mölnlycke's focus when it comes to taxes is to ensure the organization is compliant with tax laws and regulations in all countries where it operates and not expose the organization to any significant tax risks or uncertainties. Mölnlycke always seeks to develop and maintain professional and transparent relationships with tax authorities in all countries where it operates.

Mölnlycke has established a Tax Control Framework, with its documented Tax Policy as a central component. This framework provides a structured approach to tax governance and includes documented procedures for key areas such as Transfer Pricing (TP), DAC6, and Global Mobility.

The Tax Policy sets out clear guidelines for managing taxes across Mölnlycke's operations, ensuring both compliance and efficiency. It defines key roles and responsibilities while outlining fundamental principles for tax compliance, risk management, and governance. The policy is formally approved by the Board of Directors.

The Group Tax Director annually reports to the Audit Committee, a part of the Board of Directors, regarding Mölnlycke tax policy matters, updates on tax regulations and the main challenges Mölnlycke might face within the tax area. In addition, the Group Tax Director reports monthly to a Tax Committee, including the CFO, Group Controller and Group Treasurer. The Tax Committee serves to update the organization on significant tax matters as well as an internal decision forum for tax-related questions.

Mölnlycke's effective tax rate in 2024 was 21%, stated as a percentage of consolidated profit before tax.

MEUR	2024	2023
Corporate income tax	**103**	99
Social security	**68**	63

MEUR	Corporate income tax	Social security	Total tax
Europe/Middle East/Africa	86	55	142
Americas	12	8	20
Asia Pacific	5	5	10
Total	**103**	**68**	**171**

Other

Reporting principles, scope, and external assurance

This Sustainability report ('the report') has been prepared on a voluntary basis and provides information on material environmental, social, and governance (ESG) impacts, risks, and opportunities, as well as governance structures, policies, management approaches, key metrics, and targets for the Mölnlycke Group. Details on Mölnlycke's strategy and business model can be found in the 'Strategy' section of this Annual report document. Mölnlycke is a part of the Investor AB Group which prepares the statutory sustainability report where Mölnlycke is included.

Reporting principles and frameworks

The report has been prepared in accordance with the Global Reporting Initiative (GRI) Standards, following the reporting principles outlined in GRI 1: Foundation (2021). It also aligns with the UN Guiding Principles on Business and Human Rights reporting framework.

Additionally, the report has been structured to align with the Corporate Sustainability Reporting Directive (CSRD) format and requirements, though full compliance has not yet been achieved. Climate-related disclosures are aligned with the Task Force on Climate-related Financial Disclosures (TCFD) framework, embedding its principles into Mölnlycke's climate reporting. As a supplement, a GRI Content Index is provided at the end of this report.

Scope of reporting and boundaries

The sustainability statements of Mölnlycke are prepared on a consolidated basis, with the scope of consolidation aligned with that of the financial statements. Acquisitions, divestments, and other similar transactions are reported from the transaction date. For ESG target setting, baselines are recalculated if mergers, acquisitions, or divestments significantly impact key performance indicators. In other cases, prior period data remains unchanged unless stated otherwise. Any restatements are disclosed within the report.

The report also includes information on Mölnlycke's value chain, covering suppliers, vendors, customers, and business partners. While efforts are made to ensure accuracy, inherent uncertainties exist regarding performance data from areas beyond the company's direct control.

Reporting time horizons

The reporting period for the Sustainability Statements aligns with Mölnlycke's financial statements, i.e. from January 1 to December 31 and includes data from Mölnlycke Holding AB and its subsidiaries.

Changes in preparation or presentation versus prior periods

For 2024, several changes have been made to the preparation and presentation of the Sustainability Report to align with upcoming CSRD requirements. The revised structure follows the Environmental, Social, and Governance (ESG) presentation format mandated under CSRD:

- **general disclosures**, including basis of preparation, governance, strategy, and Mölnlycke's approach to double materiality
- **environmental disclosures**, covering climate action, circularity, waste and water management, pollution prevention,sustainable innovation, and environmental management
- **social disclosures**, addressing employee diversity, equity and inclusion, health, safety and physical security, wellbeing, career development and empowerment, compensation and rewards, human rights and social responsibility within Mölnlycke's value chain and local communities
- **governance disclosures**, including policies, ethical standards, management of relationships with suppliers, payment practices, data and intellectual property and compliance frameworks, including healthcare compliance
- **other disclosures** include reporting principles, scope, external assurance, restatements and regulatory compliance

External assurance

Indicators that fall within the scope of limited assurance by the external auditor for 2024 are selected sustainability data – such as Energy, Scope 1, Scope 2, and Scope 3 GHG emissions. The Limited Assurance Report of the independent auditor, detailing the scope and outcomes, is available on page 147 of this report.

Related reporting and disclosures

Mölnlycke also publishes additional ESG-related statements, including responses to the CDP Climate Change questionnaire, a Modern Slavery and Human Trafficking Statement, and other relevant sustainability disclosures, all available on the company's website.

Restatements of information

The following information in the Sustainability Report has been restated:

Information in "Climate change and energy" section about Scope 1 GHG emissions for the years 2021–2023 has been restated following the correction of a wrong emission factor previously applied to diesel and petrol.

GHG emissions (t CO_2e.)	After restatement			Prior restatement		
	2021	2022	2023	2021	2022	2023
Scope 1	51,607	50,904	52,788	55,894	55,348	57,195
Scope 1 & 2	104,212	79,931	73,064	108,499	84,375	77,471

The Scope 3 GHG emissions data for 2021–2023 in the Climate Change and Energy section has been updated to correct the classification of emissions from ETO sterilization. Previously reported under Category 10 (Processing of Sold Products), these emissions have now been correctly reclassified under Category 1 (Purchased Goods and Services). While this adjustment does not impact the total Scope 3 emissions, it affects Mölnlycke's SBTi near-term Scope 3 target, as Category 1 is included in the target, whereas Category 10 is not.

GHG emissions (t CO_2e.)	After restatement			Prior restatement		
	2021	2022	2023	2021	2022	2023
Category 1: Purchased Goods and Services	376,780	312,666	282,583	359,259	292,378	265,574
Category 10: Processing of Sold Products	0	0	0	17,521	20,288	17,009

The information on Scope 3 GHG emissions for 2021 in the "Climate change and energy section has been restated. This adjustment pertains to Category 4 (Upstream transportation and distribution) and results from the correction of emission data from a supplier, as well as a change in the calculation methodology for emissions from ocean container freight, shifting from mass-based to volume-based allocation of emissions (TEU-methodology). The 2022 and 2023 emissions data have not been recalculated as part of the transitioning process towards the TEU-based methodology. This transition reflects a gradual alignment across suppliers, and the 2023 data includes a mix of both TEU and shipped weight-based calculations, depending on the methodology adopted by each supplier.

The information regarding the share of reclaimed products, expressed as a percentage of the product monetary value, has been restated. A review of 2023 data identified an inconsistency in the calculation methodology, which has now been corrected to ensure greater accuracy and alignment with reporting standards. In 2023 2.39% of products were reclaimed based on monetary value.

GHG emissions (t CO_2e.)	After restatement	Prior restatement
	2021	2021
Category 4: Upstream transportation and distribution	56,914	53,250

% out of total	After restatement	Prior restatement
	2023	2023
Reclaimed products	2.39	0.07

Independent auditor's limited assurance report on specified sustainability information

To Mölnlycke Holding AB, corporate identity number 56693-6729

Introduction

We have been engaged by the Board of Directors and Executive Management of Mölnlycke Holding AB to undertake a limited assurance engagement of selected information as presented in the annual report for 2024 consisting of energy use within the organisation and Greenhouse Gas emissions in Scope 1, 2 and 3 for the year 2024 ("Reporting"), as presented in the annual report on page 114–118.

Responsibilities of the Board of Directors and the Executive Management for the Sustainability Report

The Board of Directors and the Executive Management are responsible for the preparation of the Reporting in accordance with the applicable criteria, as explained on page 150–151 in the annual report, and are the parts of the Sustainability Reporting Guidelines published by GRI (Global Reporting Initiative) related to 302-1 Energy consumption within the organization, 305-1 Direct (Scope 1) GHG emissions, 305-2 Energy indirect (Scope 2) GHG emissions, and 305-3 Other indirect (Scope 3) GHG emissions, as well as the accounting and calculation principles that the Company has developed. This responsibility also includes the internal control relevant to the preparation of the Reporting that is free from material misstatements, whether due to fraud or error.

Responsibilities of the auditor

Our responsibility is to express a conclusion on the Reporting based on the limited assurance procedures we have performed. Our engagement is limited to historical information presented and does therefore not cover future-oriented information.

We conducted our limited assurance engagement in accordance with ISAE 3000 (revised) Assurance Engagements Other than Audits or Reviews of Historical Financial Information. A limited assurance engagement consists of making inquiries, primarily of persons responsible for the preparation of the Reporting, and applying analytical and other limited assurance procedures. The procedures performed in a limited assurance engagement vary in nature from, and are less in extent than for, a reasonable assurance engagement conducted in accordance with International Standards on Auditing and other generally accepted auditing standards in Sweden.

The firm applies International Standard on Quality Management 1, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We are independent of Mölnlycke Holding AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

The procedures performed consequently do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in a reasonable assurance engagement. Accordingly, the conclusion of the procedures performed does not express a reasonable assurance conclusion.

Our procedures are based on the criteria defined by the Board of Directors and the Executive Management as described above. We consider these criteria suitable for the preparation of the Reporting.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion below.

Conclusion

Based on the limited assurance procedures we have performed, nothing has come to our attention that causes us to believe that the Reporting, is not prepared, in all material respects, in accordance with the criteria defined by the Board of Directors and Executive Management.

Gothenburg, 27 March 2025
Deloitte AB

Hans Warén
Authorized Public Accountant

Appendix

Glossary

CO_2e
Carbon dioxide equivalents. The amount of a particular greenhouse gas, expressed as the amount of carbon dioxide that gives the same greenhouse effect.

GHG Greenhouse gases
Naturally occurring and man-made gases that trap heat in the atmosphere, contributing to the greenhouse effect warming the earth.

LCA Life-Cycle Assessment
An approach for calculating the environmental impact of a product or service across all its lifecycle phases, ranging from extraction of raw materials and manufacturing to usage and end-of-life management.

Downstream in value chain/Downstream emissions
Activities (and related greenhouse gas emissions) occurring post manufacturing/production, primarily associated with a product's distribution, use and end-of-life phases.

GHG (Greenhouse gas) protocol
A framework and de facto standard for measuring, accounting and managing greenhouse gas emissions.

Lost Time Injuries
A metric in workplace health and safety. A work-related injury that causes the Injured Person to be away from work for at least one normal working day/ working shift after the day when the incident occurred.

ESG
Environment, Social, and Governance. Refers to the three overarching themes for assessing non-financial factors which can impact a company's value-creating abilities.

Global Reporting Initiative (GRI) Standards
The first and most widely adopted global standards for sustainability reporting. GRI is an independent international organization that has pioneered sustainability reporting since 1997.

Net Zero
A state in which no net additions of greenhouse gases are released into the atmosphere. Organizations can achieve this primarily by reducing their emissions as well as using certain accepted carbon capture, removal and storage technologies to neutralize any unavoidable remaining emissions.

FSC®
Forestry Stewardship Council.

ISCC
International Sustainability and Carbon Certification system.

Own activities
Cover GHG emissions in Scope 1, 2, and Scope 3 categories. 3.5 Waste generated in operations, 3.6 Business travel, 3.7 Employee commuting, 3.8 Upstream leased assets.

SBTi The Science Based Target initiative
A partnership between CDP, the United Nations Global Compact, World Resources Institute (WRI) and the World Wide Fund for Nature (WWF) that defines and promotes best practice in emissions reductions and net-zero targets in line with climate science, including providing a second opinion on the ambition level of targets set by corporates and other entities.

SDGs Sustainable Development Goals
The 2030 Agenda for Sustainable Development, adopted by all United Nations Member States in 2015, provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are the 17 Sustainable Development Goals (SDGs), which are an urgent call for action by all countries – developed and developing – in a global partnership.

UNGC United Nations Global Compact
Is a voluntary initiative adopted in 2005 by the UN Secretary-General, based on CEO commitments to implement universal sustainability principles and to take steps to support the UN Sustainable Development Goals.

Scope 1
Direct GHG emissions derived from assets/sources that are owned or controlled by an organisation, typically through combustion of fossil fuels.

Sustainable healthcare
Sustainable healthcare ensures the health needs of the current population are met, without compromising environmental, economic or social resources for future generations.

Upstream in value chain/upstream emissions
Activities (and related greenhouse gas emissions) occurring in an organization's supply chain, including extraction of raw materials, manufacturing, assembly and distribution of purchased products and components, and other acquired services.

Scope 2
Indirect GHG emissions derived from the energy purchased and consumed, but not generated by, an organization, typically from acquired electricity, heating and cooling.

TCFD Task force on Climate related Financial Disclosures
A framework for disclosing on an organization's strategies, targets and risk management approaches as regards climate change.

Scope 3
Other indirect GHG emissions which are a consequence of the activities of the company but are derived from sources not owned or controlled by the company. These include emissions occurring in the supply chain as well those occurring when customers use a company's products and services.

The Paris Agreement
A legally binding international treaty on climate change, adopted by 196 Parties at the UN Climate Change Conference (COP21) in Paris 2015. The Paris Agreement sets out a global framework to avoid dangerous climate change by limiting global warming to well below 2 °C and pursuing efforts to limit it to 1.5 °C.

GRI content index

Statement of use Mölnlycke Holding AB (publ), corporate ID number 556693-6729, has reported in accordance with the GRI Standards for the period 01.01.2024–31.12.2024.
GRI 1 used GRI 1: Foundation 2021.
GRI Sector Standard not applicable.

Disclosure	GRI standard /Other source	Location in the report	Omission reason
General information			
2-1 Organisational details	GRI 2: General Disclosures 2021	p. 4	
2-2 Entities included in the organisation's sustainability reporting		p.76 unless specified otherwise in the Sustainability report	
2-3 Reporting period, frequency and contact point		p. 3, p. 145	
2-4 Restatements of information		p. 146	
2-5 External assurance		p. 145, p. 147	
2-6 Activities, value chain and other business relationships		pp. 12–13	
2-7 Employees		p. 127–129	
2-8 Workers who are not employees		p. 128	
2-9 Governance structure and composition		p. 14, pp. 46–50, pp. 102–103	
2-10 Nomination and selection of the highest governance body		p. 48	
2-11 Chair of the highest governance body		p. 48	
2-12 Role of the highest governance body in overseeing the management of impacts		p. 48, p. 102	
2-13 Delegation of responsibility for managing impacts		p. 51, p. 102–103	
2-14 Role of the highest governance body in sustainability reporting		p. 49, p. 102–103	
2-15 Conflicts of interest		pp. 48–49	
Disclosure 2-16 Communication of critical concerns		pp. 103–105, pp. 139–140	
2-17 Collective knowledge of the highest governance body		p. 48	
2-18 Evaluation of the performance of the highest governance body		p. 48	
2-19 Remuneration policies	GRI 2: General Disclosures 2021	pp. 48–49, p. 129	
2-20 Process to determine remuneration		pp. 48–49, p. 129	
2-21 Annual total compensation ratio		p. 129	
2-22 Statement on sustainable development strategy		p. 7, pp. 17–18	
2-23 Policy commitments		p. 7, pp. 17–18, p. 47	
2-24 Embedding policy commitments		p. 109, p. 127, p. 131, p. 132, p.135, p. 137, p. 138, p. 141, p. 143, p. 144	
2-25 Processes to remediate negative impacts		p. 105, pp. 109–112, pp. 119–122, p. 124, pp. 125–126, pp. 127–128, p. 129, p. 130, pp. 132–134, pp. 135–136, pp.138–140, pp. 141–142, p. 143	
2-26 Mechanisms for seeking advice and raising concerns		pp. 103–105, p. 130, pp. 139	
2-27 Compliance with laws and regulations		p. 138, p. 140	
2-28 Membership associations		p. 18	
2-29 Approach to stakeholder engagement		pp. 103–105	
2-30 Collective bargaining agreements		p. 130	
Stakeholder engagement and materiality			
3-1 Process to determine material topics	GRI 3: Material Topics 2021	pp. 105–107	
3-2 List of material topics		p. 107	
3-3 Management of material topics		p. 17–18, p. 104–105	

Disclosure	GRI standard /Other source	Location in the report	Omission reason
Climate change and energy			
3-3 Management of material topics	GRI 3: Material Topics 2021	pp. 109–112	
302-1 Energy consumption within the organisation	GRI 302: Energy 2016	p. 114	
302-2 Energy consumption outside of the organisation		Omitted	Information of acceptable certainty level is not available. The company is investigating possibilities of reporting the disclosure, according to CSRD ESRS E1 requirements.
302-3 Energy intensity		p. 114	
302-4 Reduction of energy consumption		p. 114	
305-1 Direct (Scope 1) GHG emissions		p. 114	
305-2 Energy indirect (Scope 2) GHG emissions		p. 114	
305-3 Other indirect (Scope 3) GHG emissions	GRI 305: Emissions 2016	p. 115	
305-4 GHG emissions intensity		p. 115	
305-5 Reduction of GHG emissions		p. 115	
201-2 Financial implications and other risks and opportunities due to climate change	GRI 201: Economic Performance 2016	p. 108–109, p. 118–119	
Circularity and resource efficiency – Waste			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 119–120	
306-1 Waste generation and significant waste-related impacts	GRI 306: Waste 2020	p. 120	
306-2 Management of significant waste-related impacts		p. 120	
306-3 Waste generated		p. 120	
306-4 Waste diverted from disposal		p. 120	
306-5 Waste directed to disposal		p. 120	

Disclosure	GRI standard /Other source	Location in the report	Omission reason
Circularity and resource efficiency – Water			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 121	
303-1 Interactions with water as a shared resource	GRI 303: Water and Effluents 2018	p. 121	
303-2 Management of water discharge-related impacts		pp. 121–122	
303-3 Water withdrawal		p. 121	
303-4 Water discharge		pp. 121–122	
303-5 Water consumption		pp. 121-122	
Circularity and resource efficiency – Raw material use			
3-3 Management of material topics	GRI 3: Material Topics 2021	pp. 119–120	
301-1 Materials used by weight or volume	GRI 301: Materials 2016	p. 122	
301-2 Recycled input materials used		Omitted	Information of acceptable certainty level is not available. The company is investigating possibilities of reporting the disclosure, planning to conclude in the next reporting period, according to CSRD ESRS E5 requirements. Information on recycled content in packaging is provided on p.123.
301-3 Reclaimed products and their packaging materials		p. 120	
Pollution prevention			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 124	
305-7 Nitrogen oxides (NOX), sulfur oxides (SOX), and other significant air emissions	GRI 305: Emissions 2016	p. 124	Emissions of only ETO are reported. Other emissions metrics (NOx, SOx, POP, etc) are found not material: omission due to inapplicability.

Disclosure	GRI standard /Other source	Location in the report	Omission reason
Sustainable portfolios			
3-3 Management of material topics	GRI 3: Material Topics 2021	pp. 123–124	
LCA portfolio coverage	Own KPI	p. 124, p. 125	
Own workforce – Diversity, equity and inclusion			
3-3 Management of material topics	3-3 Management of material topics	pp. 127–128	
401-1 New employee hires and employee turnover	401-1 New employee hires and employee turnover	pp. 128–129	
401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	p. 129	
405-1 Diversity of governance bodies and employees	405-1 Diversity of governance bodies and employees	pp. 58–61, p.128	
405-2 Ratio of basic salary and remuneration of women to men	405-2 Ratio of basic salary and remuneration of women to men	p. 129	
Own workforce – Health, safety, physical security and wellbeing			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 127, pp. 132–134	
403-1 Occupational health and safety management system	GRI 403: Occupational Health and Safety 2018	p. 133	
403-2 Hazard identification, risk assessment, and incident investigation		pp. 132–133	
403-3 Occupational health services		p. 134	
403-4 Worker participation, consultation, and communication on occupational health and safety		p. 133–134	
403-5 Worker training on occupational health and safety		p. 134	
403-6 Promotion of worker health		pp. 133–134	
403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships		pp. 133–134	
403-8 Workers covered by an occupational health and safety management system		p. 133	
403-9 Work-related injuries		p. 134	
403-10 Work-related ill health		p. 134	

Disclosure	GRI standard /Other source	Location in the report	Omission reason
Own workforce – Career development and empowerment			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 127, p. 131	
404-1 Average hours of training per year per employee	GRI 404: Training and Education 2016	p. 132	
404-2 Programmes for upgrading employee skills and transition assistance programs		pp. 131–132	
404-3 Percentage of employees receiving regular performance and career development reviews		p. 131	
Own workforce – Human rights			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 127, pp. 135–136	
406-1 Incidents of discrimination and corrective actions taken	GRI 406: Non-discrimination 2016	p. 136	
408-1 Operations and suppliers at significant risk for incidents of child labor	GRI 408: Child Labor 2016	p. 135, pp. 141–142	
409-1 Operations and supplier at significant risk for incidents of forced or compulsory labor	GRI 409: Forced or Compulsory Labor 2016	p. 135, pp. 141–142	
Own workforce – Freedom of association			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 127, p. 130	
407-1 Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	GRI 407: Freedom of Association and Collective Bargaining 2016	p. 130, pp. 141-142	
Community support			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 136	
413-1 Operations with local community engagement, impact assessments, and development programmes	GRI 413: Local Communities 2016	p. 27, p. 136	
413-2 Operations with significant actual and potential negative impacts on local communities		p. 136	
Healthcare compliance			
3-3 Management of material topics	GRI 3: Material Topics 2021	pp. 136–137	
417-1 Requirements for product and service information and labeling communications	GRI 417: Marketing and Labeling 2016	p. 137	
417-2 Incidents of non-compliance concerning product and service information and labeling		p. 120	
417-3 Incidents of non-compliance concerning marketing		p. 124	

Disclosure	GRI standard /Other source	Location in the report	Omission reason
Business ethics and culture of integrity			
3-3 Management of material topics	GRI 3: Material Topics 2021	pp. 138–140	
205-1 Operations assessed for risks related to corruption	GRI 205: Anti-Corruption 2016	pp. 139–140	
205-2 Communication and training about anti-corruption policies and procedures		p. 140	
205-3 Confirmed incidents of corruption and actions taken		p. 140	
206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	GRI 206: Anti-competitive Behavior 2016	p. 140	
Management of relationships with suppliers			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 141	
204-1 Proportion of spending on local suppliers	GRI 204: Procurement Practices 2016	p. 142	
308-1 New suppliers that were screened using environmental criteria	GRI 308: Supplier Environmental Assessment 2016	pp. 141–142	
308-2 Negative environmental impacts in the supply chain and actions taken		p. 142	
414-1 New suppliers that were screened using social criteria	GRI 414: Supplier Social Assessment 2016	pp. 141–142	
414-2 Negative social impacts in the supply chain and actions taken		p. 142	
Data and intellectual property			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 143	
418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	GRI 418: Customer Privacy 2016	p. 143	
Strategic and fiscal governance			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 144	
201-1 Direct economic value generated and distributed	GRI 201: Economic Performance 2016	p. 144	

Disclosure	GRI standard /Other source	Location in the report	Omission reason
Responsible taxation approach			
3-3 Management of material topics	GRI 3: Material Topics 2021	p. 144	
207-1 Approach to tax	GRI 207: Tax 2019	p. 144	
207-2 Tax governance, control, and risk management		p. 144	
207-3 Stakeholder engagement and management of concerns related to tax		p. 104, p. 144	
207-4 Country-by-country reporting		Omitted	Information currently unavailable. To be submitted to the Swedish Tax Office later in 2025.

Find out more at www.molnlycke.com

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Mölnlycke®

Abutter List

Midcoast Regional Redevelopment Authority
15 Terminal Road
Suite 200
Brunswick, ME 04011

Admiral Fitch Properties
2 Main Street
Topsham, ME 04086

Brunswick Naval Museum & Memory Gardens
11 Thomas Avenue
Topsham, ME 04086

Shepard Properties, LLC
106 Union Street
Brunswick, ME 04011-2423

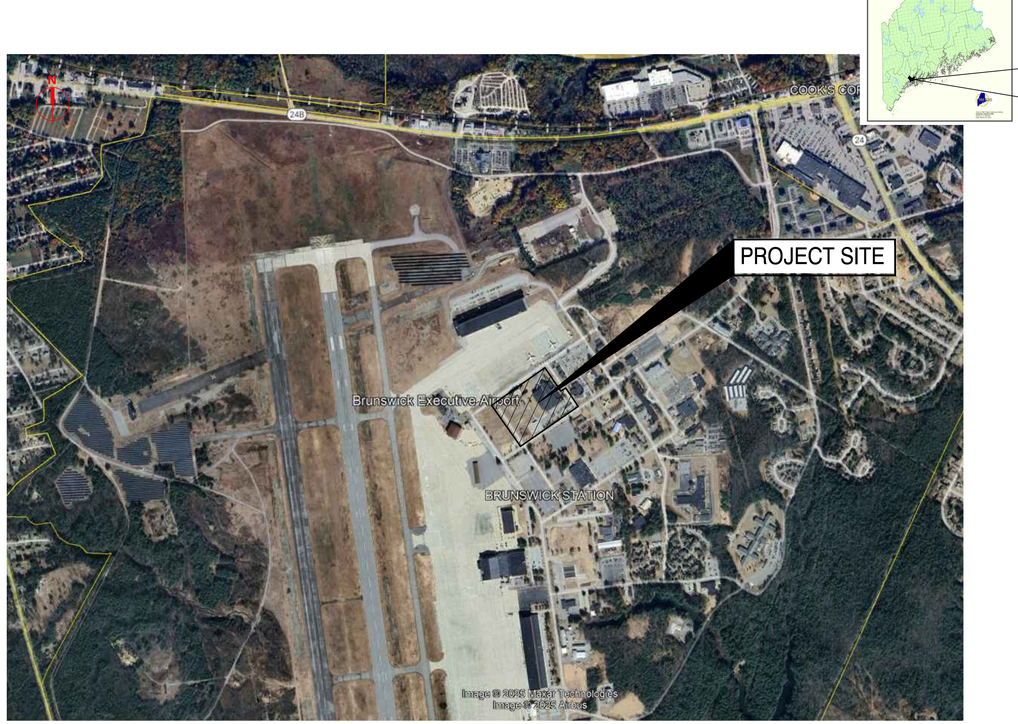
Flight Deck Properties, LLC
245 Ridge Road
Bath, ME 04530

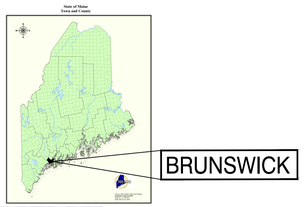
TJT, LLC
60 Maine Street
Brunswick, ME 04011

MOLNLYCKE BRUNSWICK EXPANSION

192 Admiral Fitch Avenue
BRUNSWICK, MAINE

ISSUED FOR MAJOR DEVELOPMENT REVIEW
12-18-25





APPLICANT DATA

APPLICANT:
MOLNLYCKE HEALTH CARE
192 ADMIRAL FITCH AVENUE
BRUNSWICK, MAINE 04011

DRAWING LIST

GI001	COVER SHEET
C-001	SITE NOTES
--------	LEASE RETRACEMENT & TOPOGRAPHIC SURVEY
C-100	CONTEXT PLAN
CD101	EXISTING CONDITIONS & DEMOLITION PLAN
CP101	SITE LAYOUT PLAN
CP501	SITE LAYOUT DETAILS
CP502	SITE LAYOUT DETAILS
CE001	EROSION & SEDIMENT CONTROL NOTES
CE101	EROSION & SEDIMENT CONTROL PLAN
CE501	EROSION & SEDIMENT CONTROL DETAILS
CG101	GRADING & DRAINAGE PLAN
CG102	SPOT GRADE PLAN
CG501	GRADING & DRAINAGE DETAILS
CG502	GRADING & DRAINAGE DETAILS
CG503	GRADING & DRAINAGE DETAILS
CG504	GRADING & DRAINAGE DETAILS
CG505	GRADING & DRAINAGE DETAILS
CG601	DRAINAGE SCHEDULES
CU101	UTILITY PLAN
CU102	WATER MAIN PLAN
CU501	UTILITY DETAILS
LP101	PLANTING & LANDSCAPING PLAN
LP501	PLANTING DETAILS, NOTES, & SCHEDULE
ES101	PHOTOMETRIC PLAN
A101	FLOOR PLAN - LEVEL 1
A102	FLOOR PLAN - LEVEL 2
A150	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A800	RENDERINGS

Mölnlycke®

MOLNLYCKE

BRUNSWICK EXPANSION

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In Association With

STATE OF MAINE
MELISSA ANN FLYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

COVER SHEET

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:
SMRT PROJECT #: **24040**
DESIGNED BY: **MAF**
DRAWN BY: **SLM**

GI001

NOT FOR CONSTRUCTION

GENERAL NOTES

1. THE SCOPE OF SITE WORK FOR THIS PROJECT INCLUDES PROTECTION OF EXISTING STRUCTURES AND UTILITIES, AND REINSTATEMENT OF DISTURBED AREAS OF THE SITE TO MATCH EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THE PROJECT DRAWINGS ARE TAKEN FROM FIELD SURVEY COMPLETED BY SITELINES, RECORD DRAWINGS, AND HISTORICAL INFORMATION. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SITE CONDITIONS PRIOR TO THE START OF WORK AND CONTACT THE PROJECT ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND.
2. EXISTING UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM HISTORICAL RECORDS AND PREVIOUS DESIGN DRAWINGS. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN WILL BE FOUND IN THE LOCATIONS INDICATED, OR THAT THE INFORMATION SHOWN IS COMPLETE. INFORMATION ON EXISTING UTILITY LOCATIONS IS PROVIDED FOR REFERENCE ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING EXISTING UTILITY LOCATIONS AND DEPTHS AND COORDINATING THE WORK ACCORDINGLY. SEE UTILITY NOTES THIS SHEET.
3. THE CONTRACTOR IS REQUIRED TO NOTIFY DIGSAFE (811 OR 1-888-DIGSAFE) PRIOR TO COMMENCEMENT OF EXCAVATION WORK. IN MAINE AND VERMONT, THE CONTRACTOR IS REQUIRED TO NOTIFY ALL OWNERS OF UNDERGROUND UTILITIES WHO ARE NOT MEMBERS OF DIGSAFE. SUCH UTILITY OWNERS CAN BE LOCATED THROUGH THE 'OK-TO-DIG' DIRECTORY (1-866-OKTODIG).
4. THE CONTRACTOR SHALL UNDERTAKE TEST PITS AT THE SITE AND ENGAGE PRIVATE UTILITY DETECTION SERVICE, AS NECESSARY, TO ACCURATELY IDENTIFY UTILITIES IN ORDER TO EFFICIENTLY PLAN AND COMPLETE THE WORK.
5. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITIES ADJACENT TO THE WORK. ANY DAMAGE TO EXISTING STRUCTURES, ROADS, SIDEWALKS, UTILITIES, OR OTHER SITE FEATURES CAUSED BY THE WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
6. ANY UTILITY REPAIRS OR RECONFIGURATION REQUIRED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.
7. TEMPORARY WORKS, SUPPORT AND PROTECTION OF STRUCTURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE COSTS SHALL BE CONSIDERED INCIDENTAL TO THE OVERALL PROJECT SUM.
8. ALL WORK SHALL BE UNDERTAKEN IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL SAFETY STANDARDS.
9. OPEN EXCAVATIONS AND WORK AREAS SHALL BE CLEARLY DELINEATED AND FENCED, AS NECESSARY TO PREVENT UNAUTHORIZED ACCESS
10. DRIVEWAYS, WALKWAYS AND ENTRANCES SERVING PREMISES SHALL BE KEPT CLEAR AND AVAILABLE TO OWNER, OWNER'S EMPLOYEES, AND EMERGENCY VEHICLES, AS NECESSARY TO MAINTAIN THE FUNCTION OF THE FACILITY. COORDINATE ALL WORK WITH OWNER TO ENSURE THAT ADEQUATE ACCESS AND CIRCULATION IS MAINTAINED AT ALL TIMES.
11. DE-WATERING, IF NECESSARY, SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL STANDARDS. NO DISCHARGE OF SEDIMENT LADEN RUNOFF TO SURFACE WATERS OR TO THE PIPED STORM DRAIN SYSTEM AT THE SITE SHALL BE ALLOWED.
12. ALL DISTURBED PAVEMENT AREAS, ROADS AND SIDEWALKS SHALL BE REINSTATED TO MATCH EXISTING GRADES, MATERIALS AND DEPTHS.
13. EXISTING PAVEMENT SHALL BE SAW-CUT AT LEAST TWELVE INCHES INTO SOUND MATERIAL TO PROVIDE A CLEAN, STRAIGHT EDGE BETWEEN EXISTING SOUND SURFACE MATERIAL AND THE REPAIRED AREA.
14. A SMOOTH TRANSITION SHALL BE PROVIDED BETWEEN REPAIR WORKS AND EXISTING PAVEMENT. ALL REINSTATED AREAS SHALL BE GRADED TO PITCH UNIFORMLY TO ENSURE POSITIVE DRAINAGE.

LAYOUT NOTES:

1. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR DECISION. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES, AND SPECIFICATIONS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS FROM BUILDING ARE TO FACE OF BUILDING FOUNDATION. ALL DIMENSIONS FROM CURBS ARE TO FACE OF CURB.
4. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING WORK.
5. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND LOCAL UTILITY COMPANIES TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
6. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK SHOWN ON THESE PLANS.
7. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS AND MEET OR EXCEED MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY (MRRA) AND TOWN OF BRUNSWICK, STANDARDS.
8. PROVIDE TAPERED END SECTIONS AT ALL CURB ENDS.
9. EXISTING CONDITIONS AND TOPOGRAPHIC DATA ARE BASED UPON TOPOGRAPHIC SURVEY PREPARED BY SITELINES DATED 12/30/24.

GRADING NOTES:

1. SOIL DISTURBANCE IS TO BE KEPT TO A MINIMUM AND ALL DISTURBED AREAS SHALL BE STABILIZED (WITH PERMANENT OR TEMPORARY MEASURES) AS QUICKLY AS POSSIBLE.
2. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED (6" DEPTH).
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED ON A REGULAR BASIS AND AS REQUIRED AFTER STORM EVENTS.
4. GULLIES OR OTHERWISE ERODED AREAS IN SEEDED AREAS SHALL BE RESTORED AS SOON AS POSSIBLE FOLLOWING OBSERVATION, USING EROSION CONTROL MESH TO STABILIZE AS REQUIRED.
5. FILL IN AND AROUND THE AREA OF THE NEW BUILDING ADDITION SHALL MEET THE SPECIFICATION FOR 'STRUCTURAL FILL'.
6. ALL EMBANKMENTS AND OTHER FILL SECTIONS SHALL BE CONSTRUCTED USING GRANULAR BORROW - A MIXTURE OF SAND AND GRAVEL MEETING MDOT SPECIFICATION 703.19 GRANULAR BORROW. SUITABLE SOIL BORROW MAY BE USED IN PLACE OF GRANULAR BORROW ONLY WHERE MOISTURE CONTENT CAN BE CONTROLLED TO MEET THE SPECIFIED COMPACTION.

INLET & OUTLET STRUCTURES:

1. INLET AND OUTLET STRUCTURES SHALL BE PRECAST CONCRETE, UNLESS OTHERWISE SPECIFIED. CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND H-20 WHEEL LOADING AND SHALL BE PROVIDED WITH PROTECTIVE GRATES WITH A MAXIMUM OPENING SIZE OF FOUR INCHES UNLESS OTHERWISE SPECIFIED. CONCRETE STRUCTURES SHALL BE CONSTRUCTED ON A MINIMUM 12-INCH DEEP BASE OF 3/4-INCH COMPACTED CRUSHED STONE.
2. ALL OUTLET PIPES SHALL BE PROVIDED WITH FLARED END SECTIONS AND ANTI-SEEP COLLARS TO PREVENT PIPING OF RUNOFF ALONG STONE EMBEDMENT TRENCHES.

DEWATERING NOTES:

1. THE CONTRACTOR SHALL EMPLOY A DEWATERING SYSTEM THAT ACHIEVES THE FOLLOWING FUNCTIONS DURING CONSTRUCTION:

   A. DEVELOP A SUBSTANTIALLY DRY AND STABLE SUBGRADE DURING EXECUTION OF THE WORK,

   B. PREVENT DAMAGE TO STRUCTURES ADJACENT TO THE WORK,

   C. RETAIN SEDIMENTS ON-SITE AND WITHIN THE WORK AREA. DEWATERING OPERATIONS SHALL BE SUSPENDED IF THE TURBIDITY OF DISCHARGES TO THE DOWNSTREAM DRAINAGE SYSTEM IS INCREASED ABOVE AMBIENT LEVELS.
2. FLOCCULANTS MAY BE USED TO CONTROL THE TURBIDITY OF DISCHARGE WATER. REFER TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS (2014, OR AS CURRENTLY REVISED) FOR RECOMMENDATIONS AND SPECIFICATIONS.
3. SURFACE WATER ENTERING THE CONSTRUCTION SITE SHALL BE INTERCEPTED AND DIVERTED AROUND THE WORK AREA THROUGH THE USE OF DIKES, CURB WALLS, DITCHES, SUMPS, PUMPING, OR OTHER APPROVED MEANS.
4. ANY ENFORCEMENT ACTIONS OR FINES RESULTING FROM THE IMPROPER DISCHARGE OF TURBID WATER AND SEDIMENT TO DOWNSTREAM AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. DIRT BAGS AND TEMPORARY DEWATERING PONDS SHALL BE CONSTRUCTED AND MAINTAINED AS NEEDED TO CAPTURE AND TREAT PUMPATE FROM DEWATERED AREAS.

EMBANKMENT NOTES:

1. BASIN EMBANKMENTS SHALL BE CONSTRUCTED OF SUITABLE ON-SITE SOIL, COMPACTED IN MAXIMUM EIGHT INCH LIFTS TO 90% MAXIMUM DRY DENSITY. A MINIMUM OF SIX INCHES OF CLEAN SCREENED LOAM SHALL BE APPLIED TO FINISHED GRADE AND THE AREA SHALL BE IMMEDIATELY SEEDED AND STABILIZED WITH MULCH, HYDROSEED, OR EROSION BLANKET DEPENDING ON THE LEVEL OF EXPECTED INUNDATION (SEE EROSION CONTROL SHEETS).
2. EMBANKMENTS CONSTRUCTED ON EXISTING SOIL SLOPES STEEPER THAN 4H:1V SHOULD BE KEYED INTO THE EXISTING GROUND SURFACE WITH CONTINUOUS LEVEL BENCHES. EMBANKMENTS CONSTRUCTED ON EXISTING SOIL SLOPES FLATTER THAN 4H:1V SHALL HAVE A 10FT WIDE BENCH CUT INTO THE NATIVE SOIL AT THE TOE OF THE SLOPE FOR FILL EMBANKMENTS. A ONE FOOT (1') MINIMUM LAYER OF DRAINAGE COURSE MATERIAL SHALL BE PLACED OVER THE INITIAL BENCH PRIOR TO PLACING EMBANKMENT FILL. THE TOE BLANKET DRAIN SHALL BE CONSTRUCTED SUCH THAT GRAVITY DRAINAGE FORM THE BLANKET DRAIN OCCURS.

GEOTEXTILE & EROSION BLANKET NOTES:

1. EROSION CONTROL BLANKET FOR USE IN PONDS AND DRAINAGE CHANNELS SHALL BE 100% BIODEGRADABLE DOUBLE NET EROSION BLANKET WITH A 100% COCONUT FIBER MATRIX AND ORGANIC JUTE NETTING. EROSION CONTROL BLANKET FOR USE IN CHANNELS SHALL BE NORTH AMERICAN GREEN® BIONET® C125-BN™. EAST COAST EROSION BLANKETS ECC-2B OR APPROVED EQUAL.
2. PERMANENT TURF REINFORCEMENT MAT FOR REINFORCED TURF SPILLWAYS AND EMERGENCY OVERFLOW WEIRS SHALL BE A UV-STABILIZED POLYPROPYLENE MAT WITH TWO LAYERS OF UV-STABILIZED NETTING. PERMANENT TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN® P300, EAST COAST EROSION BLANKETS ECP-2, OR APPROVED EQUAL.
3. GEOTEXTILE SEPARATION FABRIC SHALL BE A WOVEN SLIT FILM GEOTEXTILE WITH AN APPARENT OPENING SIZE OF 50 (US STANDARD SIEVE) (PER ASTM D4751) THAT MEETS THE REQUIREMENTS FOR A CLASS 2 SEPARATION GEOTEXTILE PER AASHTO M288.96. GEOTEXTILE SEPARATION FABRIC SHALL BE MIRAFI® 500X OR APPROVED EQUAL.
4. GEOTEXTILE DRAINAGE FABRIC SHALL BE A NONWOVEN GEOTEXTILE MANUFACTURED FOR USE IN SUBSURFACE DRAINAGE APPLICATIONS. THE MATERIAL SHALL HAVE AN APPARENT OPENING SIZE OF 70 (US STANDARD SIEVE) (PER ASTM D4751), A PERMITTIVITY OF 1.7/SEC OR GREATER (PER ASTM D4491) AND RETAIN A MINIMUM OF 70% STRENGTH AT 500 HOURS UV EXPOSURE (PER ASTM D4355). GEOTEXTILE DRAINAGE FABRIC SHALL BE MIRAFI® 140N, CONTECH® C-35NW, OR APPROVED EQUAL.

RIPRAP STONE NOTES:

1. STONE FOR RIPRAP SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR TOUGH UNHEWN QUARRY STONE OF APPROXIMATE RECTANGULAR SHAPE. THE STONE SHALL BE HARD AND OF SUCH QUALITY THAT IT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING, BE CHEMICALLY STABLE, AND IT SHALL BE SUITABLE IN ALL RESPECTS FOR THE PURPOSE INTENDED.
2. THE BULK SPECIFIC GRAVITY (SATURATED SURFACE-DRY BASIS) OF THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5.
3. THE AVERAGE SIZE OF THE STONE IN A MIXTURE IS INDICATED ON DIAMETER OF THE STONE FOR WHICH 50%, BY WEIGHT, WILL BE SMALLER AND 50% WILL BE LARGER. THE MIXTURE IS COMPOSED PRIMARILY OF THE LARGER STONES BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL PROGRESSIVELY SMALLER VOIDS.
4. THE DIAMETER OF THE LARGEST STONE SIZE IN A GIVEN D_{50} MIXTURE SHALL BE 1.5 TIMES THE D_{50} SIZE SPECIFIED.
5. THE RIPRAP SHALL BE PLACED TO THE THICKNESSES INDICATED OR A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6 INCHES. FOR D_{50} LARGER THAN 12 INCHES THE RIPRAP LAYER SHALL HAVE A MINIMUM THICKNESS OF 2 TIMES THE D_{50}.

CONSTRUCTION OVERSIGHT NOTES:

1. THE CONTRACTOR WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE STRUCTURE'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON THE SITE.
2. ALL CONSTRUCTION, DRILLING, OR DEMOLITION WORK SHALL BE CONDUCTED BETWEEN 7:00 AM AND 7:00 PM EXCEPT WHEN PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED FORM THE CODE ENFORCEMENT OFFICER.
3. THE EQUIVALENT SOUND LEVEL MEASURED IN dBA RESULTING FROM ANY ACTIVITY SHALL NOT EXCEED AT ANY POINT ON OR BEYOND THE LOT LINE THE MAXIMUM LEVELS SET FORTH FOR ZONE GM7:

   DAY: 70 dBA

   NIGHT: 60 dBA.
4. AIR POLLUTION CONTROL AND ABATEMENT SHALL COMPLY WITH APPLICABLE MINIMUM FEDERAL, STATE, AND LOCAL REQUIREMENTS, INCLUDING RECEIPT OF ALL REQUIRED PERMITS. THE MAXIMUM PERMITTED DENSITY OF SMOKE, DUST, AND OTHER PARTICULATE EMISSIONS DURING NORMAL OPERATIONS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE UNDER REGULATIONS OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
5. THE CONTRACTOR SHALL APPLY AND MAINTAIN ASPHALT, WATER, OR CALCIUM CHLORIDE ON DIRT ROADS, DRIVEWAYS, PARKING LOTS, AND OTHER SURFACES TO CONTROL THE LEVEL OF AIRBORNE DUST AND OTHER PARTICLES ASSOCIATED WITH CONSTRUCTION.

UTILITY NOTES:

1. PROVIDE AND INSTALL MATERIALS NECESSARY TO COMPLETE UTILITY FEATURES AND DESIGN UNLESS OTHERWISE INDICATED.
2. ALL WORK SHALL MEET OR EXCEED STANDARDS OF THE TOWN OF BRUNSWICK AND THE BRUNSWICK & TOPSHAM WATER DISTRICT.
3. ALL SEWER WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF BRUNSWICK STANDARD AND SHALL BE INSPECTED AND APPROVED BY TOWN OF BRUNSWICK.
4. CONTRACTOR TO VERIFY EXISTING UTILITY CONNECTION POINTS PRIOR TO SUBMISSION OF BIDS AND INCLUDE ALL EXTRA WORK REQUIRED TO EXTEND UTILITIES AS REQUIRED.
5. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND HAVE BEEN DETERMINED BY SURFACE EVIDENCE AND/OR PREVIOUSLY GENERATED PLANS. NO GUARANTEE IS MADE THAT ALL UTILITIES ARE SHOWN OR WILL BE FOUND IN LOCATIONS INDICATED. THIS INFORMATION IS PROVIDED FOR REFERENCE AND THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND POINTS OF CONNECTION IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ALL UTILITIES DISTURBED DURING CONSTRUCTION AT NO EXTRA EXPENSE TO THE OWNER.
6. THE OWNER, CONSTRUCTION MANAGER AND ARCHITECT SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO ANY INTERRUPTION TO ANY UTILITY SERVICE.
7. ADJUST ALL UTILITY STRUCTURE TOPS/RIMS TO MATCH PROPOSED GRADES UNLESS NOTED OTHERWISE.
8. LOCATIONS OF EXISTING SEWER LINES ARE BASED ON THE LEASE RETRACEMENT AND TOPOGRAPHIC SURVEY PRODUCED BY SITELINES, DATED 12/30/24.
9. EXISTING UTILITY CONNECTIONS TO THE BUILDINGS AT THE SITE ARE TAKEN FROM PREVIOUS PLANS AND A SURVEY OF SURFACE FEATURES. THE CONTRACTOR SHALL EXCAVATE TEST PITS IN AREAS ADJACENT TO EXISTING BUILDINGS AS NECESSARY TO VERIFY THE LOCATION, DEPTH AND SIZE OF EXISTING SERVICES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND OWNER.
10. CONTRACTOR SHALL MAKE PROVISION FOR CONNECTING NEW UTILITY SERVICES TO THE PUBLIC UTILITIES WITHOUT INTERRUPTION BY USE OF LIVE TAPPING AND OVER-PUMPING WHERE APPROPRIATE.

SITE ABBREVIATIONS

ALT	ALTERNATE
BOC	BOTTOM OF CURB
BOW	BOTTOM OF WALL
CIP	CAST-IN-PLACE
℄	CENTER LINE
CLL	CONTRACT LIMITS LINE
ECB	EXISTING CATCH BASIN
FFE	FINISHED FLOOR ELEVATION
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
HC	HANDICAPPED
HMA	HOT MIX ASPHALT
HP	HIGH POINT
ID	INSIDE DIAMETER
LP	LOW POINT
LT	LEFT
MAX.	MAXIMUM
MIN.	MINIMUM
MISC.	MISCELLANEOUS
NSD	NEW STORM DRAIN (LINE)
NSS	NEW SANITARY SEWER (LINE)
NW	NEW WATER (LINE)
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
R	RADIUS
RE:	REFER (TO)
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SLOPE
T & B	TOP & BOTTOM
TO	TOP OF
TOC	TOP OF CURB
TOW	TOP OF WALL
TP	TEST PIT
TYP.	TYPICAL
UG	UNDERGROUND
W/	WITH
W/O	WITHOUT

SITE LEGEND

EASEMENT	
LIMIT OF WORK	LOW LOW
PROPERTY LINE	
PROPERTY LINE - ABUTTER	
RIGHT-OF-WAY	
SETBACK	
UTILITY CROSSING	⊗

NOTE:
THIS LEGEND IS FOR REFERENCE ONLY AND APPLIES ONLY TO THE CIVIL/SITE LAYOUT DRAWINGS. NOT ALL ITEMS SHOWN HEREIN MAY APPEAR ON THE DRAWINGS, OR BE INCORPORATED IN THE DESIGN.

EXISTING	PROPOSED
BOLLARD	BOLLARD
BORING	BORING
BRIDGE	BRIDGE
BUILDING W/ DOOR	BUILDING W/ DOOR
BUILDING CANOPY	BUILDING CANOPY
CATCH BASIN	CATCH BASIN
CHECKDAM - STONE	CHECKDAM - STONE
CLEANOUT	CLEANOUT
COMMUNICATIONS LINE-OH — OHC —	COMMUNICATIONS LINE-OH — NCBL —
COMMUNICATIONS LINE-UG — C — C —	COMMUNICATIONS LINE-UG — NUC —
COMMUNICATIONS VAULT	COMMUNICATIONS VAULT
CONCRETE PAD	CONCRETE PAD
CULVERT	CULVERT
CURB	CURB - BITUMINOUS
	CURB - FLUSH
	CURB - SLOPED GRANITE
	CURB - VERT GRANITE
	CURB - SLIPFORM
DETENTION POND	DETENTION POND
DIRECTION OF FLOW	DIRECTION OF FLOW
DITCH	DITCH
DRIP STRIP	DRIP STRIP
DUMPSTER / RECYCLING BIN	DUMPSTER / RECYCLING BIN
EASEMENT	EASEMENT
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRIC - OVERHEAD — OHW —	ELECTRIC - OVERHEAD — NOHE —
ELECTRIC - UNDERGROUND — UGE —	ELECTRIC - UNDERGROUND — NUGE —
ELEVATION BOT OF CURB +BOC	ELEVATION BOT OF CURB +BOC
ELEVATION BOT OF STEP +BOS	ELEVATION BOT OF STEP +BOS
ELEVATION TOP OF CURB +TOC	ELEVATION TOP OF CURB +TOC
ELEVATION TOP OF STEP +TOS	ELEVATION TOP OF STEP +TOS
ELEVATION - SPOT +100.0	ELEVATION - SPOT +100.0
EMERGENCY CALL BOX	EMERGENCY CALL BOX
FENCE - CHAINLINK — X — X —	FENCE - CHAINLINK — X — X —
FENCE - ORNAMENTAL — O — O —	FENCE - ORNAMENTAL — O — O —
FIELD INLET	FIELD INLET
FIRE HYDRANT	FIRE HYDRANT
FLAG POLE	FLAG POLE
FORCE MAIN PIPE — SFM —	FORCE MAIN PIPE — NSFM —
FOUNDATION DRAIN — FND —	FOUNDATION DRAIN — NFND —
GAS & FUEL EQUIPMENT FUEL	GAS & FUEL EQUIPMENT FUEL
GAS LINE — G — G —	GAS LINE — NGAS —
GAS VALVE	GAS VALVE
GENERATOR/CONCRETE PAD G	GENERATOR /CONCRETE PAD G
GRAVEL DRIVE	GRAVEL DRIVE
GUARDRAIL	GUARDRAIL
HIGH POINT ELEVATION +HP	HIGH POINT ELEVATION +HP
IRRIGATION PIPING — NIP —	IRRIGATION PIPING — NIP —
JUNCTION BOX/HAND HOLE	JUNCTION BOX / HANDHOLE
LANDMARK SIGN	LANDMARK SIGN
LIGHT - BOLLARD	LIGHT - BOLLARD
LIGHT POLE	LIGHT POLE
LIGHT - SPOT	LIGHT - SPOT / WALL
LOW POINT ELEVATION +LP	LOW POINT ELEVATION +LP
MAJOR CONTOUR — 100 —	MAJOR CONTOUR — 100 —
MINOR CONTOUR — 102 —	MINOR CONTOUR — 102 —
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
PARKING AREA-BITUMINOUS	PARKING AREA-BITUMINOUS
PAVEMENT STRIPING	PAVEMENT STRIPING
RETAINING WALL	RETAINING WALL
RIPRAP	RIPRAP
ROADWAY	ROADWAY
ROADWAY CENTER LINE	ROADWAY CENTER LINE
ROOF DRAIN	ROOF DRAIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE S
SANITARY SEWER MAIN — SFM —	SANITARY SEWER MAIN — NSFM —
SANITARY SEWER PIPE — SS — SS —	SANITARY SEWER PIPE — NSS —
SIGN	SIGN
SIGN - TWO-SIDED	SIGN - TWO-SIDED
SLOPE NOTATION S = 0.01	SLOPE NOTATION S = 0.01
SPRINKLER	SPRINKLER
STONE WALL	STONE WALL
STORMDRAIN MANHOLE	STORMDRAIN MANHOLE
STORM DRAIN PIPE — SD — SD —	STORM DRAIN PIPE — NSD —
TEST PIT	TEST PIT
TRAFFIC ARM & SIGNAL	TRAFFIC ARM & SIGNAL
TRANSFORMER T	TRANSFORMER T
TRASH RECEPTACLE	TRASH RECEPTACLE
TURF	TURF
UNDERDRAIN PIPE — UD — UD —	UNDERDRAIN PIPE — NUD —
UTILITY POLE	UTILITY POLE
WALKWAY - BITUMINOUS	WALKWAY - BITUMINOUS
WALKWAY - PAVERS	WALKWAY - PAVERS
WALKWAY - CONCRETE	WALKWAY - CONCRETE
WALL - ORNAMENTAL	WALL - ORNAMENTAL
WATER / GATE VALVE	WATER / GATE VALVE
WATER PIPE (DOMESTIC) — W — W —	WATER PIPE (DOMESTIC) — NW — NW —
WATER PIPE (FIRE) — F — F —	WATER PIPE (FIRE) — NFS — NFS —
WATER SHUTOFF	WATER SHUTOFF
WELL	WELL

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BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine

SMRT

SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101

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In Association With

STATE OF MAINE · MELISSA ANN FLYNN · 15831 · LICENSED PROFESSIONAL ENGINEER · 12/18/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

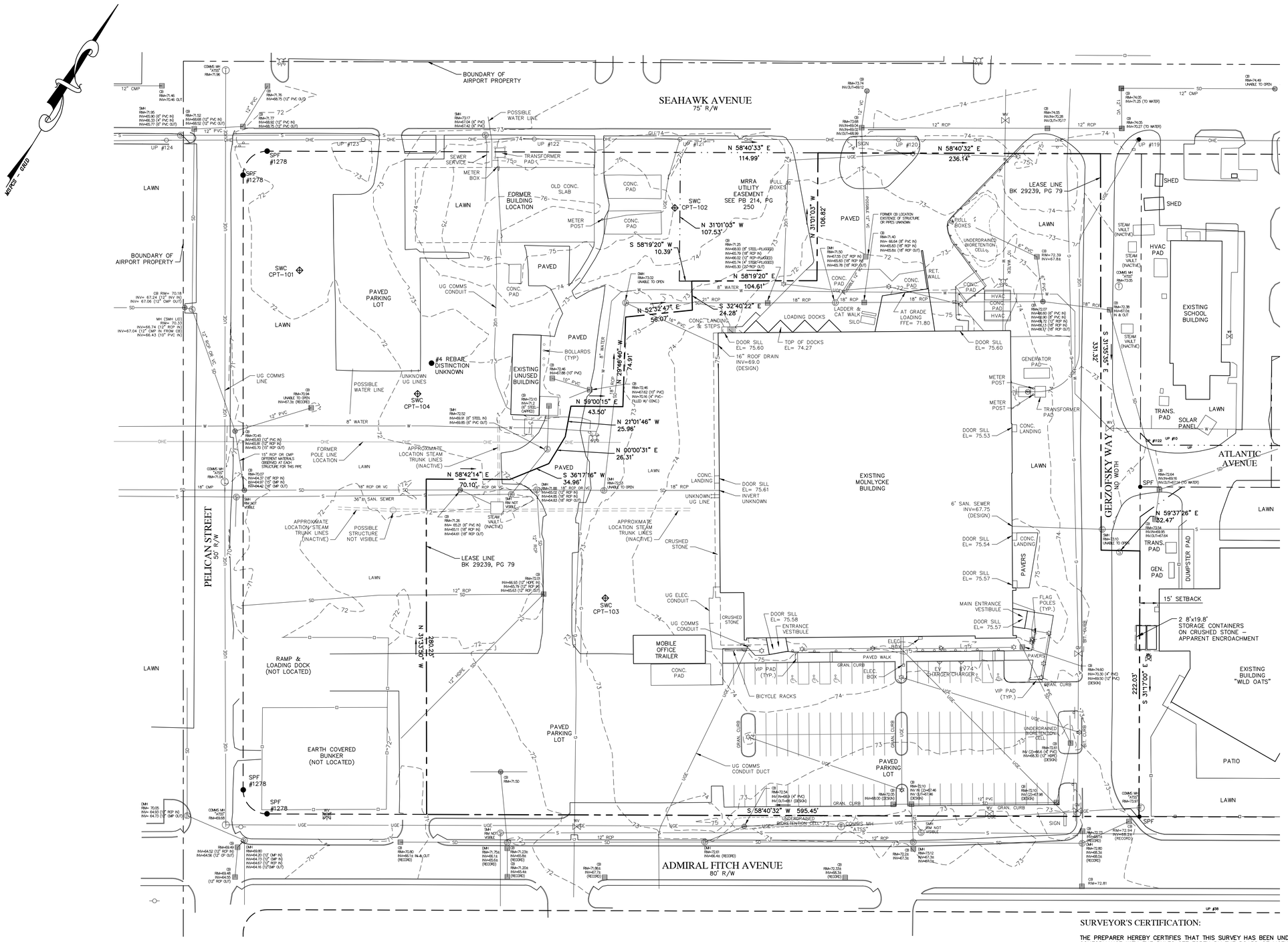
SITE NOTES & LEGENDS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR

SCALE: -- | DESIGNED BY: MAF
SMRT PROJECT #: 24040 | DRAWN BY: SLM

C-001

NOT FOR CONSTRUCTION



NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 29239, PG 79 (LEASE)
   BK 31376, PG 1 (NAVY TO MRRA)

2. PLAN REFERENCE(S):

   A) "AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION – PHASE 1", DATED JUNE 11, 2014, BY WRIGHT–PIERCE, RECORDED IN PB 214, PG 250.

   B) "FINAL SUBDIVISION PLAN – BRUNSWICK LANDING SUBDIVISION – PHASE I", DATED MARCH 11, 2013, BY WRIGHT–PIERCE, RECORDED IN PB 213, PG 79.

   C) "TBW LLC SUBDIVISION AMENDMENT", DATED NOVEMBER 6, 2019, BY WRIGHT–PIERCE, RECORDED IN PB 219, PG 492.

   D) "SITE OVERVIEW PLAN, MOLNLYCKE HEALTH CARE, BRUNSWICK, MAINE", DATED DECEMBER 18, 2011, BY HARRIMAN ARCHITECTS & ENGINEERS, NOT RECORDED.

3. AREA INFORMATION:

   LEASE AREA: 5.96 ACRES (258,795 SF)

4. TAX MAP REFERENCE:

   TAX MAP 40, LOTS 294

5. BASIS OF BEARINGS:

   BEARINGS ARE GRID, REFERENCED TO NAD83, MAINE WEST ZONE, BASED ON RTK GPS OBSERVATIONS.

6. VERTICAL DATUM:

   ELEVATIONS ARE REFERENCED TO NAVD88 DATUM, BASED ON RTK GPS OBSERVATIONS.

7. ROAD INFORMATION:

   SEE INDIVIDUAL ROADS AT LEFT. LOCATIONS ARE BASED ON EVIDENCE FOUND.

8. UTILITY NOTE:

   THE EXISTING UTILITIES AS SHOWN HEREON ARE BASED ON VISIBLE UTILITY STRUCTURES AND EQUIPMENT FOUND, AS LOCATED DURING FIELD WORK. NAVY UTILITY PLANS FOR BRUNSWICK LANDING (FORMER NAVAL AIR STATION BRUNSWICK) ARE NOTORIOUSLY INACCURATE AS TO LOCATION, DEPTH AND TYPE(S) OF UNDERGROUND UTILITIES.

   THE SERVICES OF BLOOD HOUND UNDERGROUND UTILITIY LOCATERS WERE CONTRACTED. APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES WERE MARKED IN THE FIELD, LOCATED DURING FIELD WORK AND COMPARED TO RECORD DOCUMENTS.

   THE UNDERGROUND LOCATIONS OF UTILITIES ARE APPROXIMATE AND MUST BE FIELD LOCATED BY TEST PIT PRIOR TO ANY CONSTRUCTION. PRIOR TO STARTING ANY GROUND WORK, THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (811) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.

LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM I.D. CAP
— — — —	BOUNDARY LINE OF SURVEYED PARCEL
— — — —	BOUNDARY LINE OF ABUTTERS (APPROX.)
— — — —	ROAD RIGHT OF WAY LINE (APPROX.)
. . . . .	COMPUTATIONAL TIE LINE
○○○○○○○○○○	STONE WALL (APPROX.)
———	EDGE OF TRAVELED WAY
OHE	UTILITY LINE
CMP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
Ⓢ	SEWER MANHOLE
☼	LIGHT POLE
▥	CATCH BASIN
	WATER SHUT OFF
	HYDRANT
	SIGN
	WATER VALVE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SURVEYOR'S CERTIFICATION:

THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

STATE OF MAINE
KEVIN P. CLARK
#2245
PROFESSIONAL LAND SURVEYOR

NOT VALID UNLESS EMBOSSED HERE

JUNE 2025
DATE

KEVIN P. CLARK, PLS #2245

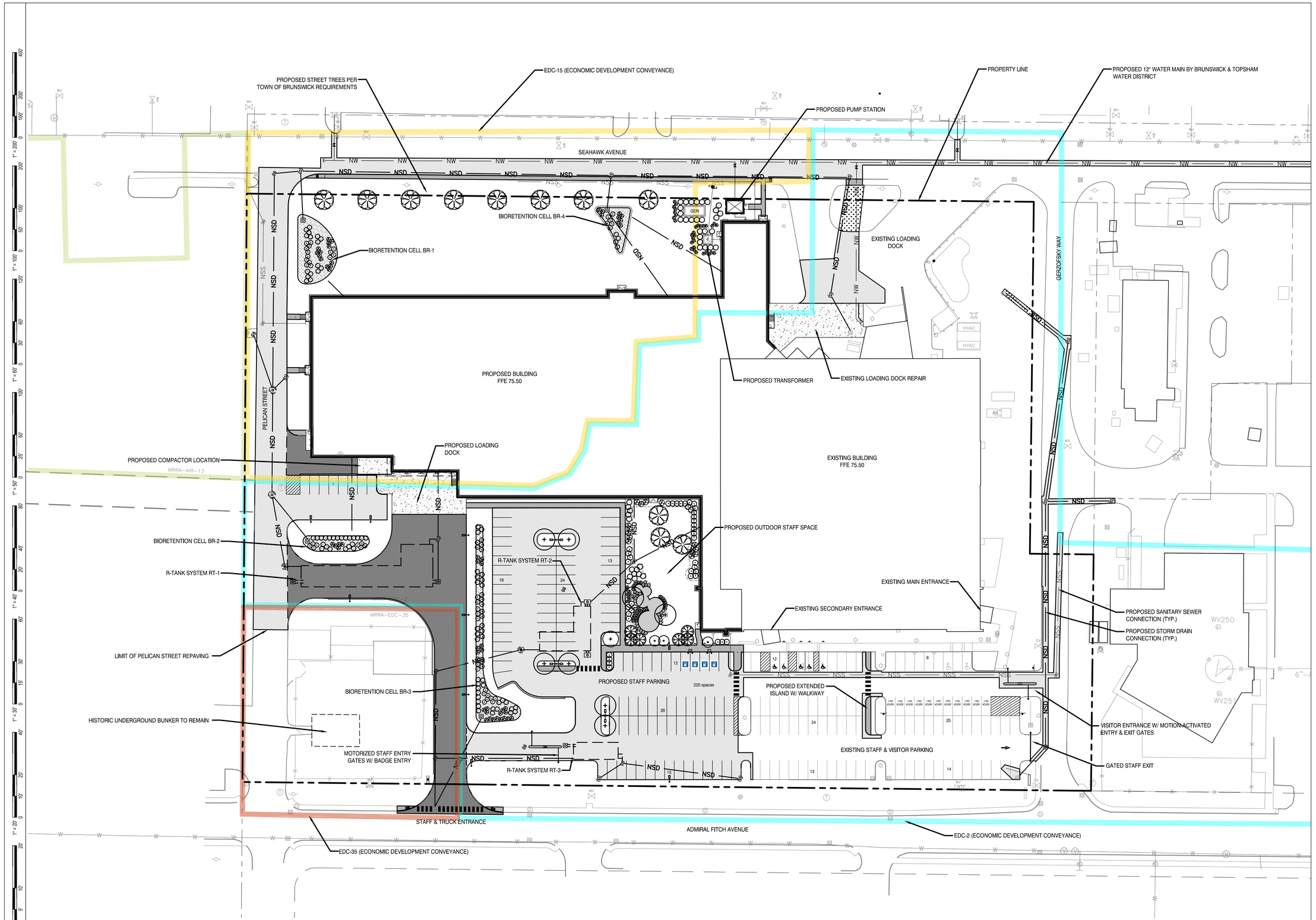
LEASE RETRACEMENT & TOPOGRAPHIC SURVEY

MOLNLYCKE HEALTH CARE
192 ADMIRAL FITCH AVENUE, BRUNSWICK, ME 04011

PREPARED FOR
SMRT ARCHITECTS AND ENGINEERS

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC	SCALE: 1"=40'	SHEET:
DRN BY: KPC	JOB #: 5075	
CH'D BY: KPC	MAP/LOT: 40/294	
DATE: 12/30/24	FILE: 5075SV.DWG	



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192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine

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MELISSA ANN FLYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
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ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

CONTEXT PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR

SCALE:	1" = 40'	DESIGNED BY:	MAF
SMRT PROJECT #:	24040	DRAWN BY:	SLM

C-100

NOT FOR CONSTRUCTION

DEMOLITION KEY:

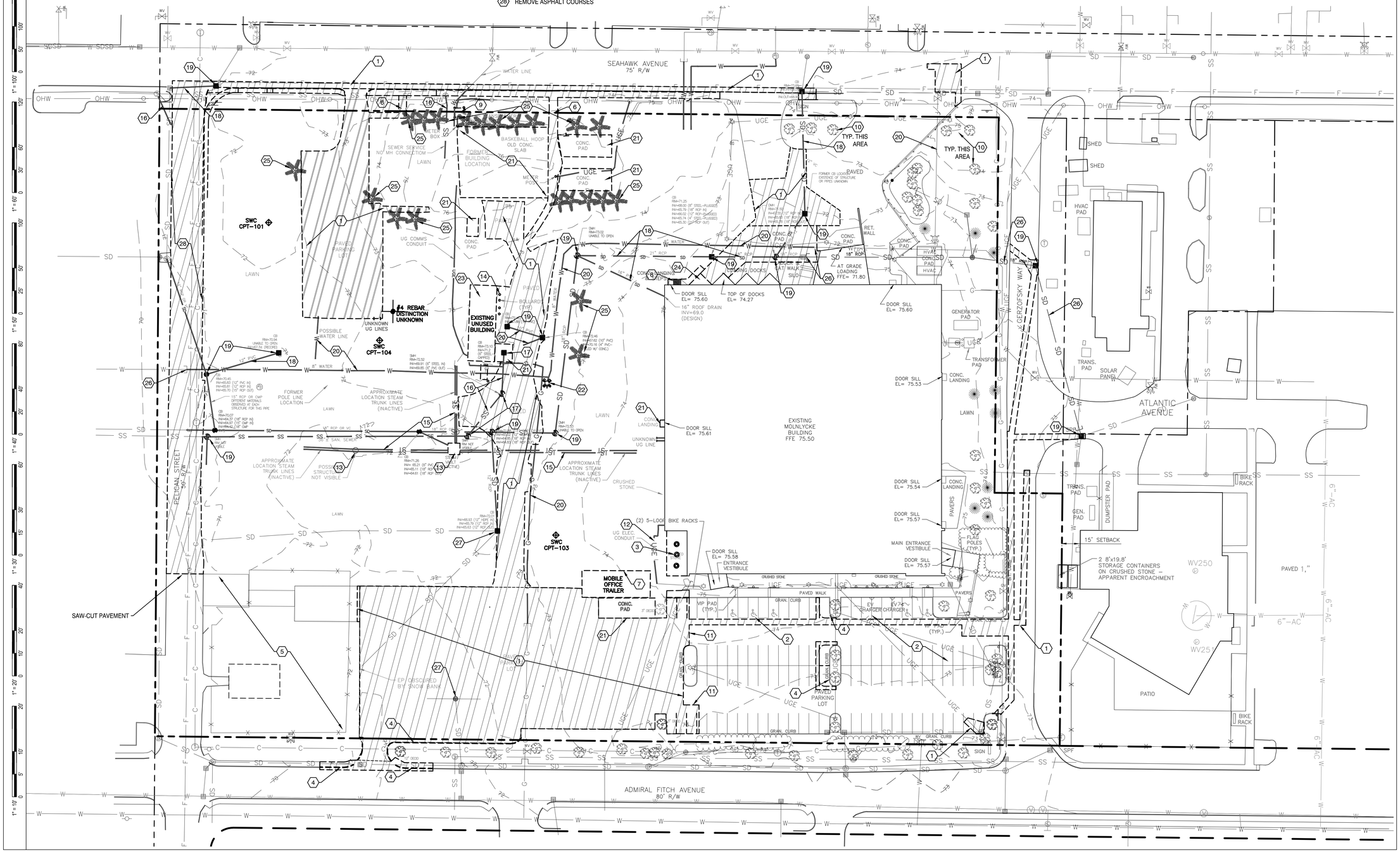
1. REMOVE PAVEMENT TO LIMITS SHOWN
2. RESTRIPE PAVEMENT AS SHOWN ON CP101
3. REMOVE TABLES & STOCKPILE FOR REINSTALLATION
4. REMOVE EXISTING CURBING
5. EXISTING BUNKER AREA TO REMAIN UNDISTURBED
6. REMOVE EXISTING ASPHALT SIDEWALK
7. REMOVE OR RELOCATE MOBILE TRAILER PER OWNER'S INSTRUCTION
8. REMOVE EXISTING STAIRS & HANDRAILS
9. REMOVE TRANSFORMER
10. PROTECT TREES TO REMAIN
11. MILL & OVERLAY ASPHALT PAVEMENT
12. REMOVE EXISTING ELECTRICAL LINES
13. REMOVE STEAM STRUCTURE
14. REMOVE BOLLARD
15. REMOVE STEAM LINES
16. REMOVE SEWER LINE AS SHOWN
17. REMOVE SEWER STRUCTURE
18. REMOVE STORM LINE AS SHOWN
19. REMOVE STORM STRUCTURE
20. REMOVE WATER LINE & VALVES TO LIMIT SHOWN
21. REMOVE EXISTING CONCRETE
22. REMOVE HYDRANT
23. REMOVE EXISTING BUILDING
24. REMOVE EXISTING LOADING DOCK (SEE ARCH PLANS)
25. REMOVE EXISTING TREES
26. CAP & ABANDON PIPING
27. REPLACE GRATE W/ SOLID COVER AS SHOWN ON CG101
28. REMOVE ASPHALT COURSES

DEMOLITION LEGEND:

- MATERIALS TO BE REMOVED
- LIMIT OF ASPHALT REMOVAL
- LIMIT OF MILL & OVERLAY AREA
- UNDERGROUND PIPING TO BE REMOVED

DEMOLITION NOTES:

1. ALL PRE-EXISTING STRUCTURES WITHIN THE PROPOSED BUILDING FOOTPRINT, UNDER AREAS PROPOSED FOR PAVING, AND ALONG PROPOSED UTILITY ROUTES ARE TO BE COMPLETELY REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
2. UTILITY POLES AND LIGHTS NOTED FOR REMOVAL SHALL BE SALVAGED.
3. ALL CONFLICTING ITEMS WITHIN THE DEVELOPMENT AREA NOT OTHERWISE NOTED SHALL BE REMOVED.
4. IN PAVEMENT REMOVAL AREAS EXISTING SURFACE MAY BE GROUND, REMOVED AND STOCKPILED FOR LATER USE AS SUITABLE FILL MATERIAL, BASED ON SUBMITTED AND APPROVED TESTING.
5. ALL MANHOLE AND CATCH BASIN FRAMES AND COVERS TO BE REMOVED SHALL BE SALVAGED FOR FUTURE USE.
6. PRIOR TO REMOVAL OF UTILITIES, VERIFY UTILITY FUNCTION, MATERIAL, AND CURRENT USE. REPORT DISCREPANCIES TO ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK ON GIVEN UTILITY.



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SHEET TITLE:

EXISTING CONDITIONS & DEMOLITION PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE: **1" = 40'** | DESIGNED BY: **WSM**

SMRT PROJECT #: **24040** | DRAWN BY: **SLM**

CD101

NOT FOR CONSTRUCTION

NOTE:
SANITARY SEWER & STORM DRAIN INSTALLATION IN SEAHAWK AVENUE TO BE DONE IN CONJUNCTION W/ BRUNSWICK & TOPSHAM WATER DISTRICT / MRRA WATER MAIN WORK. CONTRACTOR TO COORDINATE STREET OPENING W/ MRRA & BTWD.

CURB LEGEND
- VG — VERTICAL GRANITE CURB — 7 / CP501
- GT — GRANITE TIPDOWN CURB — 5 / CP501
- F — FLUSH CURB — 2 / CP501

SEAHAWK AVENUE
9 CP501 ASPHALT RAMP
PAVEMENT REPAIR TYP. IN SEAHAWK AVENUE 8 CP501
ASPHALT WALK 6 CP501
RESET EXISTING VERTICAL GRANITE CURB AS NECESSARY TO MATCH EXISTING CONDITIONS
PUMP HOUSE, RE: CU101
GEN
GENERATOR PAD, RE: CU101
TRANSFORMER PAD, RE: CU101
EXISTING EDGE OF PAVEMENT
ASPHALT RAMP 9 CP501
PAVEMENT REPAIR 8 CP501
STONE MAINTENANCE STRIP 18' WIDE (TYP.) 10 CP501
CONCRETE STEPS, RE: ARCHITECTURAL (TYP.)
DOOR PAD, RE: STRUCTURAL (TYP.)
CANOPY ABOVE, RE: ARCHITECTURAL (TYP.)
PROPOSED BUILDING
EXISTING CONCRETE APRON
CONCRETE APRON 3 CP501
EXISTING BUILDING
HVAC
GERZOFSKY WAY
6 CP501 ASPHALT WALK (TYP.)
CONCRETE APRON COMPACTOR BY OWNER 3 CP501
SCREEN WALL, RE: ARCHITECTURAL
1 CP501 ASPHALT PAVEMENT
8 CP501 PAVEMENT REPAIR TYP. IN SEAHAWK AVENUE
PELICAN STREET
REPAVE PORTION OF PELICAN STREET AS SHOWN; MAINTAIN WEST EDGE & MATCH EXISTING ALIGNMENT ON EAST EDGE
ALIGN NEW PAVING W/ EXISTING
EXTEND MAINTENANCE STRIP TO NEW EDGE OF BUNKER PAVEMENT
4 CP501 HEAVY-DUTY ASPHALT PAVEMENT (TYP.)
10 CP501 STONE MAINTENANCE STRIP 12' WIDE
CARD READER, RE: ELECTRICAL
GATE ARM (TYP. OF 2) 4 CP502
11 CP501 SIGN POST "EMPLOYEE & TRUCK ENTRANCE"
3 CP502 TACTILE WARNING PLATES (TYP.)
9 CP501 ASPHALT RAMP (TYP.)
CONCRETE ISLAND 2.0' x 31.0' 5 CP502
LIGHTPOST, RE: ELECTRICAL (TYP.)
ADMIRAL FITCH AVENUE
ASPHALT WALK (TYP.) 6 CP501
EV CHARGERS, RE: ELECTRICAL
SIGN POST "ELECTRIC VEHICLES" (TYP OF 4) 11 CP501
STANDARD PAVEMENT MARKINGS EV CHARGING SYMBOL 1 CP502
STANDARD PAVEMENT MARKINGS DISABILITY SYMBOL & STRIPED AREA 1 CP502
STANDARD PAVEMENT MARKINGS PEDESTRIAN CROSSWALK (TYP.) 1 CP502
STANDARD PAVEMENT MARKINGS "VISITOR ONLY" (TYP. OF 11) 1 CP502
EXISTING STAFF ENTRANCE
EXISTING MAIN ENTRANCE
2 CP502 STEEL BOLLARD (TYP. OF 4)
6 CP501 ASPHALT WALK
8 CP501 PAVEMENT REPAIR
PROVIDE PAVEMENT BUTT JOINT @ TRANSITION
6 CP501 ASPHALT WALK
SIGN POST "VISITORS ONLY" 11 CP501
CONCRETE ISLAND 2.0' W x 31.0' L 5 CP502
GATE ARM (TYP. OF 2) 4 CP502
SIGN POST "VISITORS ONLY" 11 CP501
GATE ARM 4 CP502
PAVEMENT REPAIR 8 CP501
1 CP502 STANDARD PAVEMENT MARKINGS, STRIPED AREA
NEW LOCATION OF EXISTING LANDMARK SIGN

TRUE NORTH

Parking Requirements			
	Existing	Required	Proposed
Warehouse (1 space per 2,500 SF floor)	40	18	63
Industrial, Class II (1 space per 1,000 SF floor)	47	36	142
Accessible Spaces	5	7	7
Relocated Spaces			
Total	92	61	212

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
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0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

SITE LAYOUT PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE: 1" = 30' | DESIGNED BY: MAF
SMRT PROJECT #: 24040 | DRAWN BY: SLM

CP101

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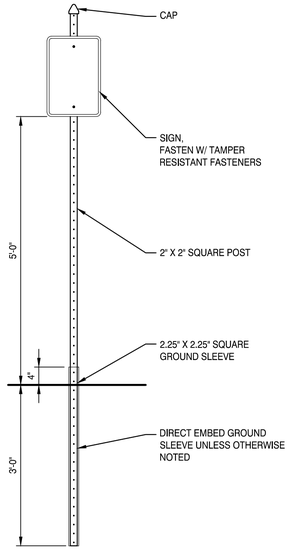
STATE OF MAINE MELISSA ANN FLYNN 15831 LICENSED PROFESSIONAL ENGINEER 12/18/25



11 SIGN POST

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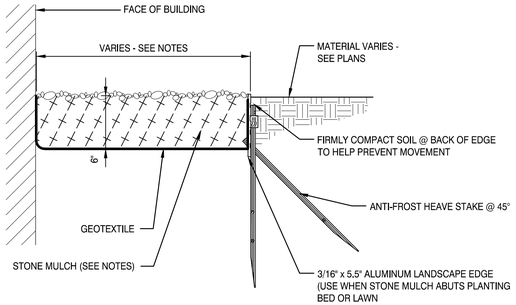
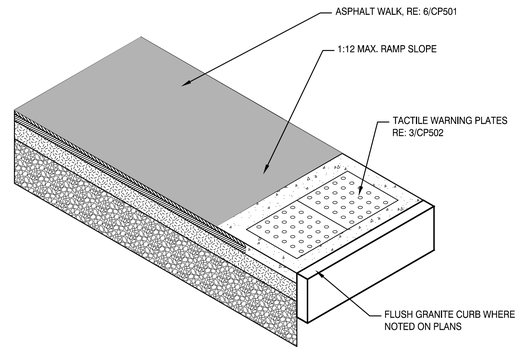


NOTES:

1. STONE MULCH TO BE ROUNDED RIVERSTONE, 3" INCHES DIA. MAX., WASHED AND FREE OF FOREIGN OR ORGANIC MATERIALS.
2. STANDARD MAINTENANCE STRIP TO BE 12" WIDE.
3. STANDARD DRIP STRIP TO BE WIDTH OF BUILDING EAVE PLUS 12" UNLESS SHOWN OTHERWISE.
4. EDGE TO BE BY SURE-LOC ALUMINUM EDGING CORP, OR APPROVED EQUAL .
   - MILL FINISH
   - 12" STAKES
   - ANTI-FROST HEAVE STAKE POCKETS @ 8" O.C.

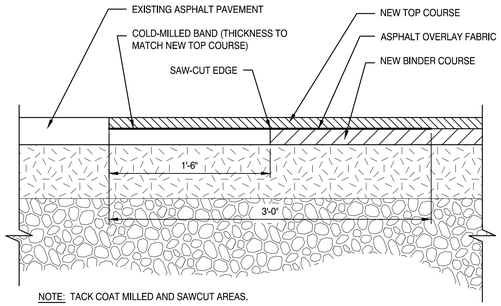
10 STONE MAINTENANCE STRIP

3/4" = 1'-0"



9 ASPHALT RAMP

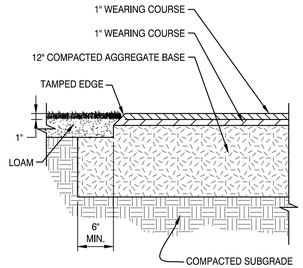
3/4" = 1'-0"



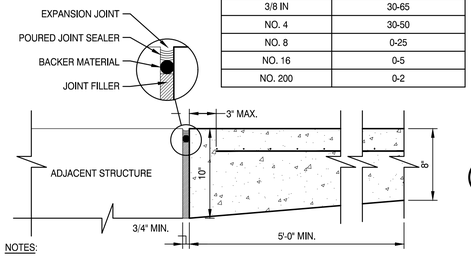
NOTE: TACK COAT MILLED AND SAWCUT AREAS.

8 PAVEMENT REPAIR

3/4" = 1'-0"



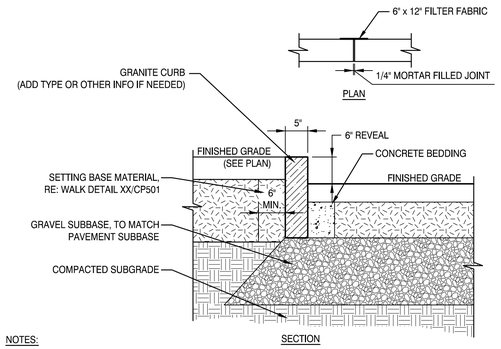
SIEVE SIZE	% FINER BY WEIGHT
1 1/2 IN	100
1 IN	70-100
3/4 IN	55-85
1/2 IN	40-80
3/8 IN	30-65
NO. 4	30-50
NO. 8	0-25
NO. 16	0-5
NO. 200	0-2



NOTES:

1. PROVIDE @ ADJACENT STRUCTURES AND UNCONNECTED PAVEMENT EDGES.
2. PROVIDE @ DOWNSPOUT PENETRATIONS.

EXPANSION JOINT

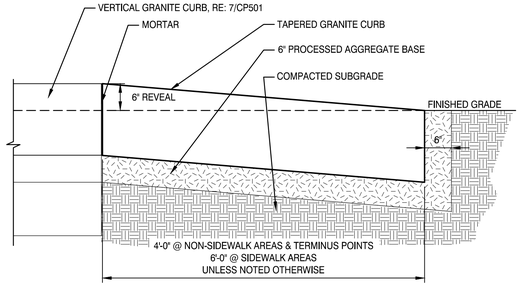


NOTES:

1. PROVIDE TIPDOWN END SECTIONS AT ALL CURB ENDS.
2. WHERE PAVERS ARE TO BE INSTALLED, BACK OF CURB FINISH IS TO BE SMOOTH TO DEPTH OF 6".

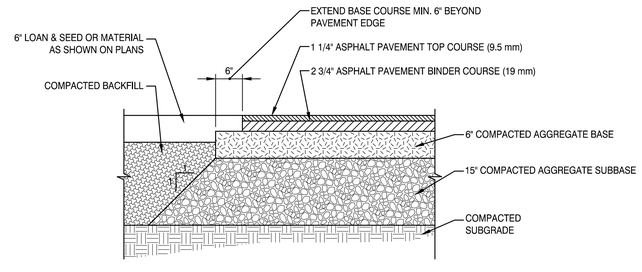
7 VERTICAL GRANITE CURB

3/4" = 1'-0"



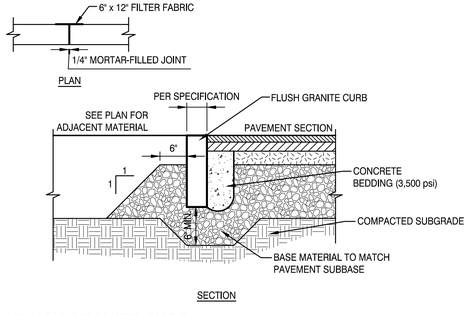
6 ASPHALT WALK

3/4" = 1'-0"



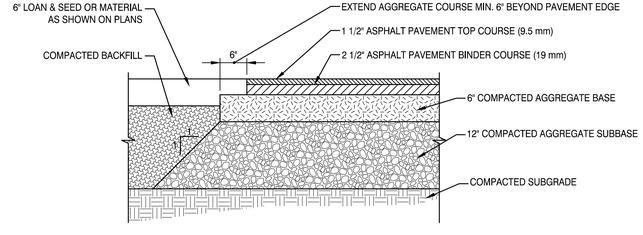
5 TIPDOWN GRANITE CURB

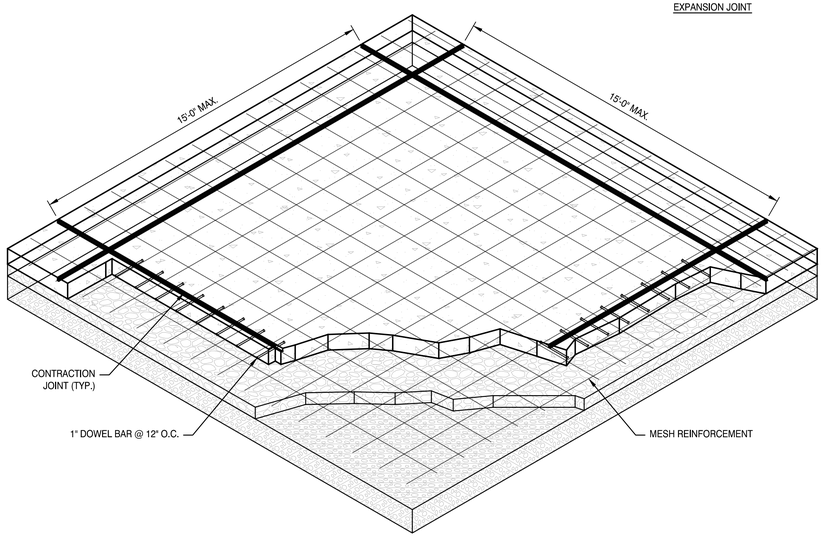
3/4" = 1'-0"



4 HEAVY DUTY ASPHALT PAVEMENT

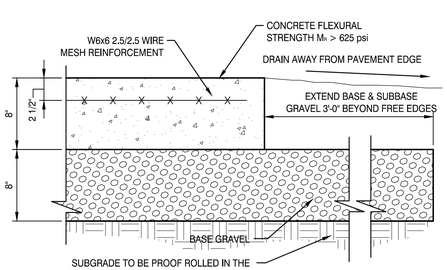
3/4" = 1'-0"





3 HEAVY DUTY CONCRETE APRON

NOT TO SCALE



SECTION

2 FLUSH GRANITE CURB

3/4" = 1'-0"

1 ASPHALT PAVEMENT

3/4" = 1'-0"

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15831
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12/18/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
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0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

SITE LAYOUT DETAILS

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SCALE:	AS SHOWN	DESIGNED BY:	WSM
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CP501

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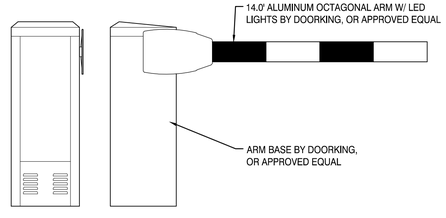
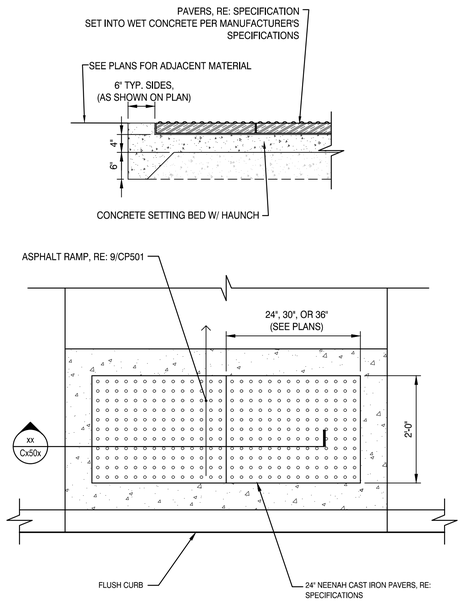
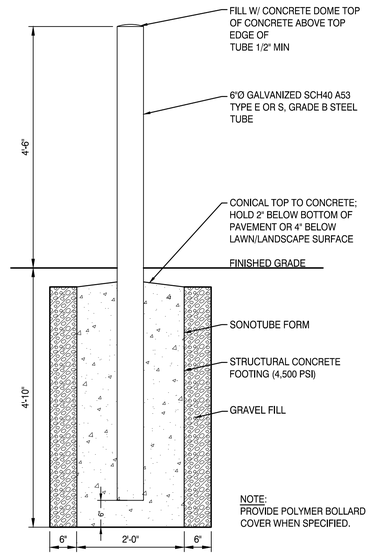


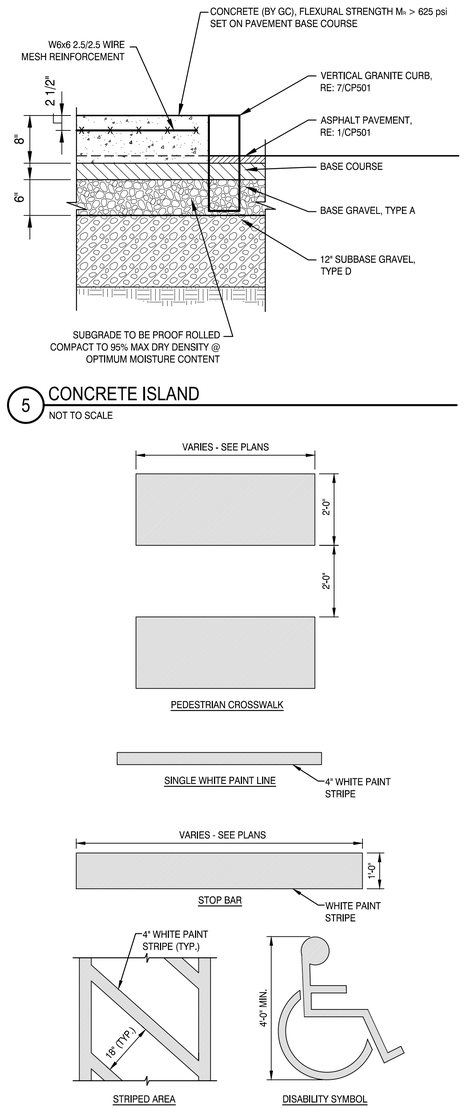
4 GATE ARM
NOT TO SCALE



3 TACTILE WARNING PLATES
3/4" = 1'-0"



2 BOLLARD
3/4" = 1'-0"



5 CONCRETE ISLAND
NOT TO SCALE

1 STANDARD PAVEMENT MARKINGS
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ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

SITE LAYOUT DETAILS

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SCALE: **AS SHOWN** | DESIGNED BY: **WSM**

SMRT PROJECT #: **24040** | DRAWN BY: **SLM**

CP502

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EROSION & SEDIMENTATION CONTROL NOTES:

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCE, SILTATION FENCE, HAY BALE BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.

GENERAL

A. IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, (2016, OR AS CURRENTLY REVISED), OR U.S ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992, OR AS CURRENTLY REVISED) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.

2. ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/ REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:

- FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
- FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
- FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
- FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
- PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
- FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IT IS THE INTENT THAT SILT FENCE OR EROSION CONTROL MIX BERM BE INSTALLED DOWN GRADIENT OF ALL DISTURBED AREAS OF THE SITE. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT SHALL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. SILT FENCE OR EROSION CONTROL MIX BERM SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THEY SHALL BE REPLACED WITH A TEMPORARY CRUSHED STONE CHECK DAM.

2. ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.

3. REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.

4. GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.

5. ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. SEDIMENT BARRIERS SHALL BE INSTALLED DOWN-GRADIENT OF ALL SOIL STOCKPILES AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO ALL STOCKPILES. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.

6. TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.

7. TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.

8. TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P2O5-K2O) FERTILIZER AT A RATE OF 600 LBS PER ACRE (13.8 LB. PER 1,000 SQUARE FEET). UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.

   RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

   AROOSTOOK RYE:
   RECOMMENDED SEEDING DATES: 8/15 -10/1
   APPLICATION RATE: 112 LBS/ACRE

   ANNUAL RYE GRASS:
   RECOMMENDED SEEDING DATES: 4/1 - 7/1
   APPLICATION RATE: 40 LBS/ACRE

   PERENNIAL RYE GRASS:
   RECOMMENDED SEEDING DATES: 8/15 - 9/15
   APPLICATION RATE: 40 LBS/ACRE

9. PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK RYE MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.

- APPLY TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P2O5-K2O) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).
- UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.
- THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

  30% CREEPING RED FESCUE
  50% KENTUCKY BLUEGRASS
  20% ITALIAN/PERENNIAL RYE GRASS

  NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.

10. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

11. DITCH LININGS AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.

12. RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.

13. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

14. TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

15. TEMPORARY EROSION CONTROL MIX BERM SHALL BE REMOVED BY SPREADING MATERIAL IN AREAS OF THE SITE NOT SUBJECT TO EROSION.

C. WINTER CONDITIONS

1. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.

2. SILT FENCE: IN LIEU OF PROVIDING THE 4" X 4" TRENCH, FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.

3. AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

4. HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

5. AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.

6. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

7. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

8. LESS THAN ONE ACRE SHALL BE EXPOSED AT ONE TIME DURING CONSTRUCTION.

D. HOUSEKEEPING

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

   a. DISCHARGES FROM FIREFIGHTING ACTIVITY;
   b. FIRE HYDRANT FLUSHINGS;
   c. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
   d. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
   e. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
   f. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
   g. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
   h. UNCONTAMINATED GROUNDWATER OR SPRING WATER;
   i. FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
   j. UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
   k. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   l. LANDSCAPE IRRIGATION.

6. UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

   a. WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   b. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   c. SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   d. TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

7. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

E. INSPECTION AND MAINTENANCE

1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE MODIFIED OF IF ADDITIONAL BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

2. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

3. INSPECTIONS DURING CONSTRUCTION SHOULD BE PERFORMED AT LEAST ONCE PER WEEK AND AFTER EVERY RAINFALL EVENT.

4. AFTER CONSTRUCTION, INSPECTIONS ARE REQUIRED TO BE PERFORMED BY AN INDIVIDUAL WITH KNOWLEDGE OF STORMWATER TREATMENT STRUCTURES, INCLUDING INSTALLED BMPS AND THE STANDARD AND CONDITIONS OF GOVERNING PERMITS.

5. SNOW STORAGE IS PROHIBITED IN STORMWATER BMP SYSTEMS.

F. CONSTRUCTION SCHEDULE & SEQUENCE

1. INSTALL TEMPORARY EROSION CONTROL MEASURES IN THE VICINITY OF THE CONSTRUCTION AREA, INCLUDING A STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, SEDIMENT BARRIERS, AND SILT FENCE. NOTE: TEMPORARY EROSION CONTROL MEASURES FOR WINTER CONDITIONS SHALL BE IMPLEMENTED.

2. GRUB THE SITE, STOCKPILE REUSABLE MATERIAL, AND DISPOSE OF UNUSABLE AND/OR SURPLUS MATERIAL AS REQUIRED PER EDC. INSTALL UNDERGROUND UTILITIES AND BUILD DRIVE AND PARKING TO GRADE.

3. EXCAVATE FOUNDATIONS.

4. CONSTRUCT BUILDING.

5. CONSTRUCT OTHER SITE IMPROVEMENTS, INCLUDING PAVEMENT.

6. PLACE LOAM, SEED, AND MULCH.

7. FOLLOWING PERMANENT STABILIZATION OF THE SITE, REMOVE TEMPORARY EROSION CONTROL MEASURES.

1" = 10' 0 5' 10' 20'
1" = 20' 0 10' 20' 40'
1" = 30' 0 15' 30' 60'
1" = 40' 0 20' 40' 80'
1" = 50' 0 25' 50' 100'
1" = 60' 0 30' 60' 120'
1" = 100' 0 50' 100' 200'
1" = 200' 0 100' 200' 400'

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In Association With

STATE OF MAINE
MELISSA ANN FLYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

EROSION & SEDIMENT CONTROL NOTES

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR.

SCALE:	--	DESIGNED BY:	MAF
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CE001

NOT FOR CONSTRUCTION

1" = 200' 1" = 100' 1" = 60' 1" = 50' 1" = 40' 1" = 30' 1" = 20' 1" = 10'

1 CE501 STABILIZED CONSTRUCTION ENTRANCE

3 CE501 SILT FENCE ADJUST LOCATION AS REQUIRED TO ACCOMMODATE UTILITY / TRENCH WORK

6 CE501 EROSION CONTROL BLANKET (TYP.)

4 CE501 SILT SACK TYP. ON ALL NEW & EXISTING CATCH BASINS

3 CE501 SILT FENCE ADJUST LOCATION AS REQUIRED TO ACCOMMODATE UTILITY / TRENCH WORK

SEAHAWK AVENUE 75' R/W

PELICAN STREET 50' R/W

ADMIRAL FITCH AVENUE

GERZOFSKY WAY

EXISTING UNUSED BUILDING

MOBILE OFFICE TRAILER

CONC. PAD

GEN

NUGE

HVAC

18" RCP

15"

4 CE501 SILT SACK, TYP. ON ALL NEW & EXISTING CATCH BASINS OFF PROPERTY; COORDINATE W/ MRRA

COORDINATE ROAD TRENCHING W/ MRRA; PROVIDE EROSION CONTROL PROTECTION AS REQUIRED

COORDINATE ACCESS CONTROL BETWEEN CONSTRUCTION SITE & EMPLOYEE PARKING AREA

3 CE501 SILT FENCE

1 CE501 STABILIZED CONSTRUCTION ENTRANCE

3 CE501 SILT FENCE

COORDINATE ROAD TRENCHING W/ MRRA; PROVIDE EROSION CONTROL PROTECTION AS REQUIRED

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SHEET TITLE:

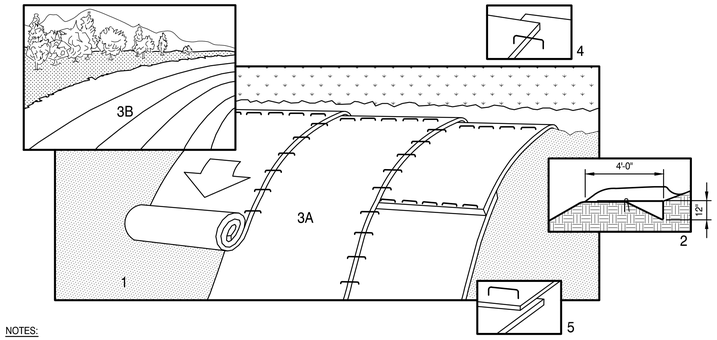
EROSION & SEDIMENT CONTROL PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	MAF
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CE101

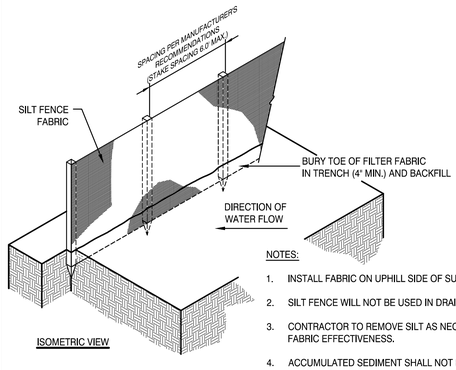
NOT FOR CONSTRUCTION



NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. UPSLOPE ANCHOR: BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE UPSLOPE EDGE IN A 12" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4" OVERLAP. REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, OVERLAP SHINGLE STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.
6. EROSION CONTROL BLANKET FOR USE ON SLOPES SHALL BE A BIODEGRADABLE DOUBLE NET WOVEN BLANKET WITH JUTE NETTING AND COCONUT FIBRE MATRIX SPECIFICALLY MANUFACTURED FOR THE PURPOSE (NORTH AMERICAN GREEN) BIO-NET S150BN OR APPROVED EQUAL.
7. ONCE PERMANENT STABILIZATION IS ACHIEVED, REMOVE ANY NON-BIODEGRADABLE MESH, IF USED.
8. ALL SLOPES 3H:1V OR GREATER, DRAINAGE WAYS AND AREAS INDICATED SHALL RECEIVE EROSION CONTROL BLANKET.
9. IF MANUFACTURER'S ANCHORING AND INSTALLATION SPECIFICATIONS DIFFER FROM THOSE LISTED ABOVE, THE MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED.

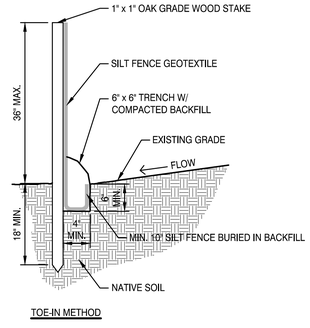
6 EROSION CONTROL BLANKET
NOT TO SCALE



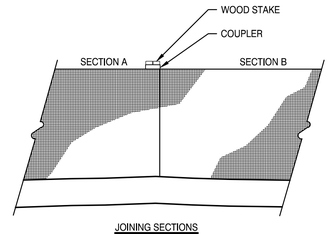
ISOMETRIC VIEW

NOTES:

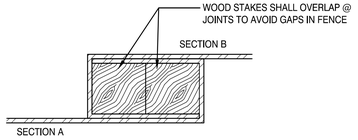
1. INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS.
2. SILT FENCE WILL NOT BE USED IN DRAINAGE WAYS.
3. CONTRACTOR TO REMOVE SILT AS NECESSARY TO MAINTAIN FABRIC EFFECTIVENESS.
4. ACCUMULATED SEDIMENT SHALL NOT EXCEED 1/3 OF FENCE HEIGHT. (9" MAX.)



TOE-IN METHOD

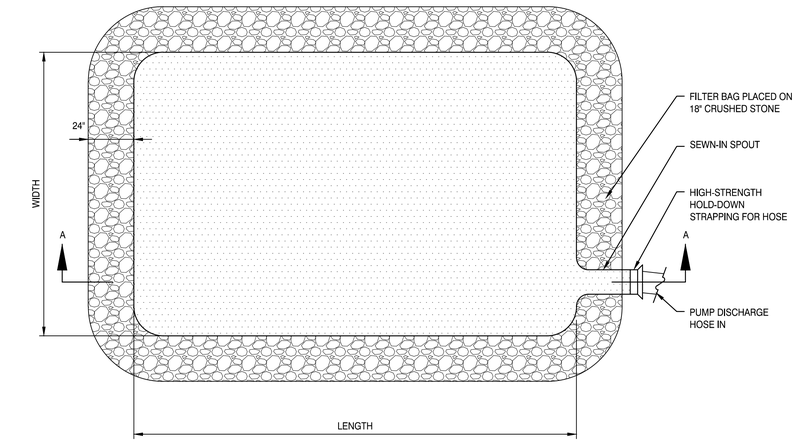


JOINING SECTIONS

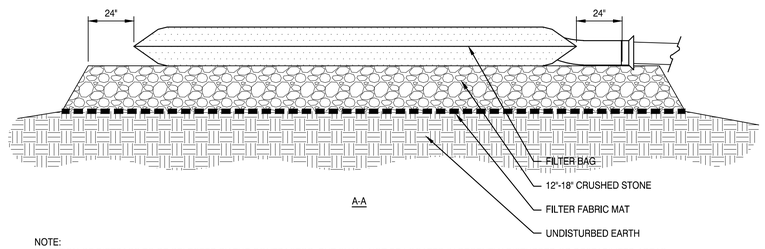


TOP VIEW

3 SILT FENCE
3/4" = 1'



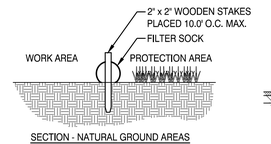
PLAN



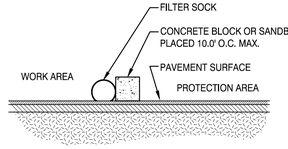
A-A

NOTE:
LOCATION OF DIRTBAGS TO BE SELECTED BY THE CONTRACTOR, BUT SHALL NOT BE LOCATED IN RECENTLY DISTURBED OR DESTABILIZED AREAS.

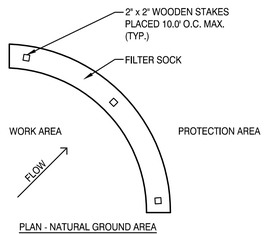
5 DIRT BAG
NOT TO SCALE



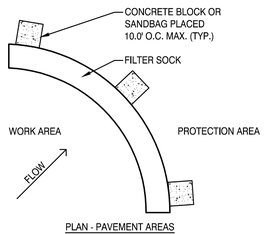
SECTION - NATURAL GROUND AREAS



SECTION - PAVEMENT AREAS



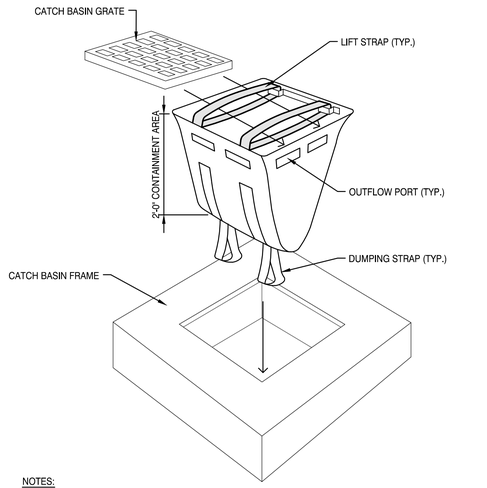
PLAN - NATURAL GROUND AREA



PLAN - PAVEMENT AREAS

NOTES:
1. SOCK SIZE AND SECUREMENT TO BE PER MANUFACTURER'S RECOMMENDATION FOR THE APPLICATION.
2. FILTER MATERIAL TO BE PER MANUFACTURER'S RECOMMENDATION FOR THE APPLICATION.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER AFTER SITE IS PERMANENTLY STABILIZED.
4. FILTER SOCK MAY BE USED IN LIEU OF SILT FENCE IF LOCATIONS REVIEWED AND APPROVED BY OWNER AND ENGINEER.

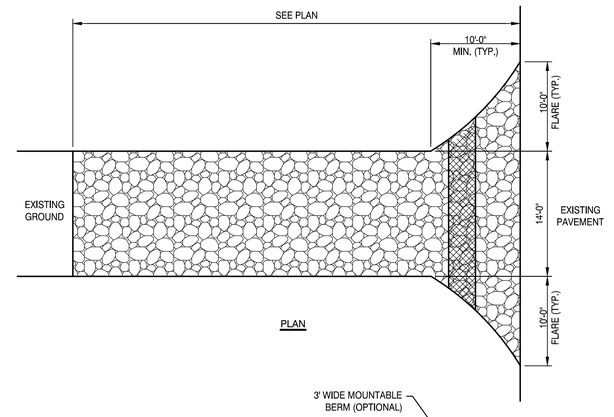
2 FILTER SOCK
NOT TO SCALE



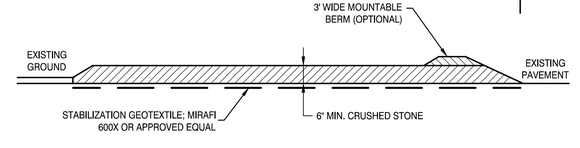
NOTES:

1. SILT SACK TO BE "DANDY SACK" (BY DANDY PRODUCTS) OR APPROVED EQUAL.
2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/3 FULL OF SEDIMENT AND IMMEDIATELY AFTER EACH STORM EVENT.
3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.
4. DISPOSE OF UNIT AND/OR SEDIMENT IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REGULATIONS.

4 SILT SACK
3/4" = 1'



PLAN



PROFILE

NOTES:

1. THE PURPOSE IS TO REMOVE MUD FROM TIRES OF CONSTRUCTION VEHICLES.
2. WHEN STONE BECOMES CLOGGED AND INEFFECTIVE, TOPDRESS WITH 3" OF NEW STONE OR REPLACE ENTIRE PAD.
3. IF TIRE WASHING IS REQUIRED, WASH WATER SHALL DRAIN INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

1 STABILIZED CONSTRUCTION ENTRANCE
1/8" = 1'

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BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine

SMRT

SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101

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In Association With

STATE OF MAINE
MELISSA ANN FLYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

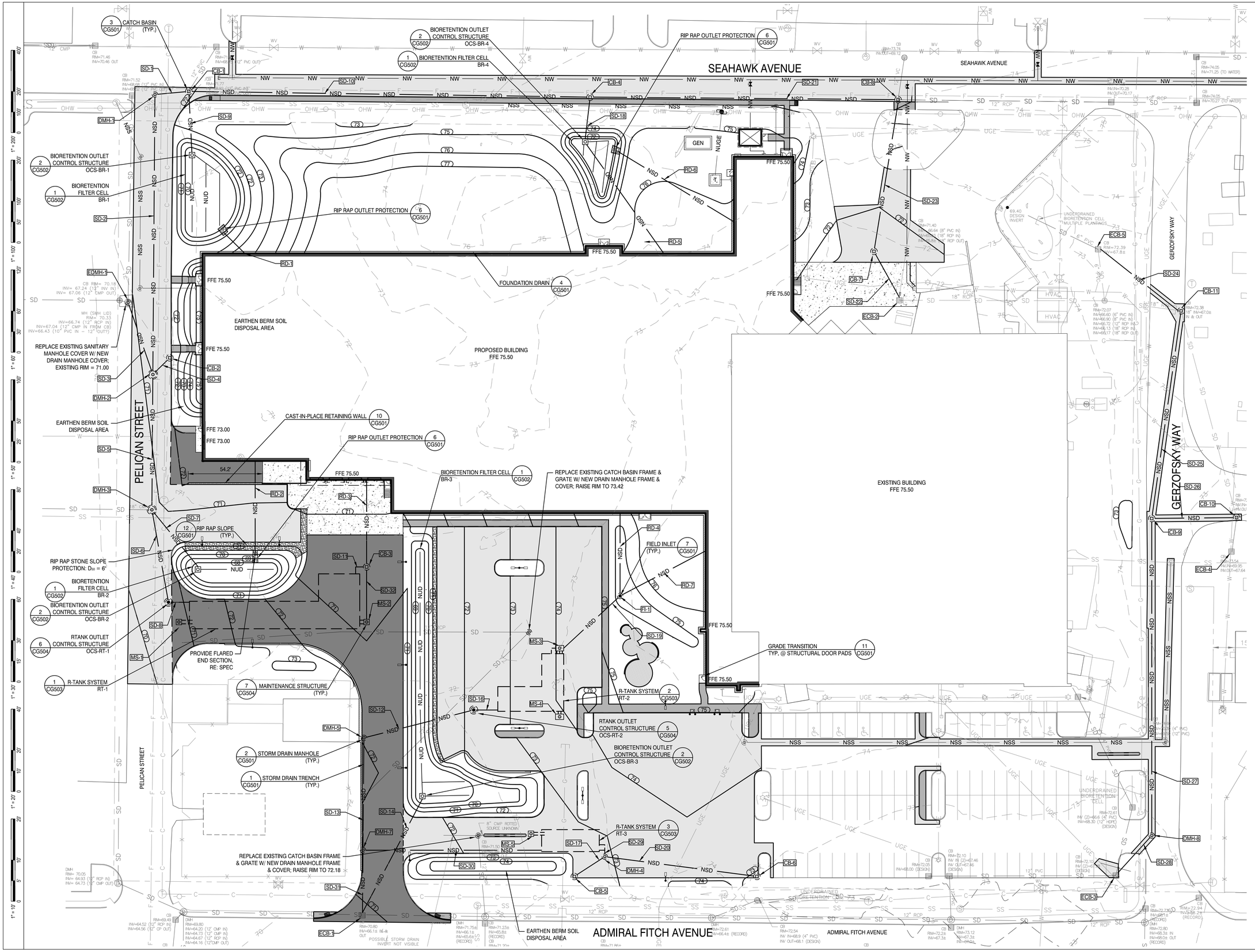
EROSION & SEDIMENT CONTROL DETAILS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	AS SHOWN	DESIGNED BY:	MAF
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CE501

NOT FOR CONSTRUCTION



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12-18-25

SHEET TITLE:

GRADING & DRAINAGE PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE: **1" = 30'** | DESIGNED BY: **MAF**

SMRT PROJECT #: **24040** | DRAWN BY: **SLM**

CG101

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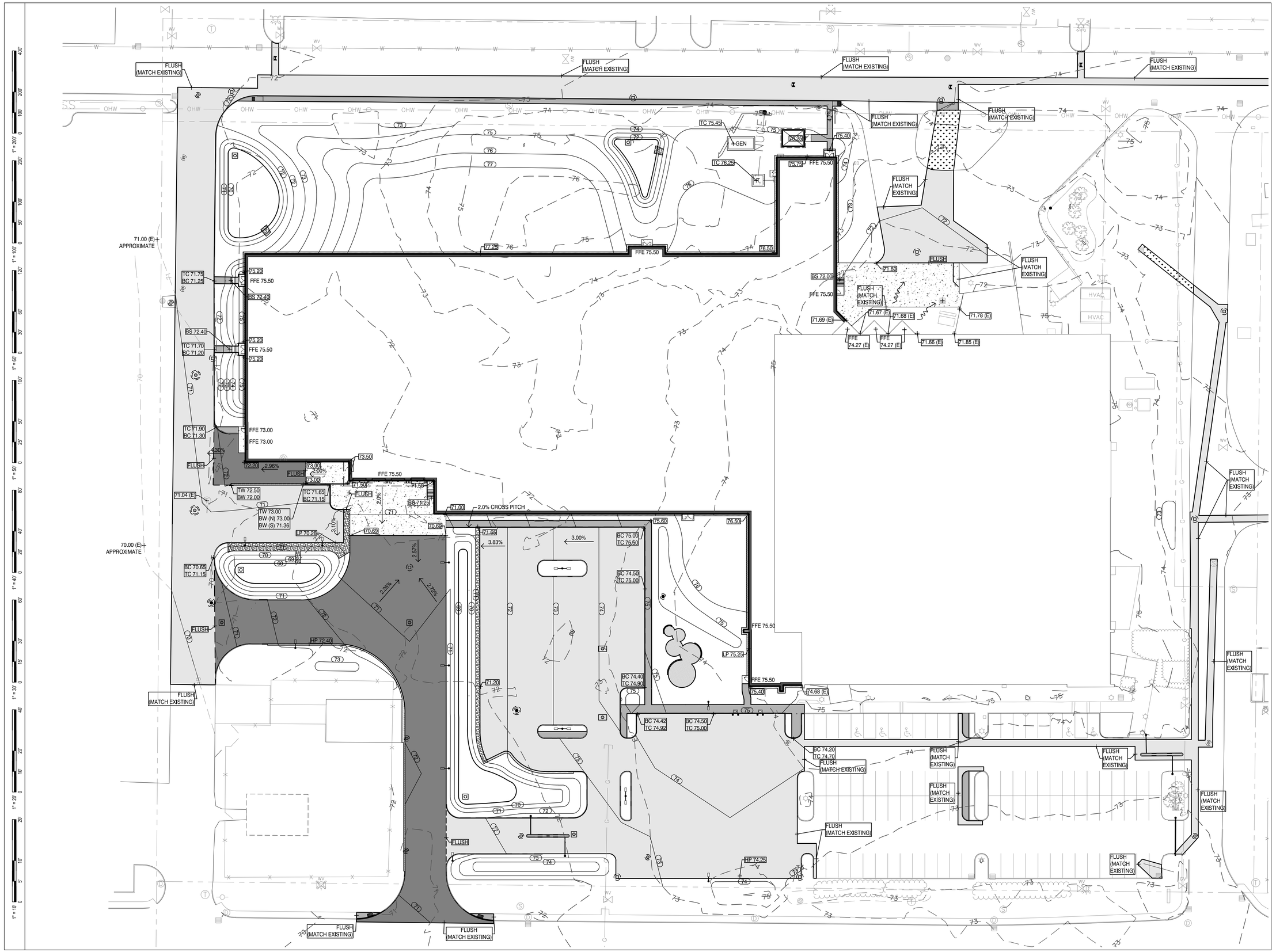

1" = 10' 1" = 20' 1" = 30' 1" = 40' 1" = 50' 1" = 60' 1" = 100' 1" = 200'

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15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

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ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

SPOT GRADE PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	WSM
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CG102

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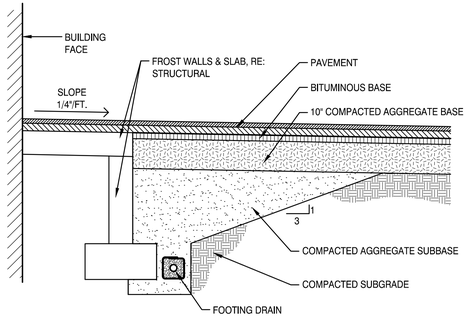
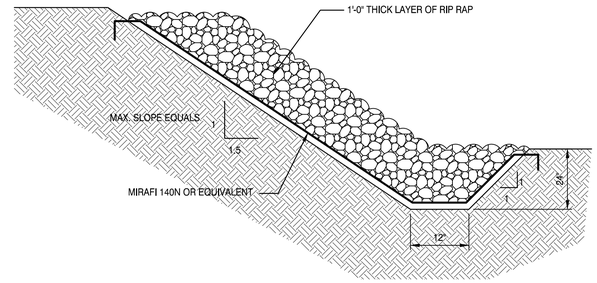
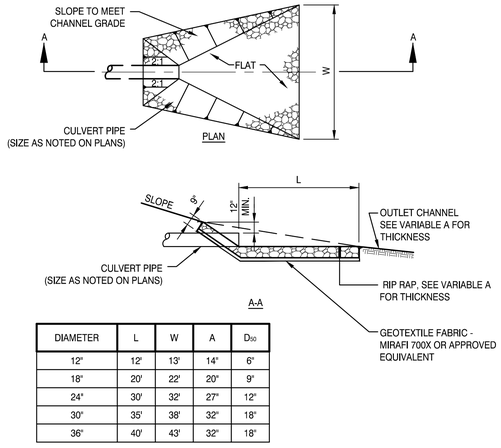


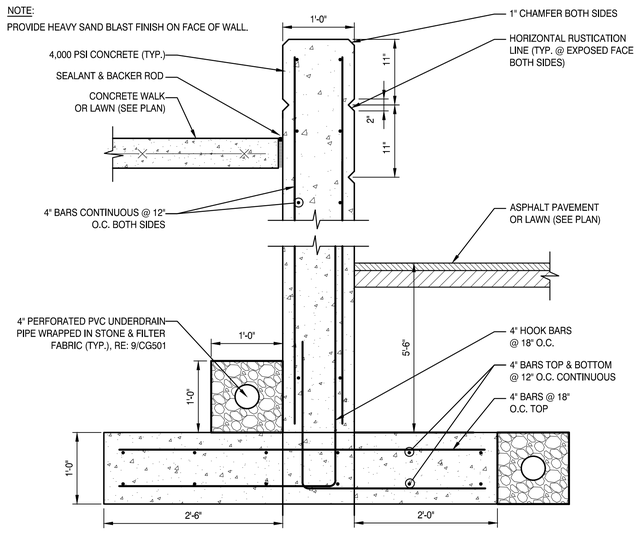


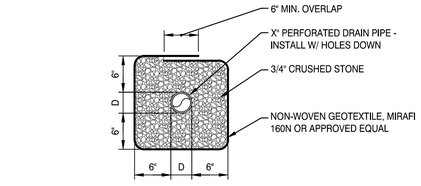
10 GRADE TRANSITION
NOT TO SCALE



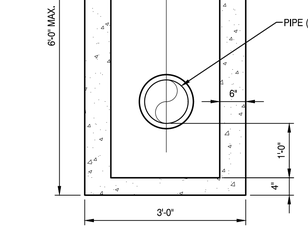
DIAMETER	L	W	A	D_{50}
12"	12'	13'	14"	6"
18"	20'	22'	20"	9"
24"	30'	32'	27"	12"
30"	35'	38'	32"	18"
36"	40'	43'	32"	18"

9 RIP RAP SLOPE
NOT TO SCALE

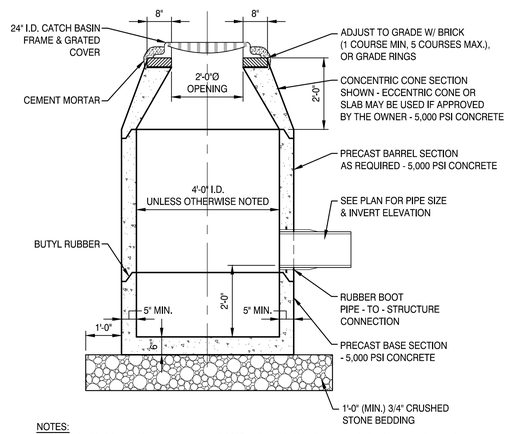




8 UNDERDRAIN
NOT TO SCALE

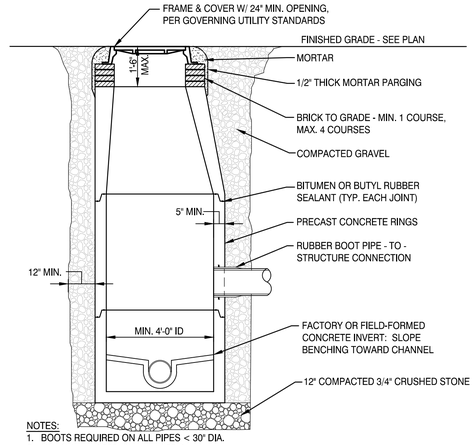


7 FIELD INLET
NOT TO SCALE



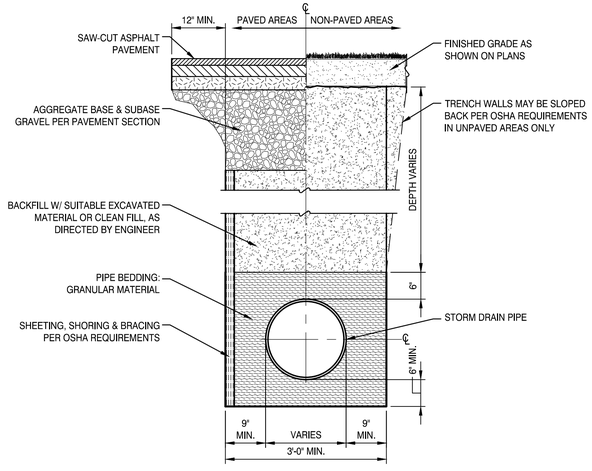
NOTES:
1. STANDARD GRATES SHALL BE NENAH R-3210-L OR APPROVED EQUAL. DITCH GRATES SHALL BE NEENAH R-4342 OR APPROVED EQUAL.
2. STEPS SHALL BE PROVIDED FOR CATCH BASINS WITH DEPTHS IN EXCESS OF 8.0'. STEPS SHALL NOT EXCEED 18" O.C., AND BE LOCATED 6" FROM BARREL SECTION JOINTS.

6 RIP RAP OUTLET PROTECTION
NOT TO SCALE

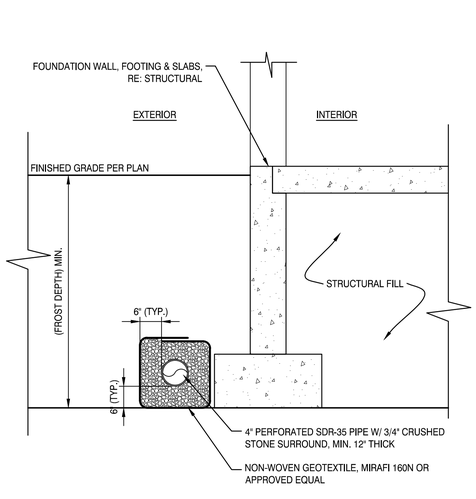


NOTES:
1. BOOTS REQUIRED ON ALL PIPES < 30" DIA.
2. CONCRETE: 4,000 PSI AFTER 28 DAYS.
3. LIFT HOLES AND BOOT RECESSES ARE TO BE SEALED WITH MORTAR FLUSH TO THE OUTSIDE OF THE STRUCTURE WALL PRIOR TO BACKFILLING.
4. ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12" OF INSIDE SURFACE BETWEEN HOLES. NO MORE THAN 75% OF A HORIZONTAL CROSS-SECTION SHALL BE HOLES. THERE SHALL BE NO HOLES CLOSER THAN 3" TO JOINTS.

5 CAST-IN-PLACE RETAINING WALL
-



4 FOUNDATION DRAIN
NOT TO SCALE



3 CATCH BASIN
NOT TO SCALE

2 STORM DRAIN MANHOLE
NOT TO SCALE

1 STORM DRAIN TRENCH
NOT TO SCALE

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SMRT PROJECT #:	24040	DRAWN BY:	SLM

CG501

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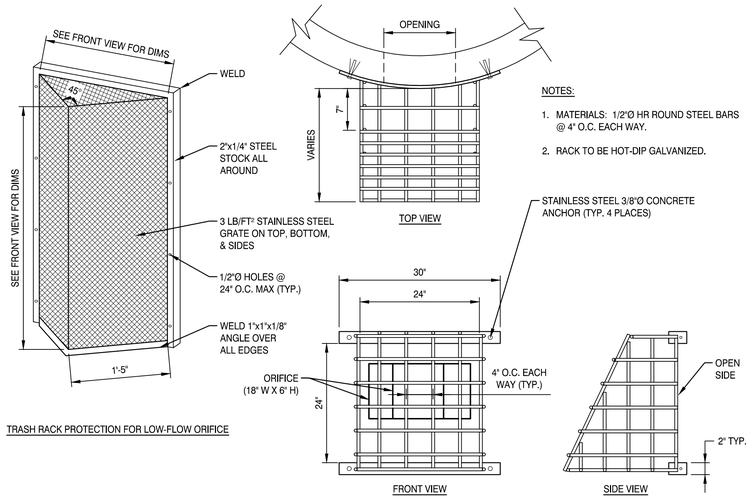
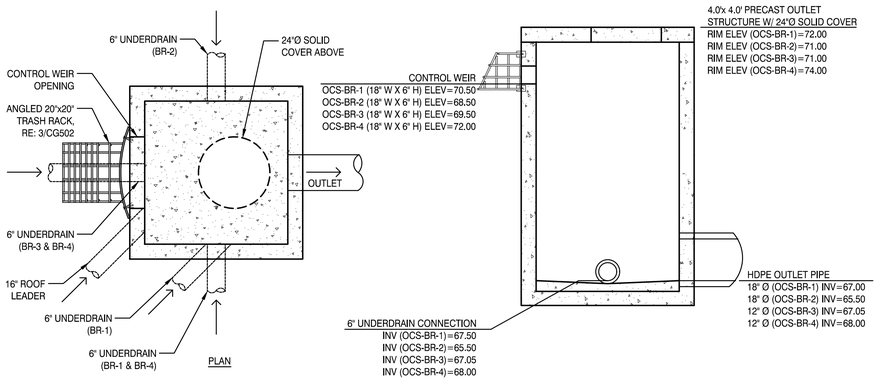


TRASH RACK PROTECTION FOR LOW-FLOW ORIFICE

3 TRASH RACK

NOT TO SCALE

BIORETENTION OUTLET CONTROL STRUCTURE NOTES
1. ALL CEMENT CONCRETE TO BE 4,000 PSI (MIN.).
2. ALL OPENINGS SHALL BE CAST IN AS REQUIRED.
3. PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
4. ALL STAINLESS STEEL SHALL BE GRADE 316.

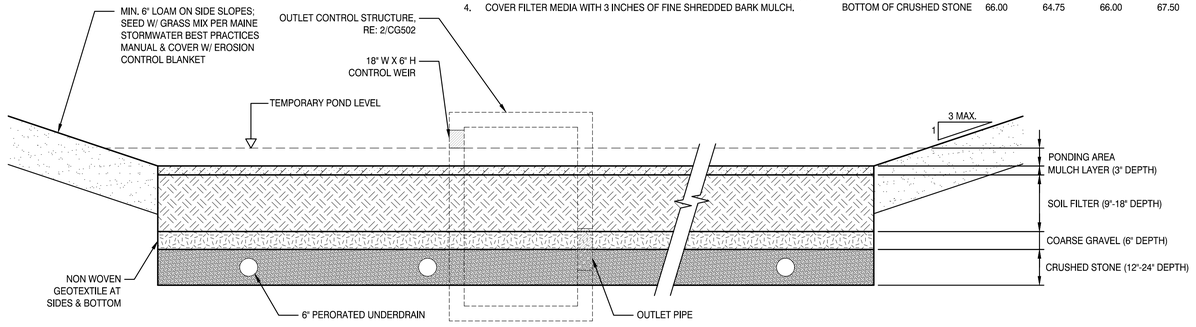


2 BIORETENTION OUTLET CONTROL STRUCTURE

NOT TO SCALE

BIORETENTION CELL NOTES:
1. BIORETENTION CELLS SHALL MEET MAINE STORMWATER BEST PRACTICE MANUAL SECTION 7.2 REQUIREMENTS.
2. STORMWATER DISCHARGES SHALL NOT BE DIRECTED TO BIORETENTION CELLS UNTIL ALL THE CONTRIBUTING AREAS ARE STABILIZED.
3. SOIL FILTER BED SHALL MEET SECTION 7.2 OF MAINE STORMWATER BEST PRACTICE MANUAL. OWNER SHALL TO SELECT FILTER MEDIA OPTION 1 OR 2.
4. COVER FILTER MEDIA WITH 3 INCHES OF FINE SHREDDED BARK MULCH.

ELEVATION	BR-1	BR-2	BR-3	BR-4
TOP OF POND AREA	72.00	71.00	71.00	74.00
TOP OF MULCH	70.25	68.25	69.25	71.75
BOTTOM OF MULCH	70.00	68.00	69.00	71.50
BOTTOM OF SOIL FILTER	68.50	67.25	68.00	69.00
BOTTOM OF COARSE GRAVEL	68.00	66.75	67.50	68.50
INVERT OF UNDERDRAIN	67.50	65.50	67.05	68.00
BOTTOM OF CRUSHED STONE	66.00	64.75	66.00	67.50



1 BIORETENTION FILTER CELL

NOT TO SCALE

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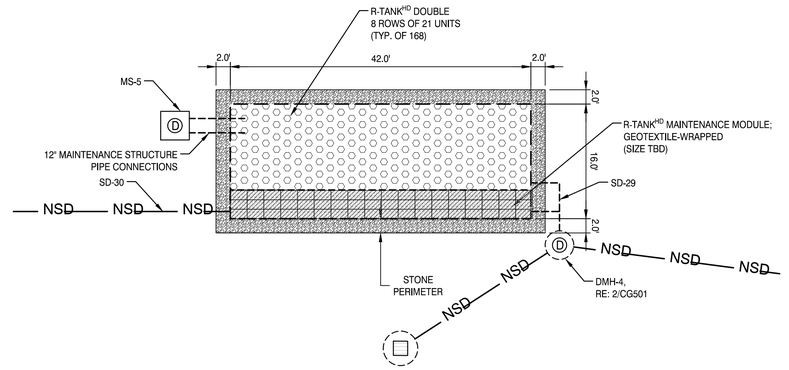
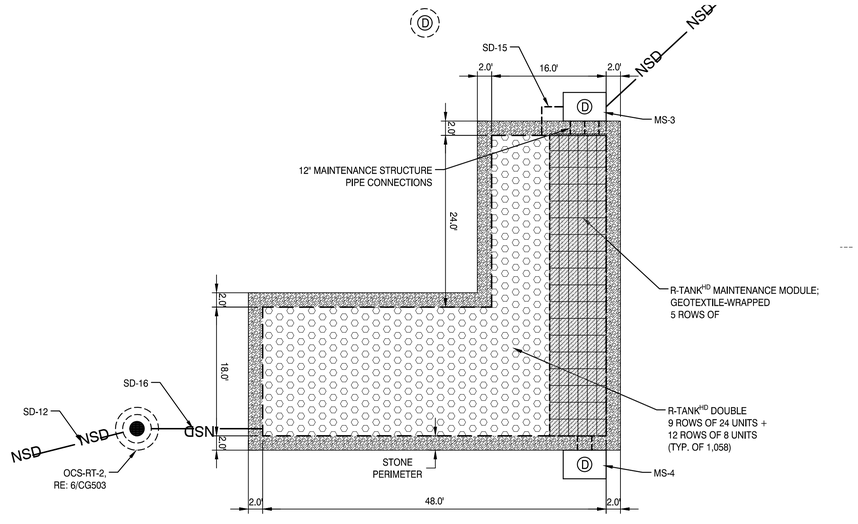
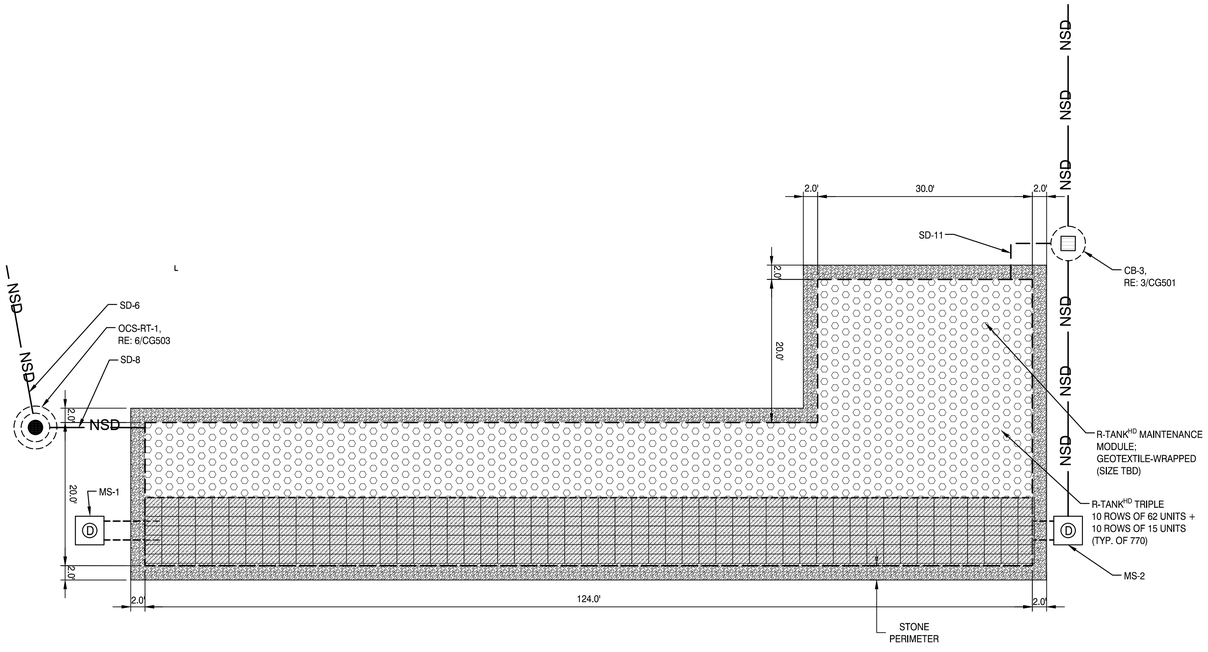


3 R-TANK (RT-3) PLAN VIEW
1"= 10'



2 R-TANK (RT-2) PLAN VIEW
NOT TO SCALE



1 R-TANK (RT-1) PLAN VIEW
1" = 10'

1" = 200' 400' 200' 0
1" = 100' 200' 100' 50' 0
1" = 60' 120' 60' 30' 0
1" = 50' 100' 50' 25' 0
1" = 40' 80' 40' 20' 0
1" = 30' 60' 30' 15' 0
1" = 20' 40' 20' 10' 0
1" = 10' 20' 10' 5' 0

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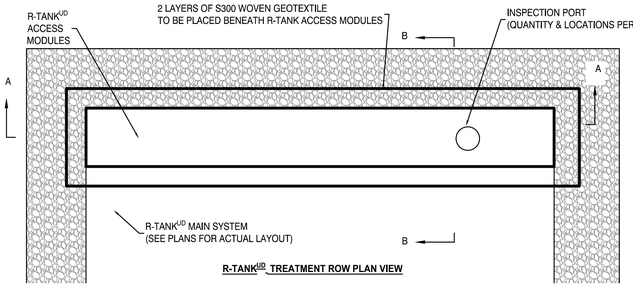
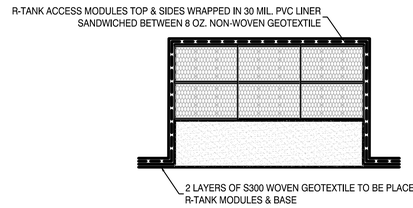
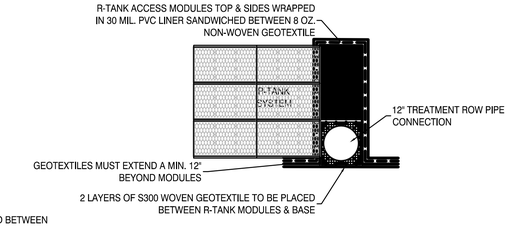


R-TANK[HD] TREATMENT ROW PLAN VIEW



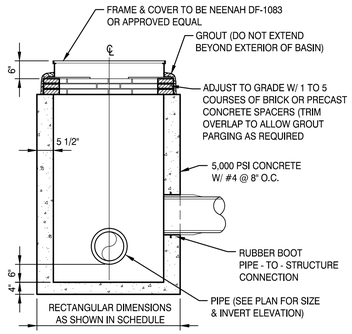
R-TANK TREATMENT ROW SECTION A-A

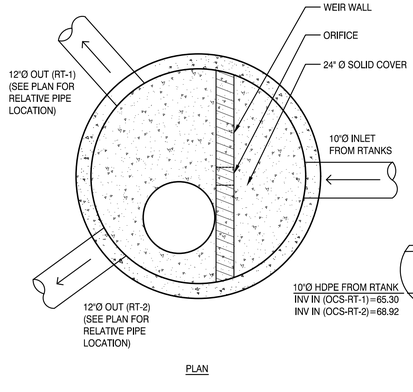


R-TANK TREATMENT ROW SECTION B-B

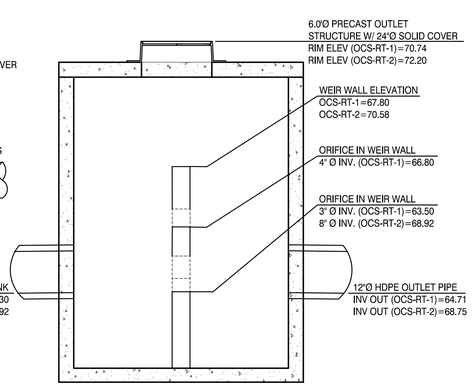
8 R-TANK TREATMENT MODULES

NOT TO SCALE



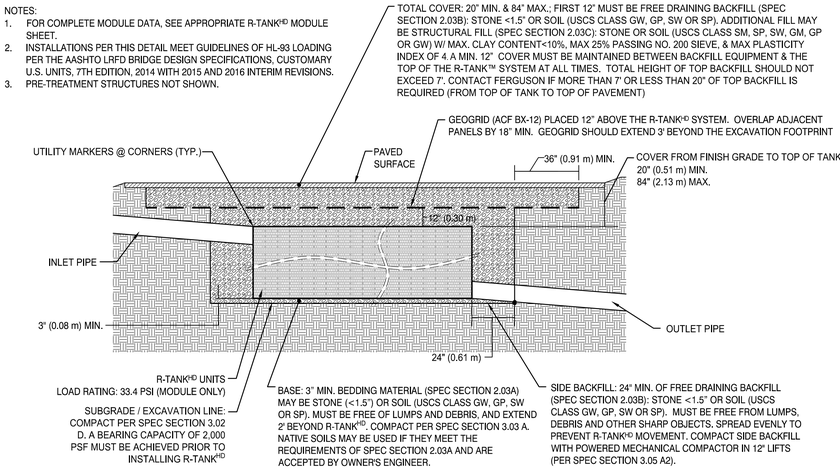


PLAN



SECTION

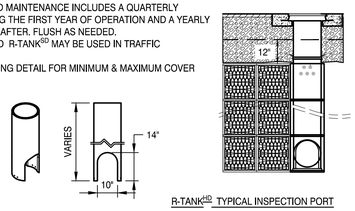
NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK[HD] MODULE SHEET.
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.



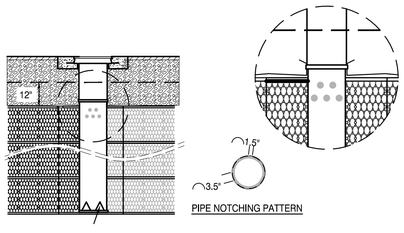
7 MAINTENANCE STRUCTURE

NOT TO SCALE

NOTES
1. THE INSPECTION PORT IS USED IN THE MAINTENANCE MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION.
2. THE MAINTENANCE PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
3. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
4. ONLY R-TANK[HD] AND R-TANK[HD] MAY BE USED IN TRAFFIC APPLICATIONS.
5. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.



R-TANK[HD] TYPICAL INSPECTION PORT

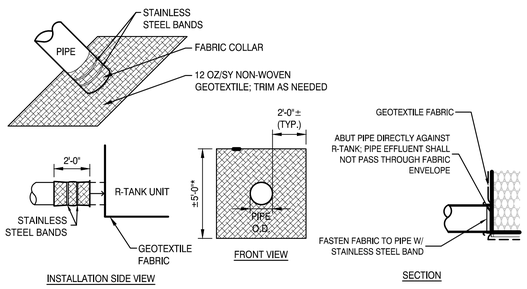


PIPE NOTCHING PATTERN

R-TANK[HD] TYPICAL MAINTENANCE PORT

6 R-TANK OUTLET CONTROL STRUCTURE

NOT TO SCALE

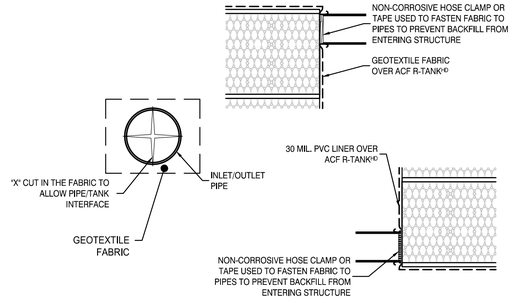


INSTALLATION SIDE VIEW | FRONT VIEW | SECTION

2 R-TANK GEOTEXTILE PIPE BOOT

NOT TO SCALE

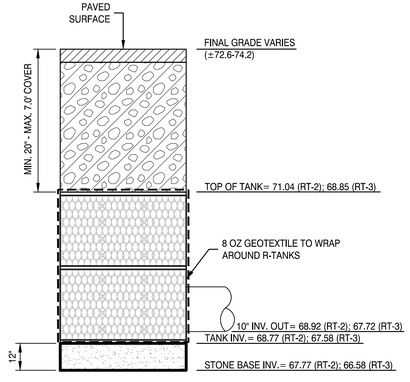
END VIEW OF PIPE/FABRIC CONNECTION. CUT AN "X" IN THE FABRIC SLIGHTLY LARGER THAN PIPE, PULL THE FABRIC AROUND THE PIPE TO CREATE THE "BOOT" AND THEN SECURE WITH A HOSE-CLAMP.



5 R-TANK SECTION VIEW

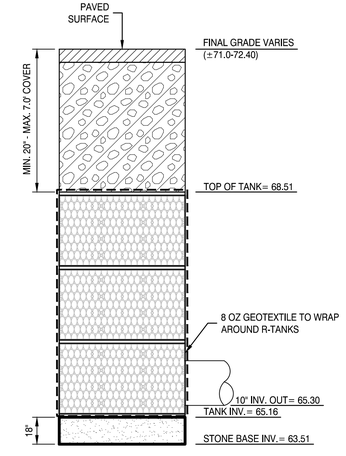
NOT TO SCALE

TABLE 7.3.2 MEDOT AGGREGATE #703.01	
SIEVE SIZE	% BY WEIGHT
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#60	10-30
#100	2-10
#200	0-5 (8-10 PREFERRED)



STORAGE SYSTEM ELEVATION
DOUBLE R-TANK[HD]

TABLE 7.3.2 MEDOT AGGREGATE #703.01	
SIEVE SIZE	% BY WEIGHT
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-60
#60	10-30
#100	2-10
#200	0-5 (8-10 PREFERRED)



STORAGE SYSTEM ELEVATION
TRIPLE R-TANK[HD]

4 R-TANK TYPICAL MAINTENANCE AND INSPECTION PORTS

NOT TO SCALE

3 R-TANK TYPICAL TANK INLET/OUTLET

NOT TO SCALE

2 R-TANK SECTION (DOUBLE)

NOT TO SCALE

1 R-TANK SECTION (TRIPLE)

NOT TO SCALE

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BRUNSWICK EXPANSION

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STATE OF MAINE
MELISSA ANN FLYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

GRADING & DRAINAGE DETAILS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	AS SHOWN	DESIGNED BY:	MAF
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CG504

NOT FOR CONSTRUCTION

Section 33 46 23 MODULAR STORMWATER STORAGE UNITS

PART 1 GENERAL

1.01 SUMMARY

A. This section includes specifications or the supply and installation of modular stormwater storage units, specifically the R-Tank^{HD}, R-Tank^{SD}, R-Tank^{MD}, R-Tank^{UD} or R-Tank^{XD} system (hereafter called R-Tank).

1.02 REFERENCES

A. **ASTM D698** - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft^3 (600 kN-m/m^3)).

B. **ASTM D2412** - Standard Test Method for Determination of External Loading Characteristics of Plastic Pipe by Parallel-Plate Loading.

C. **ASTM F2418** - Standard Specification for Polypropylene (PP) Corrugated Wall Stormwater Collection Chambers.

D. Manufacturer's product literature and guidelines for R-Tank product.

1.03 QUALITY CONTROL

A. **Manufacturer Qualifications:** The R-Tank modular stormwater storage units shall be supplied by Ferguson Waterworks and manufactured in ISO certified facilities.
   a. Manufacturer samples shall be provided to the client & contractor for review upon request.
   b. A manufacturer's representative is available for pre-installation conference, per Section 1.06A & site review, upon request.

B. **Installer Qualifications:** Installation shall be performed by a contractor experienced in the installation of modular stormwater storage units.
   a. A minimum of three R-Tank or equivalent projects completed within 2 years; and,
   b. A minimum of 25,000 cubic feet of subsurface storage volume completed within 2 years.
   c. Contractor experience requirement may be waived if the manufacturer's representative provides on-site training and review during construction.
   d. Installation Contractor shall demonstrate knowledge and experience in the installation of subsurface storage system. Work shall be performed only by skilled workers with experience in bulk earthworks, pipe, chamber, or pond/landfill construction projects of comparable size and quality.

1.04 SUBMITTALS

A. Submit product data, installation guidelines, and product certifications for the R-Tank modular stormwater storage units.
   a. R-Tank layout drawings, including typical sections, details as well as the required base elevation of stone and tanks, minimum cover requirements and tank configuration.
   b. R-Tank product data, including compressive strength, and installation guidelines.
   c. Accessory material documentation / certificates for geotextile, geogrid, base course and backfill materials.

B. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to bid opening. Review package should include third party reviewed performance data that meets or exceeds criteria in Table 2.01 B.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Protect R-Tank and other materials from damage during delivery and offloading. Handling is to be performed with equipment appropriate to the materials and site conditions.

B. Storage of materials should be on smooth surfaces, free from dirt, mud and debris, and away from any open flame, welding operations, or other potential heat sources. UV sensitive materials and R-Tank units should be stored under a tarp to protect from sunlight when time from delivery to installation exceeds two weeks.

C. When handling and installing product in cold weather:
   a. When the air temperature is 40° F or below, care must be taken when handling plastics to ensure no cracking. Do not use frozen materials, or materials coated with ice or frost.
   b. Do not build on frozen ground or wet, saturated or muddy subgrade.

1.06 PREINSTALLATION CONFERENCE.

A. Prior to the start of the installation, a pre-installation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the R-Tank installation contractor, and the manufacturer's representative.

B. The pre-installation conference shall review the layout drawings, pre-construction checklist, and discuss key steps of the process. The pre-construction checklist shall be signed and dated by all participants.

1.07 PROJECT CONDITIONS

A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system.

B. Protect adjacent work from damage during R-Tank system installation.

C. Provide proper sediment controls to prevent sediment intrusion, if the system is operational during construction.

D. Contractor is responsible for any damage to the system during construction.

E. All pre-treatment systems must be in place and functional prior to operation of the R-Tank system.

PART 2 PRODUCTS

2.01 R-TANK UNITS

A. Injection molded plastic tank components assembled to form a modular structure of predesigned height.

B. R-Tank units shall meet the following Physical & Chemical Characteristics:

PROPERTY	DESCRIPTION	R-Tank^{HD} VALUE	R-Tank^{SD} VALUE	R-Tank^{MD} VALUE	R-Tank^{UD} VALUE	R-Tank^{XD} VALUE
Void Area	Volume available for water storage	95%	95%	95%	95%	90%
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90%	90%
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	33.0 psi	42.0 psi	64.0 psi	134.0 psi	220.0 psi
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	20.0 psi	22.0 psi	35.0 psi	19.0 psi	N/A
HS-20 Minimum Cover	Cover required to support HS-20 loads	20"	18"	15"	12"	6"
Maximum Cover	Maximum allowable cover depth	< 7 feet	< 10 feet	< 10 feet	< 7 feet	< 10 feet
Unit Weight	Weight of plastic per cubic foot of tank	3.62 lbs/cf	3.96 lbs/cf	3.53 lbs/cf	4.33 lbs/cf	7.55 lbs/cf

2.02 GEOSYNTHETICS

A. Geotextile
   a. Standard Application: The standard geotextile shall be an 8 oz per square yard nonwoven geotextile.
   b. Infiltration Applications: When water must infiltrate/exfiltrate through the geotextile as a function of the system design, a woven monofilament shall be used. In specialty applications, a microgrid/mesh may be approved as an alternative separation fabric, in consultation with the manufacturer's representative.
   c. Lined Applications: When water must be retained within the tanks to prevent infiltration/exfiltration, an impermeable liner shall be used. The liner material and thickness shall be specified by the project design engineer. This liner should be installed per liner manufacturer specifications and industry accepted techniques.

B. Geogrid
   a. For installations subject to traffic loads, install geogrid to reinforce backfill above the R-Tank system.
   b. Geogrid is not required for R-Tank^{XD} and is often not required for non-traffic load applications.

2.03 BEDDING, BACKFILL & COVER MATERIALS

A. All materials shall be free from lumps, debris, and any sharp objects that could cut the geotextile.

B. **Bedding Materials:** Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (3" minimum and 12" maximum). For infiltration applications bedding material shall be free draining.

C. **Side and Top Backfill:** Recommended backfill material should be clean and free of debris, with a particle size distribution that is appropriate for the specific application. Identical backfill material shall be used on the side and top of the units.
   a. Traffic Applications: Backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System).
   b. Non-Traffic Applications - For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may either follow the guidelines for Traffic Applications above, or the top backfill layer may consist of AASHTO #57 stone blended with 30-40% (by volume) topsoil to aid in establishing vegetation.
   c. Biofiltration / Bioretention Applications - Backfill materials shall be in accordance with the cross-section for the specific biofiltration/bioretention application and media. A layer of bridging stone shall separate the soil media from the R-Tank units.

D. **Additional Cover Materials:** Additional cover material shall be structural fill meeting the gradational requirements of SM, SP, SW, GM, GP, or GW as classified by the Unified Soil Classification System. Structural fill shall be specified by the engineer of record.

2.04 OTHER MATERIALS

A. **Utility Marker:** Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

PART 3 EXECUTION

3.01 EXCAVATION PREPARATION

A. Verify the site conditions are suitable for product storage and installation per guidelines.

B. All excavations must meet OSHA safety standards for slopes or shoring.

C. Stake out, excavate, and prepare the subgrade area per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads.
   a. Ensure that the excavation is at least 2 feet greater than R-Tank dimensions in each direction allowing for installation of geotextile filter fabric, R-Tank modules, and free draining backfill materials.
   b. Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas.

D. **Unsuitable Soils or Conditions:** All questions about the base of the excavation shall be directed to the owner's engineer. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade; however, in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided.

3.02 BEDDING PREPARATION

A. Where a geotextile wrap is specified between the native soil and stone base, cut strips to length, and install in excavation, removing wrinkles so material lays flat.
   a. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags, or other ballast to secure overlaps.
   b. Where an impervious liner is specified, install the liner per manufacturer's recommendations and the contract documents. The liner should be sandwiched between layers of non-woven geotextile at a minimum.
   c. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.

B. Place a thin layer (3" unless otherwise specified) of bedding material (Section 2.03A), within ½" (+/- ¼") of level or as shown on the plans. Vibratory tamp or static roll to prepare bedding materials until they are firm and unyielding.

C. Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2' perimeter is available around the R-Tank system for proper installation and compaction of backfill.

3.03 LAYOUT AND INSTALLATION OF R-TANK UNITS

A. Install a geotextile wrap by cutting strips to length and removing wrinkles so material lays flat.
   a. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags, or other ballast to secure overlaps.
   b. Where an impervious liner is specified, install the liner per manufacturer's recommendations and the contract documents. The liner should be sandwiched between layers of non-woven geotextile at a minimum.
   c. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.

B. Mark or outline the unit area to ensure a square and straight installation.

C. Assemble R-Tank units in accordance with the R-Tank drawings and installation guidelines.

D. Install R-Tank modules by placing side by side, in accordance with the design drawings. The modules are to be oriented as per the design drawing with required depth as shown on plans.
   a. For HD and SD installations, the large side plate of the tank should be placed on the perimeter of the system. This will typically require that the ends of the tank area will have a row of tanks placed perpendicular to all other tanks. Refer to R-Tank drawings and installation guide for more details.
   b. For MD, UD, and XD installations, there is no perpendicular end row required.
   c. For MD installation, external side panels shall be installed around the perimeter of the system. Stacking clips shall be installed in each tier and each direction, as shown on design drawing details.
   d. For XD installations, install stacking clips as specified in design drawings.

3.03 LAYOUT AND INSTALLATION OF R-TANK UNITS (CONTINUED)

E. Completely encapsulate the R-Tank units in the specified geotextile to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.

F. Identify any inlet(s) or outlet(s) locations. The geotextile fabric shall be cut to enable hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile wrap or pipe. Ensure end of pipe is installed snug against R-Tank system.

G. Install inspection and ventilation ports in locations noted on plans. At a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of approximately 50' on center. Install all ports as noted in the R-Tank Installation Guide.

3.04 BACKFILLING OF THE R-TANK UNITS

A. Backfill with materials in accordance with Section 2.03C and project specifications
   a. Place material around the perimeter of the units in lifts with a maximum thickness of 12" and compacted with walk behind compaction equipment.
      i. Each lift shall be placed around the entire perimeter such that each lift is no more than 24" higher than the side backfill along any other location on the perimeter of the R-Tank system.
      ii. No fill shall be placed over top of tanks until the side backfill has been completed.
      iii. Each lift shall be compacted project specifications or until no further densification is observed (for self-compacting stone materials). Even when "self-compacting" backfill materials are selected, a walk behind vibratory compactor must be used.
      iv. Take care to ensure that the compaction process does not allow the machinery to contact the modules due to the potential for damage to the geotextile and R-Tank units.
      v. No compaction equipment is permissible to operate directly on the R-Tank modules.
   b. Place a top backfill layer on the units to the thickness specified in the R-Tank drawings and in accordance with project specifications.
      i. Only low-pressure track vehicles shall be operated over the R-Tank system during construction. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Heavy equipment should unload in an area adjacent to the R-Tank system and the material should be moved over the system using low ground pressure tracked equipment.
      ii. Lightly compacted using a walk-behind trench roller. Alternately, a roller (maximum gross vehicle weight of 6 tons) may be used. Roller must remain in static mode until a minimum of 24" of cover has been placed over the modules. Sheep foot rollers should not be used.

B. If specified, completely encapsulate the backfill in the specified geotextile. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.

C. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall. In cases of limitations such as curb, property line, etc. consult a manufacturer's representative about reducing the minimum extension length.

D. Following placement and compaction of the initial cover, subsequent lifts of structural fill (Section 2.03D) shall be placed and compacted per engineer of record specifications. Do not exceed maximum cover depths listed in Table 2.01B.

E. Ensure that all unrelated construction traffic is kept away from the limits of excavation until the project is complete and final surface materials are in place. It is recommended that high visibility tape or other devices be placed around the system to prevent traffic access.

F. Place surfacing materials, such as groundcovers (no large trees), or paving materials over the structure with care to avoid displacement of cover fill and damage to surrounding areas.

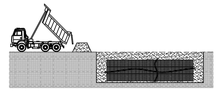
3.05 MAINTENANCE REQUIREMENTS

A. A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. Maintain as needed using acceptable practices or following manufacturer's guidelines (for proprietary systems).

B. All inlet pipes and Inspection and/or Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of operation and at least yearly thereafter.

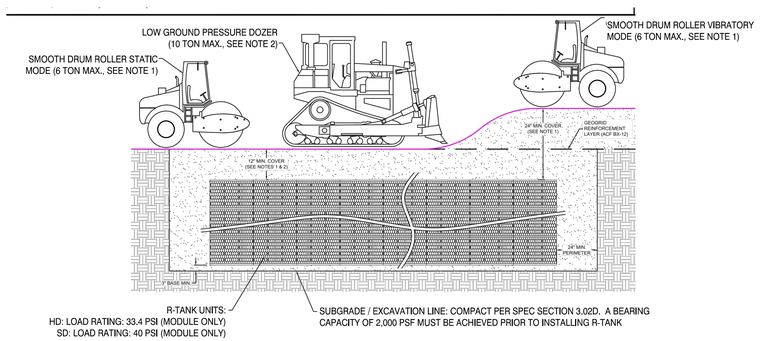
C. If sediment has accumulated to the level noted in the R-Tank Operation and Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed.

3.06 END OF SECTION



DUMP TRUCK DETAIL (SEE NOTE 3)
DUMP TRUCKS & PANS SHALL NOT OPERATE OVER THE SYSTEM EXCAVATION AREA. BACKFILL MATERIAL TO BE UNLOADED OUTSIDE OF THE SYSTEM EXCAVATION AREA.

CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC



1 R-TANK NOTES & SPECIFICATIONS
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#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

GRADING & DRAINAGE DETAILS

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	AS SHOWN	DESIGNED BY:	WSM
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CG505

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STRUCTURE ID	RIM ELEVATION	INVERT IN (N)	INVERT IN (E)	INVERT IN (S)	INVERT IN (W)	INVERT OUT	STRUCTURE SIZE
CB-1	71.78	68.92	66.11	66.18	-	66.00	4 FT DIA.
CB-2	71.35	-	-	-	-	65.30	4 FT DIA.
CB-3	70.10	68.00	-	-	-	68.00	4 FT DIA.
CB-4	73.21	-	67.65	67.65	-	67.55	4 FT DIA.
CB-5	72.85	-	-	-	-	70.35	4 FT DIA.
CB-6	72.90	-	-	-	-	70.40	4 FT DIA.
CB-7	72.50	-	-	69.43	-	69.43	4 FT DIA.
CB-8	73.68	69.02	69.04	68.95	-	68.95	4 FT DIA.
CB-9	72.50	68.91	68.91	-	-	68.91	4 FT DIA.
CB-10	72.64	-	69.16 (EX. 12" E)	66.64 (EX. 6" S)	-	69.16	4 FT DIA.
CB-11	72.38	-	-	-	69.87	69.87	4 FT DIA.
DMH-1	71.66	-	65.80	-	-	65.70	4 FT DIA.
DMH-2	71.12	64.85	65.15		65.50	64.85	6 FT DIA.
DMH-3	70.83	64.39	64.50	64.39	-	64.39	6 FT DIA.
DMH-4	72.97	-	69.35	-	70.00	70.00	4 FT DIA.
DMH-5	71.96	-	67.46	-	-	67.36	4 FT DIA.
DMH-6	74.28	-	71.50	-	-	71.25	4 FT DIA.
DMH-7	71.52	66.64	66.54	-	-	66.54	4 FT DIA.
DMH-8	72.73	68.10	-	-	-	68.10	4 FT DIA.
ECB-1	70.80	66.10	66.10	66.10 (EX. 12"E)	-	66.10 (EX. 12")	EX.
ECB-2	71.40	-	-	-	-	69.90	EX.
ECB-3	72.10	67.98	-	-	-	67.98 (EX. 12")	EX.
ECB-4	73.54	-	-	69.95	-	67.64	EX.
ECB-5	72.39	-	-	-	-	70.23	EX.
EDMH-1	70.33	EX. 12"	-	-	EX. 12"	66.43	EX.
FI-1	74.85	72.50	-	-	-	72.40	3 FT DIA.
MS-1	70.81	-	65.16	-	-	65.16	4 FT SQUARE
MS-2	70.84	67.10				65.16	4 FT SQUARE
MS-3	74.08	-	71.25	-	-	71.25	4 x 6
MS-4	73.86	68.77	-	-	-	68.77	4 x 6
MS-5	72.59	-	67.58	-	-	67.58	4 FT SQUARE
OCS-BR-1	72.00	-	-	67.50 UD	-	67.00	4 FT SQUARE
OCS-BR-2	71.00	-	65.50 UD	-	-	65.50	4 FT SQUARE
OCS-BR-3	71.00	67.05 UD	67.05 UD	-	-	67.05	4 FT SQUARE
OCS-BR-4	74.00	-	68.00 UD	68.00	68.00 UD	68.00	4 FT SQUARE
OCS-RT-1	70.74	-	65.30	-	-	64.50	6 FT DIA.
OCS-RT-2	72.20	-	68.92	-	-	68.75	6 FT DIA.

2 STORM DRAIN STRUCTURE SCHEDULE

PIPE ID	PIPE TYPE	PIPE DIA.	START STRUCTURE	START INVERT	END STRUCTURE	END INVERT	APPROX. PIPE LENGTH	PIPE SLOPE
SD-1	HDPE	18"	CB-1	66.00	DMH-1	65.80	20	0.0100
SD-2	HDPE	18"	DMH-1	65.70	DMH-2	64.85	200	0.0043
SD-3	HDPE	18"	EDMH-1	66.43	DMH-2	65.50	51	0.0182
SD-4	HDPE	12"	CB-2	65.30	DMH-2	65.15	13	0.0115
SD-5	HDPE	18"	DMH-2	64.85	DMH-3	64.39	93	0.0049
SD-6	HDPE	12"	OCS-RT-1	64.71	DMH-3	64.39	64	0.0050
SD-7	HDPE	18"	OCS-BR-2	65.50	DMH-3	64.39	51	0.0218
SD-8	HDPE	10"	RT-1	65.30	OCS-RT-1	65.30	6	0.0000
SD-9	HDPE	18"	OCS-BR-1	67.00	CB-1	66.18	42	0.0195
SD-10	HDPE	18"	CB-4	67.55	CB-1	66.11	288	0.0050
SD-11	HDPE/90DEG	6"	CB-3	68.50	RT-2	68.50	11	0.0000
SD-12	HDPE	18"	OCS-RT-2	68.75	DMH-5	67.46	115	0.0112
SD-13	HDPE	18"	DMH-5	67.36	DMH-7	66.64	126	0.0057
SD-14	HDPE	12"	OCS-BR-3	67.05	ECB-1	66.10	94	0.0101
SD-15	HDPE/90 DEG	10"	DMH-6	71.25	RT-2	71.25	2	0.0000
SD-16	HDPE	10"	RT-2	68.92	OCS-RT-2	68.92	13	0.0000
SD-17	HDPE	12"	CB-5	70.35	DMH-4	70.00	22	0.0159
SD-18	HDPE	8"	OCS-BR-4	68.00	CB-4	67.65	29	0.0121
SD-19	HDPE	8"	FI-1	72.40	MS-3	71.50	54	0.0167
SD-20	HDPE	12"	CB-6	70.40	DMH-4	69.35	128	0.0082
SD-21	HDPE	18"	CB-8	68.95	CB-4	67.65	220	0.0059
SD-22	HDPE	6"	ECB-2	69.90	CB-7	69.43	36	0.0131
SD-23	HDPE	12"	CB-7	69.43	CB-8	68.95	107	0.0045
SD-24	HDPE	12"	ECB-5	70.23	CB-11	69.87	72	0.0050
SD-25	HDPE	12"	CB-11	69.87	CB-9	68.91	149	0.0064
SD-26	HDPE	18"	CB-10	69.16	CB-9	68.91	57	0.0044
SD-27	HDPE	18"	CB-9	68.91	DMH-8	68.10	227	0.0036
SD-28	HDPE	24"	DMH-8	68.10	ECB-3	67.98	35	0.0034
SD-29	HDPE/90 DEG	12"	DMH-4	70.00	RT-3	70.00	11	0.0000
SD-30	HDPE	12"	RT-3	67.72	DMH-7	66.54	124	0.0095
SD-31	HDPE	12"	DMH-7	66.54	ECB-1	66.10	44	0.0100
SD-32	HDPE	12"	CB-3	68.00	MS-2	67.10	36.00	0.0250
RD-1	HDPE	6"	ROOF DRAIN	71.50	BR-1	71.25	21.00	0.0119
RD-2	HDPE	12"	ROOF DRAIN	70.50	BR-2	69.75	69.00	0.0109
RD-3	HDPE	12"	ROOF DRAIN	68.89	CB-3	68.00	61.00	0.0146
RD-4	HDPE	8"	ROOF DRAIN	73.23	FI-1	72.50	59.00	0.0124
RD-5	HDPE	16"	ROOF DRAIN	70.00	OCS-BR-4	68.00	97.00	0.0206
RD-6	HDPE	8"	ROOF DRAIN	71.00	BR-4	68.00	99.00	0.0303
RD-7	HDPE	6"	ROOF DRAIN	73.80	FI-1	72.50	69.00	0.0188

1 STORM DRAIN PIPE SCHEDULE

1" = 200' 400' 200' 0 200' 100' 0
1" = 100' 200' 100' 0 120' 60' 0
1" = 60' 100' 50' 0 80' 40' 0
1" = 40' 60' 30' 0 40' 20' 0
1" = 30' 40' 20' 0 20' 10' 0
1" = 20' 20' 10' 0
1" = 10' 10' 5' 0
1" = 50' 100' 50' 0

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MELISSA ANN LYNN
15831
LICENSED PROFESSIONAL ENGINEER
12/18/25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

DRAINAGE SCHEDULES

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SCALE: **AS SHOWN** | DESIGNED BY: **WSM**
SMRT PROJECT #: **24040** | DRAWN BY: **SLM**

CG601

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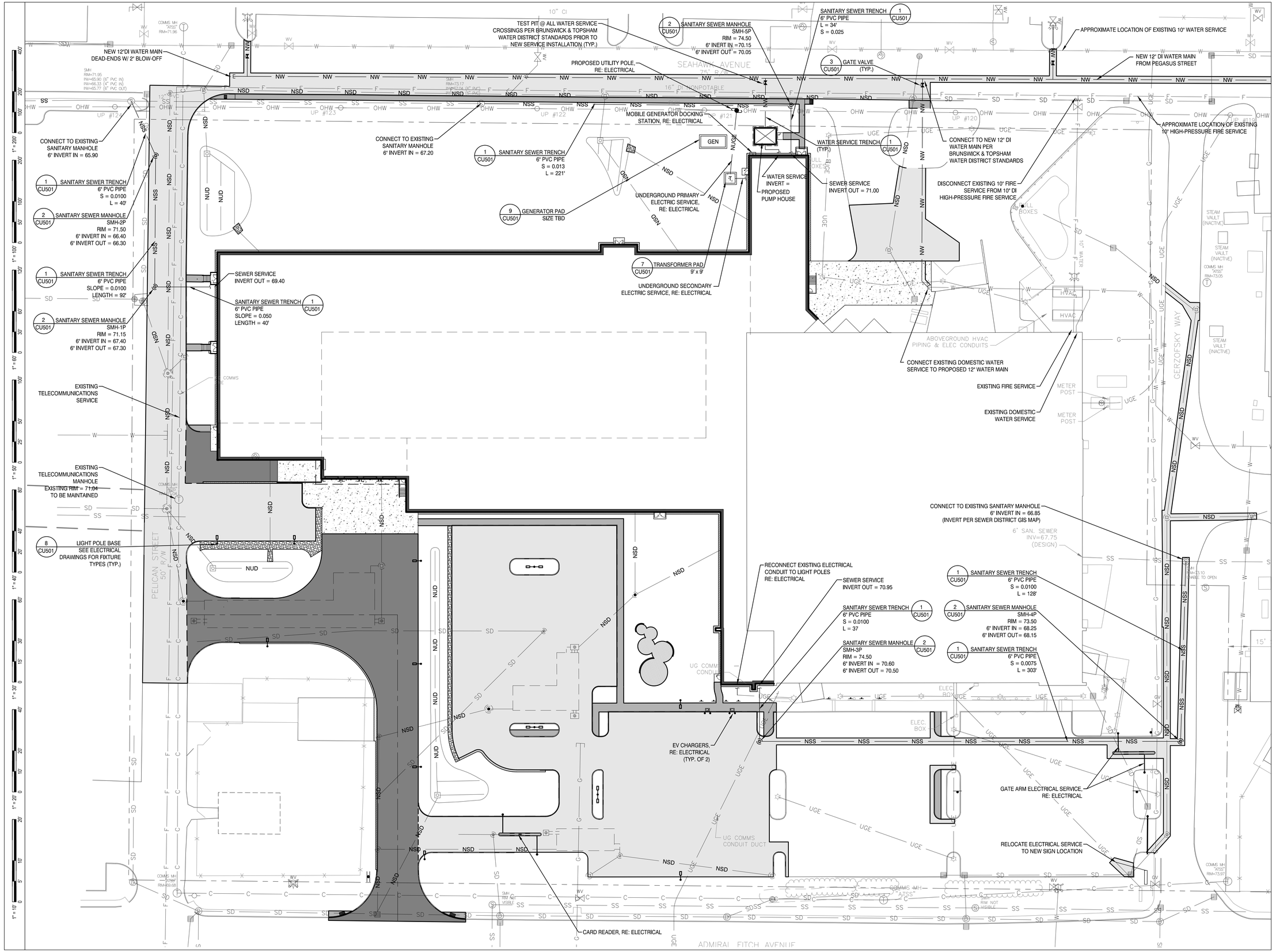

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12/18/25

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ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

UTILITY PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE: **1" = 30'** | DESIGNED BY: **WSM**

SMRT PROJECT #: **24040** | DRAWN BY: **SLM**

CU101

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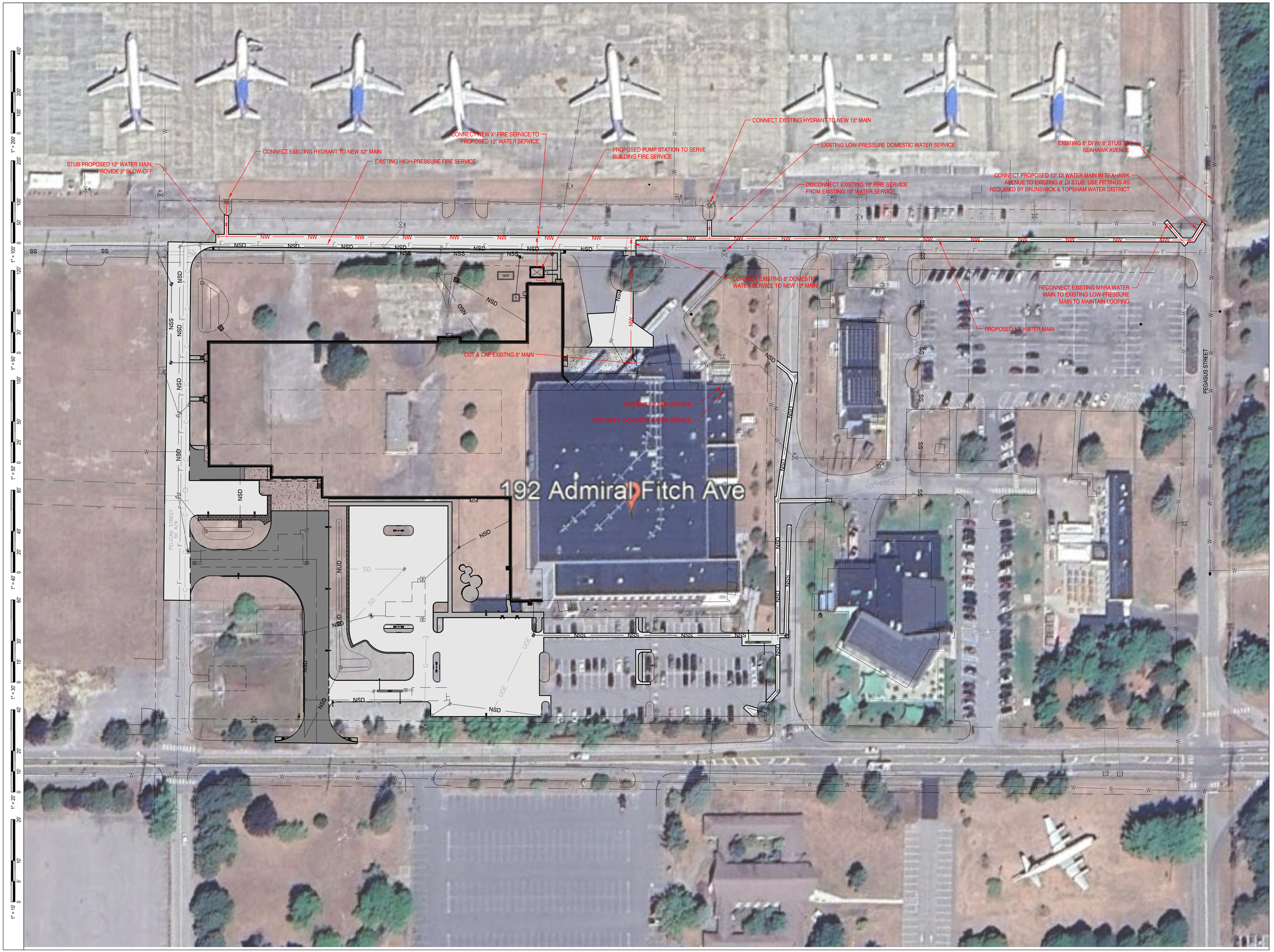

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ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

WATER MAIN PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.
Sheet is intended to be PRINTED IN COLOR

SCALE:	1" = 50'	DESIGNED BY:	WSM
SMRT PROJECT #:	24040	DRAWN BY:	SLM

CU102

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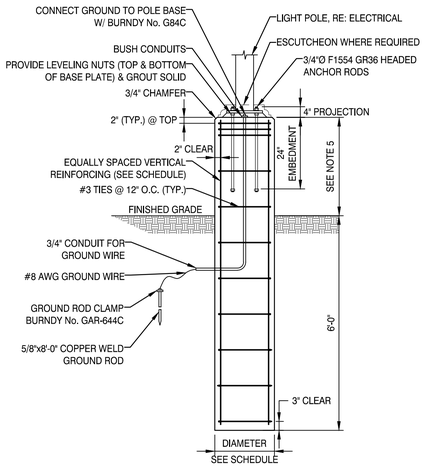
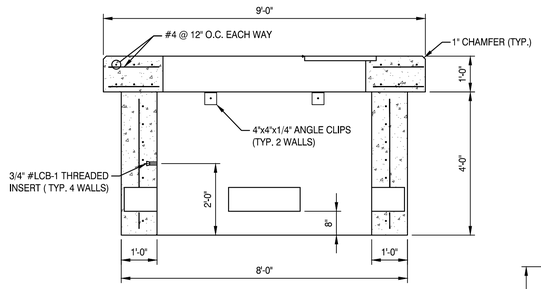


LIGHT POLE BASE SCHEDULE		
HEIGHT OF POLE (H)	PIER DIAMETER	VERTICAL REINFORCING
H≤ 12 FT	16"	(8) #5
12 FT < H ≤ 20 FT	20"	(12) #5
20 FT < H ≤ 30 FT	24"	(12) #6

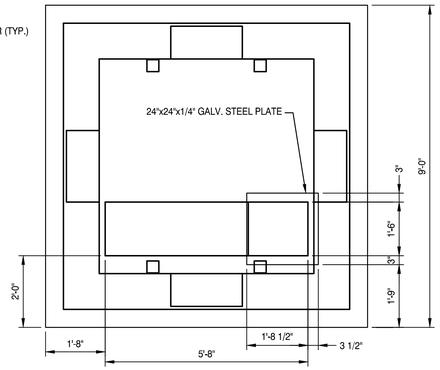
NOTES:
1. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4,500 psi AND AIR ENTRAINED.
2. MINIMUM ALLOWABLE SOIL BEARING CAPACITY TO BE 1,500 PSF.
3. CONCRETE SHALL BE NO MORE THAN 3'-0" ABOVE FINISHED GRADE.
4. PROVIDE SMOOTH FINISH.
5. POLES TO HAVE THE FOLLOWING REVEALS: 6 INCHES WHERE LOCATED IN PLANTING BEDS OR LAWNS; 36 INCHES WHERE LOCATED IN VEHICLE PAVEMENT; 2 INCHES WHERE LOCATED IN WALKWAYS.

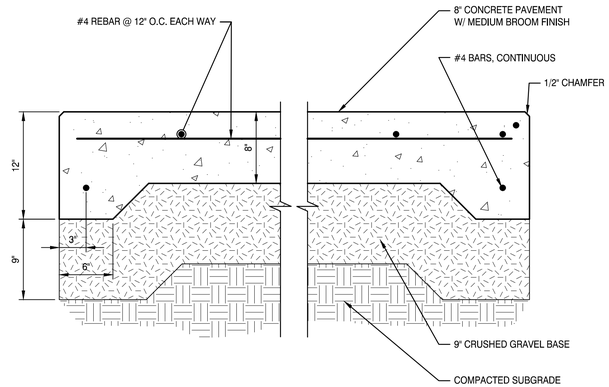
8 LIGHT POLE BASE
NOT TO SCALE



NOTES:
1. CONCRETE TO BE 5,000 PSI.
2. PAD AND REINFORCING TO BE IN ACCORDANCE WITH LOCAL UTILITY SPECIFICATIONS.
3. PROVIDE ONE 8" X 12" KNOCKOUT AT EACH WALL, MIN., OR AS REQUIRED.

7 TRANSFORMER PAD
NOT TO SCALE

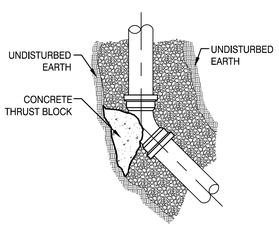




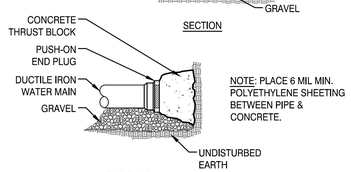
9 GENERATOR PAD
NOT TO SCALE

CONCRETE THRUST BLOCK SIZE REQUIREMENTS				
		SQ FT OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90° BENDS	45° BENDS	TEES AND PLUGS
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	9	12
	16"	26	14	19
	20"	40	22	28

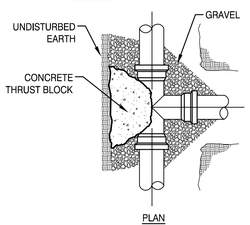
BASED ON SOIL BEARING PRESSURE OF 200 psf & 100 psi, LINE PRESSURE COMPACT COURSE TO FINE SANDS & CLAYS REQUIRE ENGINEERED BLOCKS. ENGINEERED BLOCKS WILL TYPICALLY REQUIRE REINFORCING STEEL OF #5 @ 12".



45° BEND

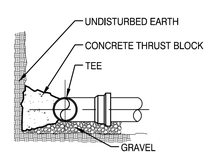


END PLUG



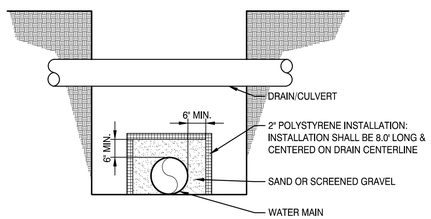
PLAN

4 THRUST BLOCKS
NOT TO SCALE



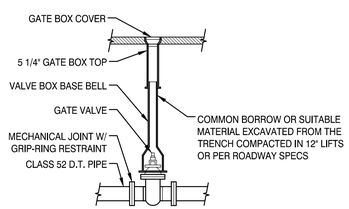
SECTION

NOTE: PLACE 6 MIL MIN. POLYETHYLENE SHEETING BETWEEN PIPE & CONCRETE.

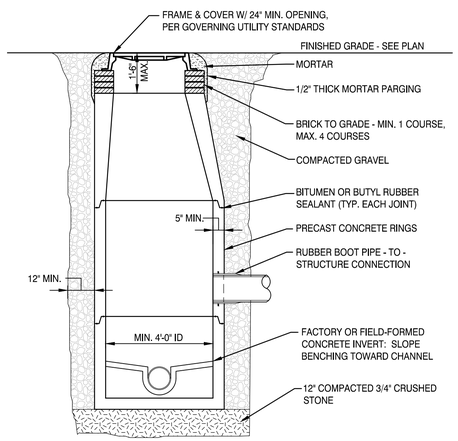


NOTE: INSULATION IS REQUIRED AT ALL DRAIN & CULVERT CROSSINGS THAT DO NOT PROVIDE A MINIMUM OF 18" OF VERTICAL SEPARATION.

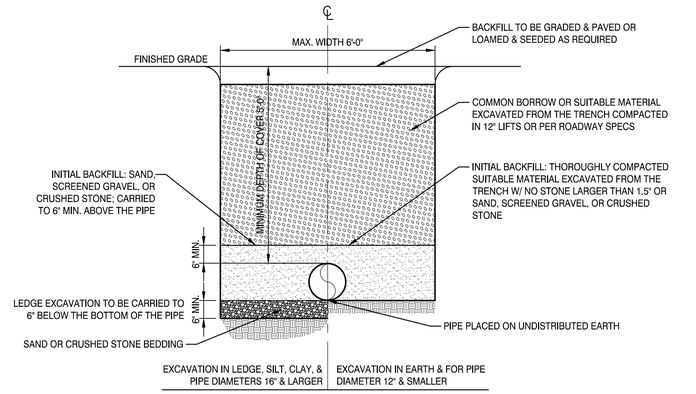
6 INSULATION DETAIL
NOT TO SCALE



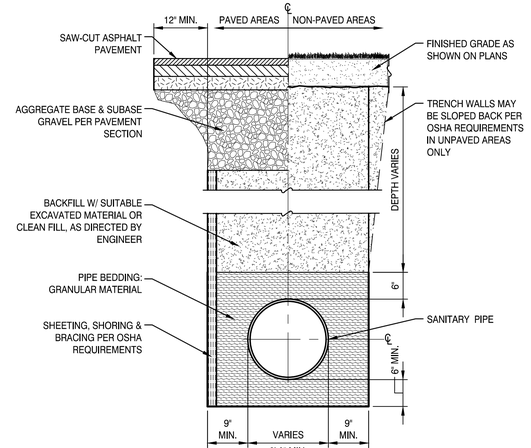
3 GATE VALVE
NOT TO SCALE



2 SANITARY SEWER MANHOLE
NOT TO SCALE



5 WATER SERVICE TRENCH
NOT TO SCALE



1 SANITARY SEWER TRENCH
NOT TO SCALE

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#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

UTILITY DETAILS

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SCALE: **NOT TO SCALE** | DESIGNED BY: **MAF**
SMRT PROJECT #: **24040** | DRAWN BY: **SLM**

CU501

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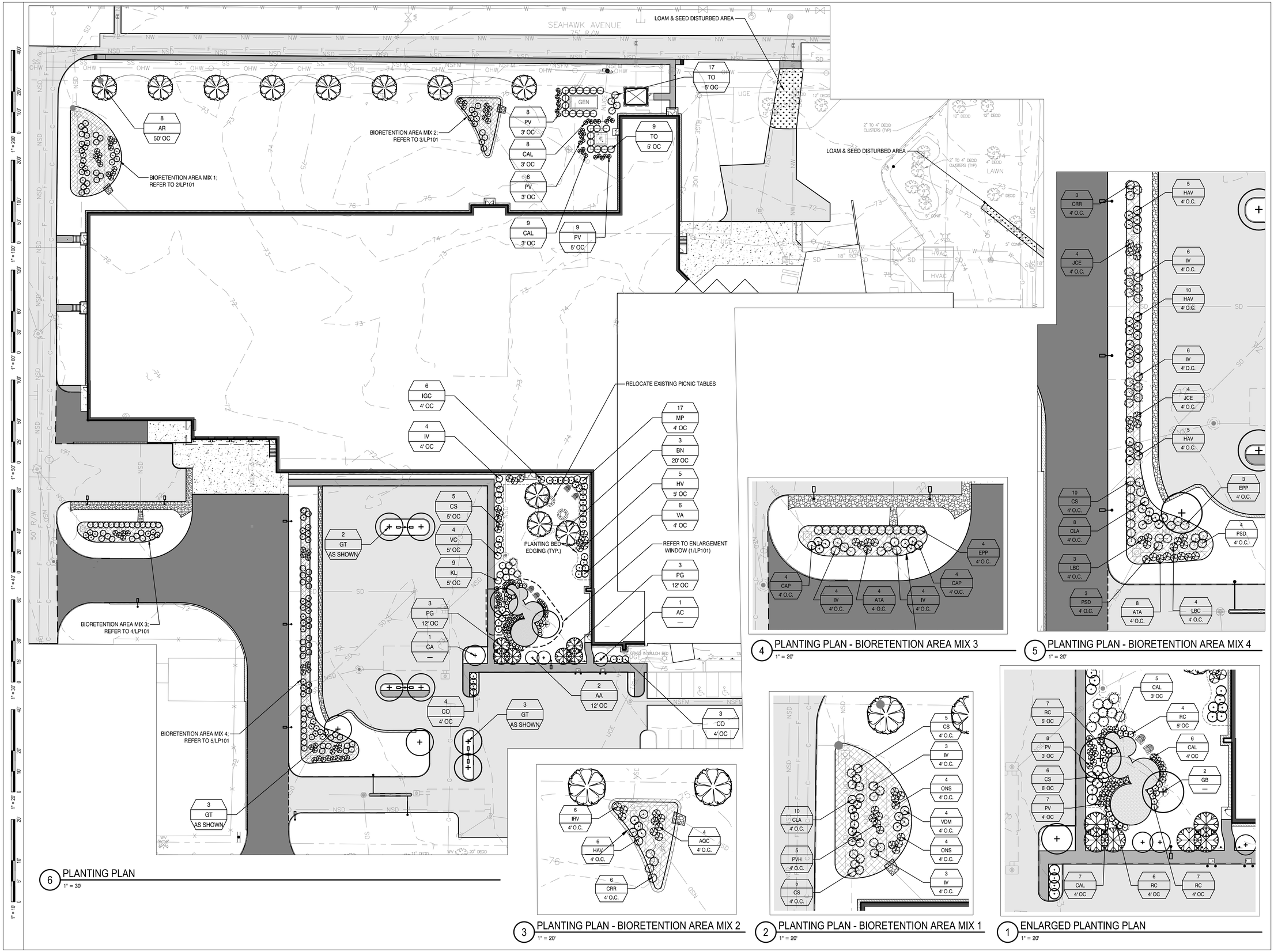

6 PLANTING PLAN
1" = 30'

3 PLANTING PLAN - BIORETENTION AREA MIX 2
1" = 20'

2 PLANTING PLAN - BIORETENTION AREA MIX 1
1" = 20'

4 PLANTING PLAN - BIORETENTION AREA MIX 3
1" = 20'

5 PLANTING PLAN - BIORETENTION AREA MIX 4
1" = 20'

1 ENLARGED PLANTING PLAN
1" = 20'

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TRUE NORTH

LICENSED LANDSCAPE ARCHITECT
KENNETH DAVID DOSTELLO
No. 5058
STATE OF MAINE
12-18-25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

PLANTING & LANDSCAPING PLANS

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SCALE:	1" = 30'	DESIGNED BY:	KDC
SMRT PROJECT #:	24040	DRAWN BY:	SLM

LP101

NOT FOR CONSTRUCTION

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES NOTED ON THE DRAWINGS AND THOSE GRAPHICALLY SHOWN SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE LANDSCAPE CONTRACTOR IS ADVISED THAT BELOW GROUND UTILITIES EXIST ON SITE, THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF OPERATIONS (SEE GENERAL NOTES REGARDING DIGSAFE). SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
3. ANY AND ALL PAVING, CURBING, UTILITIES, LAWNS, ETC., DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. LOCATIONS OF PROPOSED PLANTINGS AND BED LINES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. PLANTS SHALL BE PLACED NO CLOSER THAN ONE-HALF THE NOTED SPACING TO PAVEMENT EDGES, BED LINES, OR STRUCTURE FACES, UNLESS NOTED OR SHOWN OTHERWISE.
6. PLANT MASSES SHALL BE LAID OUT AND INSTALLED STARTING AT THE PRINCIPAL, FORM-DEFINING PERIMETER, THEN FILLING INWARD IN DOUBLE-ROW-STAGGERED FASHION, UNLESS NOTED OR SHOWN OTHERWISE.
7. ALL PLANTING BEDS INCLUDING TREE AND SHRUB PITS AS INDICATED SHALL RECEIVE 3" APPROVED CLEAN, UNIFORMLY GROUND OR SHREDDED PINE OR HEMLOCK BARK MULCH.
8. HE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON FINAL LAYOUT OF PLANT MATERIALS PRIOR TO STARTING PLANT INSTALLATION.
9. ALL PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. ALL PLANTING BEDS SHALL BE DEFINED BY A NEAT, SHOVEL-CUT BED LINE. BED LINES SHALL BE TRUE TO FORM AS SHOWN ON THE DRAWINGS, CONSISTING OF SMOOTH CURVES AND SHARP LINES AND CORNERS.
11. IF, BECAUSE OF CULTURE REQUIREMENTS, AVAILABILITY, OR OTHER CIRCUMSTANCES, THE LANDSCAPE CONTRACTOR BELIEVES A PARTICULAR PLANT CALLED FOR IS INAPPROPRIATE, THE LANDSCAPE CONTRACTOR SHALL REPORT THE SITUATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
12. ALL DISTURBED AREAS TO RECEIVE 6" TOPSOIL AND SEED.
13. ALL SOIL IN SHRUB/PERENNIAL BEDS SHALL BE OVER-EXCAVATED AND REPLACED WITH PLANTING SOIL TO DEPTHS INDICATED.

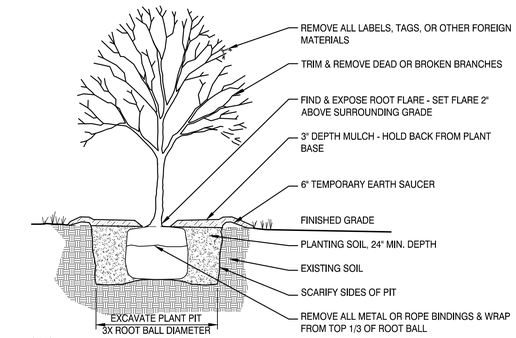
7 PLANTING NOTES

MARK	SCIENTIFIC NAME / COMMON NAME	CALIPER	MIN. SIZE HEIGHT	ROOT	REMARKS
BIORETENTION AREAS					
ATA	Athyrium angustum / Northern Lady Fern	#2	~	CONTAINER	
AQC	Aquilegia canadensis / Columbine	#2	~	CONTAINER	
CAP	Carex pensylvanica / Pennsylvania Sedge	#2	~	CONTAINER	
CLA	Clethra alnifolia / Summersweet Clethra	~	3.0'	CONTAINER	
CRR	Cornus racemosa / Gray Dogwood	~	3.0' - 4.0'	CONTAINER	
CS	Cornus sericea / Red-osier Dogwood	~	3.0' - 4.0'	CONTAINER	
EPP	Eupatorium purpureum 'Baby Joe' / Dwarf Joe Pye Weed	#2	~	CONTAINER	
HAV	Hammamelis virginiana 'Little Suzie' / Little Suzie Witchhazel	~	3.0' - 4.0'	CONTAINER	
IV	Ilex verticillata / Winterberry	~	3.0' - 4.0'	CONTAINER	
IRV	Iris versicolor / Blue Flag Iris	#2	~	CONTAINER	
JCE	Juncus effusus / Common Rush	#2	~	CONTAINER	
LBC	Lobelia cardinalis / Cardinal Flower	#2	~	CONTAINER	
ONS	Onoclea sensibilis / Sensitive Fern	#2	~	CONTAINER	
PVH	Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switch Grass	#2	~	CONTAINER	
PSD	Penstemon digitalis / Foxglove Beardtongue	#2	~	CONTAINER	
VDM	Vibernum dentatum / Arrowwood Viburnum	#3	3'	CONTAINER	

6 BIORETENTION AREA PLANTING SCHEDULE

MARK	SCIENTIFIC NAME / COMMON NAME	CALIPER	MIN. SIZE HEIGHT	ROOT	REMARKS
TREES					
AA	Amelanchier arborea / Downy Serviceberry	2.5" MIN.	-	B & B	
AC	Amelanchier canadensis / Eastern Serviceberry	2.5" MIN.	-	B & B	
AR	Acer rubrum / Red Maple	3.5" MIN.	-	B & B	
BN	Betula nigra / River Birch	3.5" MIN.	-	B & B	Multi-leader Specimens Only
CA	Cornus alternifolia / Pagoda Dogwood	2.5" MIN.	-	B & B	
GB	Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo	3.5" MIN.	-	B & B	Male Specimens Only
GT	Gleditsia triacanthos var. inermis / Thornless Common Honeylocust	3.5" MIN.	-	B & B	
PG	Picea glauca / White Spruce	-	10.0'-12.0' MIN.	B & B	
SHRUBS					
CO	Cephalanthus occidentalis / Buttonbush	-	3.0'	CONTAINER	
CS	Cornus sericea / Red-osier Dogwood	-	3.0'	CONTAINER	
HV	Hamamelis virginiana / American Witch Hazel	-	3.0'	CONTAINER	
IGC	Ilex glabra 'Compacta' / Compact Inkberry	-	3.0'	CONTAINER	
IV	Ilex verticillata / Winterberry	-	3.0'	CONTAINER	
KL	Kalmia latifolia / Mountain Laurel	-	3.0'	CONTAINER	
MP	Myrica pensylvanica / Northern Bayberry	-	3.0'	CONTAINER	
RC	Rosa carolina / Carolina Rose	-	3.0'	CONTAINER	
TO	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	-	4.0'	CONTAINER	
VA	Viburnum acerifolium / Mapleleaf Viburnum	-	3.0'	CONTAINER	
VC	Vaccinium corymbosum / Highbush Blueberry	-	3.0'	CONTAINER	
GRASSES					
CAL	Calamagrostis x acutiflora / Feather Reed Grass ' Karl Foerster'	-	2.0'	CONTAINER	
PV	Panicum virgatum / Switchgrass	-	2.0'	CONTAINER	

5 PLANTING SCHEDULE

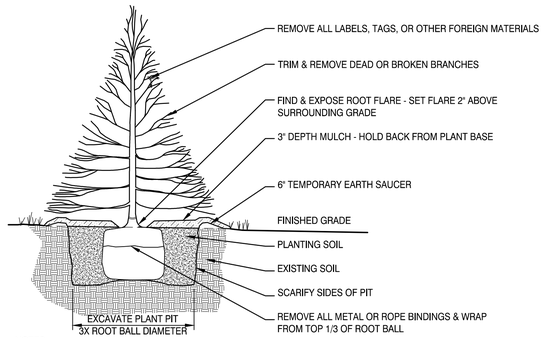


NOTES:

1. TREE TO BE SET PLUMB.
2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

4 DECIDUOUS TREE PLANTING

3/8"=1'

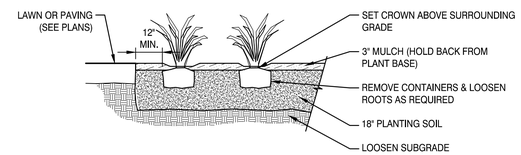


NOTES:

1. TREE TO BE SET PLUMB.
2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WIND/WEATHER CONDITIONS.
3. IF USING ROOT BALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS.

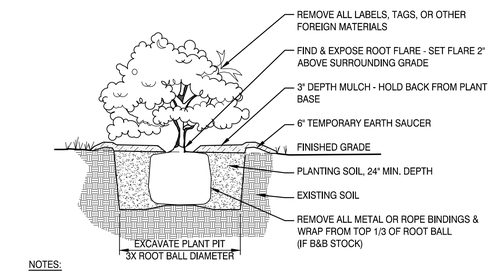
3 EVERGREEN TREE PLANTING

3/8"=1'



2 PERENNIAL SHRUB PLANTING

3/8"=1'



NOTES:

1. SHRUB TO BE SET PLUMB.

1 STANDARD TREE SHRUB

3/8"=1'

Mölnlycke®

MOLNLYCKE

BRUNSWICK EXPANSION

192 Admiral Fitch Avenue, Brunswick Landing, Brunswick, Maine

SMRT

SMRT, Inc.
75 Washington Ave., Suite 3A
Portland, Maine 04101

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LICENSED LANDSCAPE ARCHITECT
KENNETH DAVID MCGRELLO
No. 505B
STATE OF MAINE
12-18-25

#	REVISION	DATE
2	MAJOR DEVELOPMENT REVIEW	12-18-25
1	ISSUED FOR MRRA APPROVAL	12-4-25
0	ISSUED FOR DEP PERMITTING	10-31-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

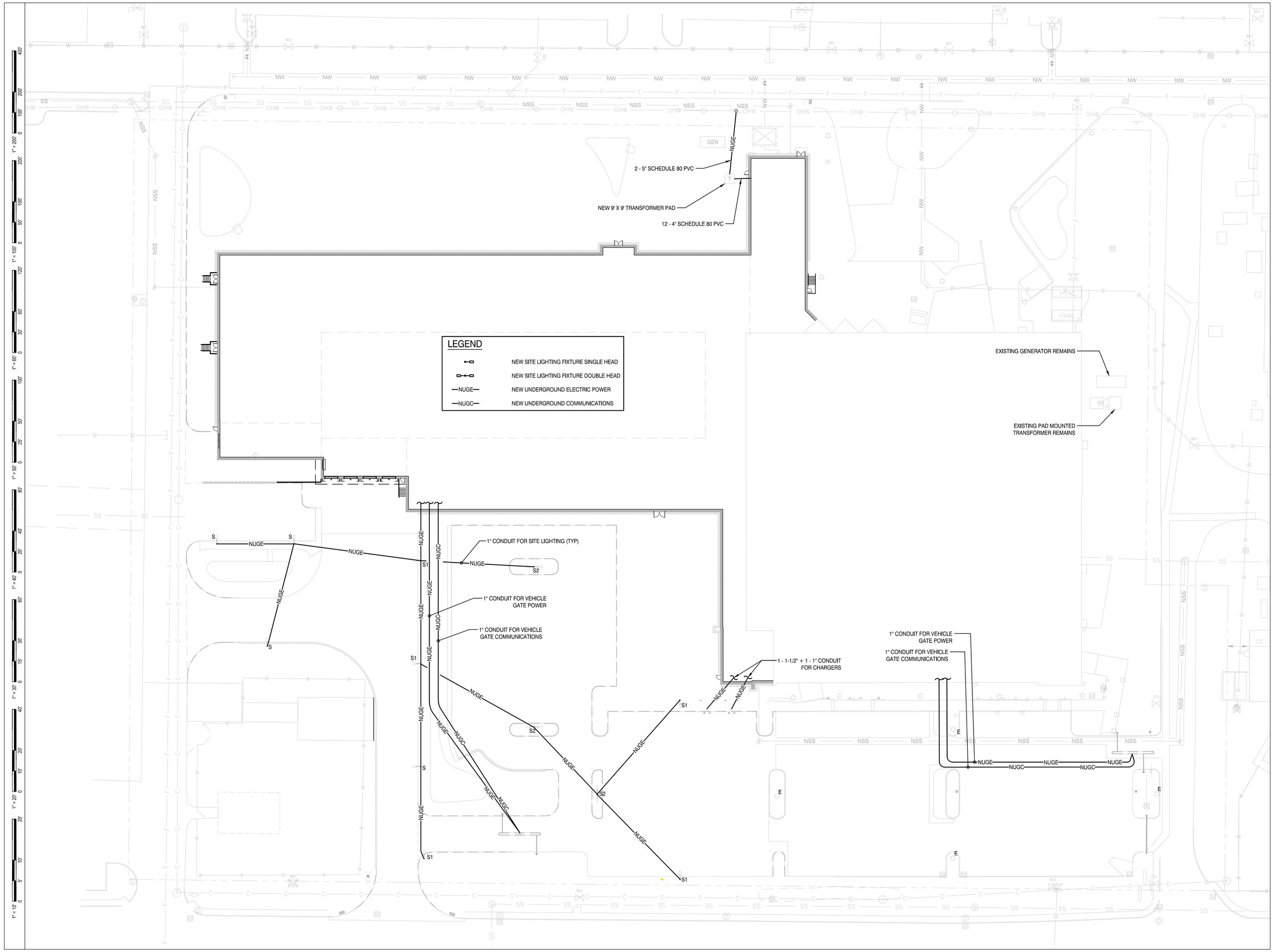
PLANTING DETAILS, NOTES, & SCHEDULE

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE: **NOT TO SCALE** | DESIGNED BY: **JM**
SMRT PROJECT #: **24040** | DRAWN BY: **SLM**

LP501

NOT FOR CONSTRUCTION



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TRUE NORTH

#	REVISION	DATE
1	MAJOR DEVELOPMENT REVIEW	12-18-25
0	ISSUED FOR MRRA APPROVAL	12-4-25

ISSUED FOR MAJOR DEVELOPMENT REVIEW

12-18-25

SHEET TITLE:

ELECTRICAL SITE PLAN

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR.

SCALE:	1" = 30'	DESIGNED BY:	WH
SMRT PROJECT #:	24040	DRAWN BY:	DVS

ES101

NOT FOR CONSTRUCTION

LEGEND

- OFFICE
- PRODUCTION
- PRODUCTION future fit up
- PRODUCTION SUPPORT
- QA
- SUPPORT
- UTILITIES
- VERTICAL CIRCULATION
- WAREHOUSE

NOT INCLUDED IN SCOPE

MIXER PART ROOM 240 SF
SILVER 566 SF
POLYMER / AQUEOUS 958 SF
CORRIDOR 979 SF
GOWNING 161 SF
SPRINKLER 94 SF
VERTICAL LIFT
FOAM LINES 5 & 6 PRODUCTION 11,837 SF
ROLL SLUICE 1,890 SF
VESTIBULE 199 SF
FOAM LINES 5 & 6 DRYERS 597 SF
FOAM LINES 5 & 6 DRY END 3,556 SF
SILVER PARTS & CLEANING 255 SF
SUPERVISOR OFFICE 226 SF
SLUICE 583 SF
SPRINKLER 112 SF
DESIGNATED PEDESTRIAN ACCESS
WALL OPENING
UTILITY 142 SF
ELECTRICAL 581 SF
QA - CONDITIONED AREA 523 SF
QA 1,018 SF
REF
DW
QA & PRODUCTION GOWNING 430 SF
WOMENS LOCKERS 157 SF
WOMENS TOILETS 100 SF
CORRIDOR 1,168 SF
MENS LOCKERS 428 SF
MENS TOILETS 184 SF
WAREHOUSE OFFICE 117 SF
EHS/PROD STORAGE 168 SF
TOILET 66 SF
TOILET 66 SF
BREAK ROOM 269 SF
(E) PALLETIZING SHIPPING 4,611 SF
(E) RECIEVING 3,238 SF
(E) TRIM WASTE 1,247 SF
(E) INCOMING MATERIAL STORAGE 3,450 SF
(E) WATER/CHILLER ROOM 697 SF
(E) BOILER ROOM 475 SF
(E) COMPRESSOR 422 SF
(E) LIFE SAFETY 105 SF
(E) ELECTRICAL ROOM 708 SF
WIP SLUICE 3,977 SF
REACTORS 638 SF
QUALITY CHECK 264 SF
REACTOR PARTS 172 SF
TDI 626 SF
PEG 1,534 SF
UNCONDITIONED TANK TRUCK FILL ZONE 1,941 SF
TOILET 78 SF
TOILET 78 SF
WAREHOUSE BREAK ROOM 225 SF
WAREHOUSE OFFICE 187 SF
WAREHOUSE 83 SF
TRASH COMPACTOR CHUTE
TRASH COMPACTOR
SCREEN WALL
CANOPY
WAREHOUSE 22,676 SF
SLUICE 829 SF
SILICONE WAREHOUSE 855 SF
POST-OP (FUTURE FIT-UP) 9,698 SF
PALLETIZING
SLUICE 532 SF
TEMP SLUICE 3,197 SF
TEMP SLUICE 3,197 SF
MAINTENANCE 401 SF
(E) STAIR 304 SF
(E) CLEANING 76 SF
(E) STAIR
(E) SILICONE 300 SF
(E) MENS 134 SF
(E) ALCOVE 134 SF
(E) CLEANING WOMENS 91 SF
(E) TOOLS 754 SF
(E) WASHING 299 SF
(E) SLUICE 753 SF
(E) WORKSHOP 2,061 SF
(E) PRODUCTION 25,506 SF
(E) CORRIDOR 363 SF
(E) CORRIDOR 281 SF
CANTEEN 1,371 SF
CLEAN AREA 234 SF
OF ROOM
(E) MDF 30 SF
MEETING/ TRAINING 350 SF
CORRIDOR 400 SF
WELLNESS 104 SF
MOTHERS 80 SF
(E) STAIR 2 303 SF
(E) VESTIBULE 52 SF
(E) WOMEN TLTS 240 SF
(E) MENS TLTS 240 SF
(E) WOMENS GOWNING 315 SF
(E) MENS GOWNING 315 SF
(E) WOMENS LOCKERS 371 SF
(E) MENS LOCKERS 377 SF
PRODUCTION OFFICE 869 SF
MENS LOCKERS 284 SF
(E) CORRIDOR 747 SF
(E) DOM 239 SF
(E) PRODUCTION OFFICE 217 SF
(E) VISITORS LOCKER 294 SF
(E) W TLT 130 SF
(E) M TLT 130 SF
(E) ELEC 86 SF
(E) JANITOR 84 SF
(E) LOWER ELEVATOR LOBBY 394 SF
(E) ELEV
(E) ELEV MACH 86 SF 49 SF
(E) COATS 31 SF
(E) STAIRS 266 SF
(E) CORRIDOR 385 SF
(E) COFFEE 161 SF
(E) CLOSET 25 SF
(E) STORAGE 106 SF
(E) RECEPTION 87 SF
(E) LOBBY 883 SF
(E) VESTIBULE 87 SF

386' - 2"
40' - 10"
38' - 6" | 17' - 9" | 20' - 9" | 22' - 4" | 22' - 4" | 17' - 2" | 5' - 1 1/2" | 22' - 3 1/2" | 22' - 3 1/2" | 22' - 3 1/2" | 18' - 6" | 18' - 6" | 18' - 6" | 12' - 10" | 5' - 8" | 14' - 10" | 5' - 8" | 6' - 2" | 21' - 3" | 21' - 3" | 13' - 10" | 18' - 4"
1' - 4" | 19' - 2" | 18' - 0" | 3' - 2" | 14' - 7" | 18' - 5" | 11' - 0" | 22' - 4" | 22' - 4" | 15' - 10" | 1' - 4" | 5' - 1 1/2" | 22' - 3 1/2" | 22' - 3 1/2" | 22' - 3 1/2" | 18' - 6" | 18' - 6" | 18' - 6" | 18' - 6" | 14' - 10" | 11' - 10" | 21' - 3" | 21' - 3"
15' - 7" | 2' - 8" | 14' - 5" | 13' - 6 1/2" | 2' - 7 3/4" | 10' - 2 1/2" | 10' - 2 1/2" | 10' - 2 1/2" | 10' - 2 1/2" | 20' - 5" | 16' - 6 3/8" | 20' - 5" | 20' - 5" | 20' - 5" | 6' - 9 9/16" | 29' - 8"
1' - 0" | 1' - 9" | 7' - 6 3/4" | 10' - 2 1/2" | 10' - 2 1/2" | 10' - 2 1/2" | 3' - 10 5/8" | 1' - 6 7/16"
38' - 11" | 26' - 7" | 26' - 0" | 19' - 0" | 16' - 3" | 4' - 1" | 3' - 5" | 9' - 7" | 8' - 1" | 4' - 11" | 2' - 1" | 1' - 2" | 1' - 11" | 6' - 6"
23' - 6" | 16' - 3" | 30' - 8" | 49' - 2 1/2" | 19' - 6" | 19' - 5" | 15' - 5" | 4' - 0" | 16' - 4 3/4" | 22' - 8 1/4" | 19' - 8" | 16' - 4" | 16' - 4" | 16' - 4" | 16' - 4" | 8 5/8" | 7' - 7 3/8" | 16' - 4" | 19' - 7" | 19' - 7"
8' - 6" | 9' - 2" | 8' - 2" | 8' - 2" | 8' - 2" | 16' - 4" | 16' - 4" | 2' - 8" | 16' - 11" | 19' - 7"

FLOOR PLAN - LEVEL 1

1" = 20'-0"

FLOOR PLAN - LEVEL 1

PROJECT EQUINOX
12-04-25

SMRT

LEGEND

- OFFICE
- PRODUCTION
- PRODUCTION SUPPORT
- SUPPORT
- UTILITIES
- VERTICAL CIRCULATION

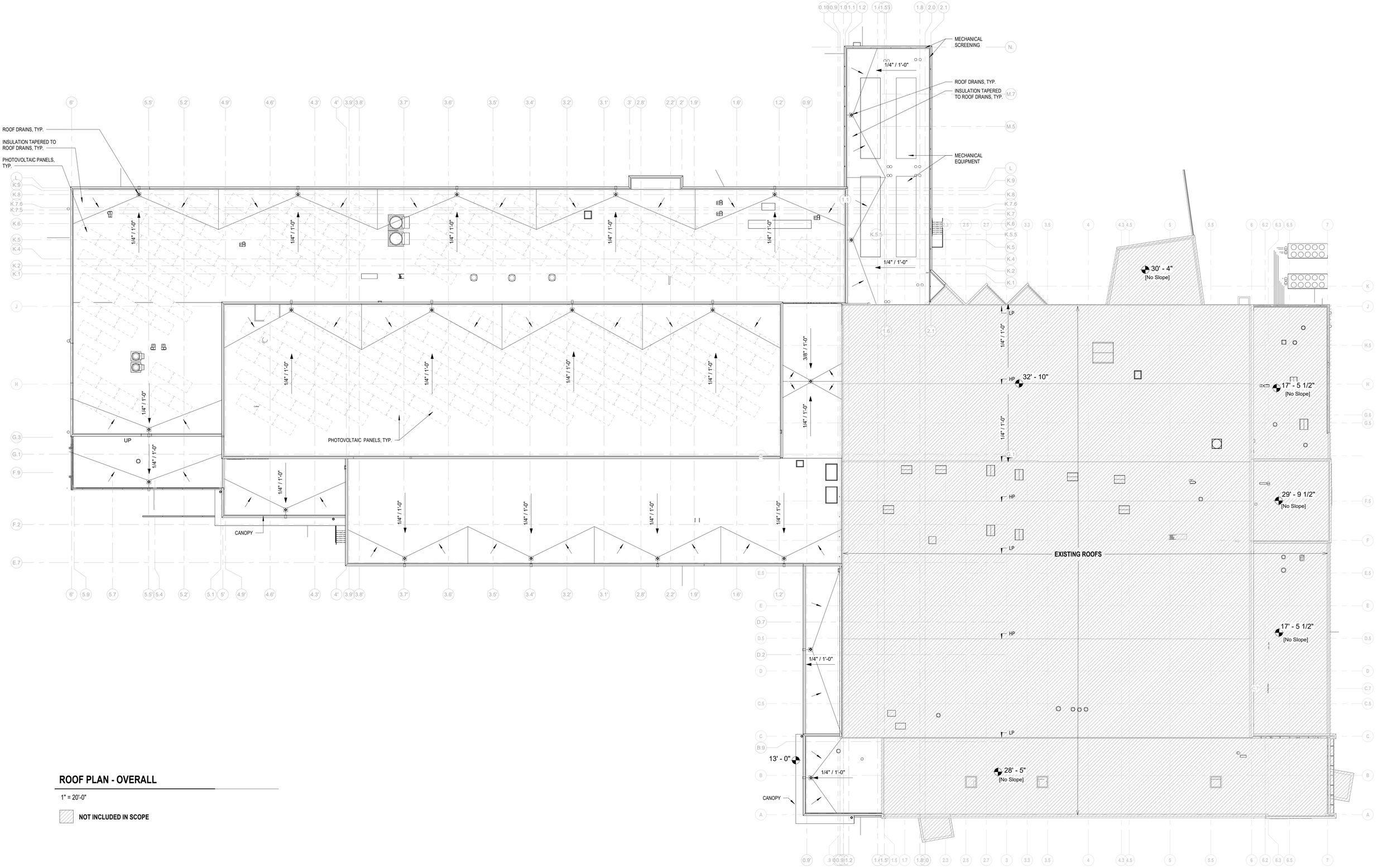
NOT INCLUDED IN SCOPE

OPEN TO CORRIDOR BELOW
OPEN TO ROOMS BELOW
SECOND FLOOR MECHANICAL 15,540 SF
17' - 0"
RACK MAINTENANCE 435 SF
IDF 120 SF
THERMO-FLUID UNITS 1,086 SF
OPEN TO DRYERS BELOW
MECHANICAL ROOM 1,925 SF
MECHANICAL SCREENING
ROOFTOP MECHANICAL EQUIPMENT
ROOF
ROOF
UP
MECH. EQUIPMENT PLATFORM 1,111 SF
15' - 0"
OPEN TO ROOMS BELOW
MECH. EQUIPMENT PLATFORM 719 SF
15' - 0"
ROOF
ROOF
OPEN TO BELOW
OPEN TO WAREHOUSE BELOW
OPEN TO BELOW
UP
MEZZANINE 3,916 SF
15' - 0"
OPEN TO PALLETIZING SHIPPING BELOW
MEZZANINE 1,772 SF
15' - 0"
OPEN TO BELOW
OPEN TO BELOW
(E) ROOF BELOW
(E) MECHANICAL 7,056 SF
15' - 0"
(E) COMM 64 SF
UP
(E) FILES 144 SF
R&D 641 SF
R&D 505 SF
UP
(E) STAIR 103 SF
(E) CORRIDOR 365 SF
(E) WALKABLE CEILING 15,823 SF
OPEN TO PRODUCTION BELOW
(E) ROOF BELOW
(E) WALKWAY BRIDGE 918 SF
ROOF
15' - 0"
OFFICE 120 SF
OFFICE 120 SF
OFFICE 117 SF
OFFICE 120 SF
OPEN OFFICE 930 SF
(E) SERVER/ MDF ROOM 246 SF
(E) HALL 196 SF
(E) OFFICE 117 SF
(E) HALL 1,165 SF
(E) PRIVACY ROOM 99 SF
(E) OPEN OFFICE 2,381 SF
(E) JANITOR 31 SF
(E) MEN 131 SF
(E) WOMEN 131 SF
(E) FILE ROOM 227 SF
(E) CONFERENCE 220 SF
(E) CONFERENCE 256 SF
(E) ELEV 68 SF
(E) UPPER ELEVATOR LOBBY 348 SF
(E) CORRIDOR 965 SF
OPEN TO BELOW
(E) STAIR 2 254 SF
(E) OFFICE 111 SF
(E) OFFICE 117 SF
(E) OFFICE 117 SF
(E) OFFICE 117 SF
(E) OFFICE 117 SF
(E) OFFICE 117 SF
(E) ADMIN ASSISTANT 132 SF
(E) OFFICE 227 SF

FLOOR PLAN - LEVEL 2

1" = 20'-0"

SMRT



ROOF PLAN - OVERALL

1" = 20'-0"

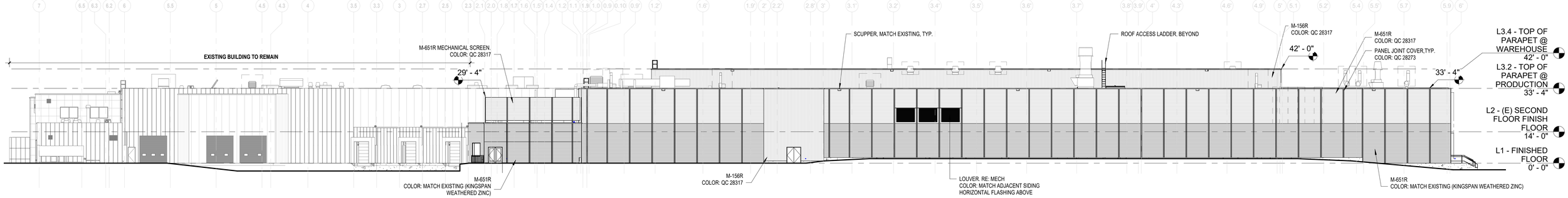
NOT INCLUDED IN SCOPE

ROOF PLAN

PROJECT EQUINOX

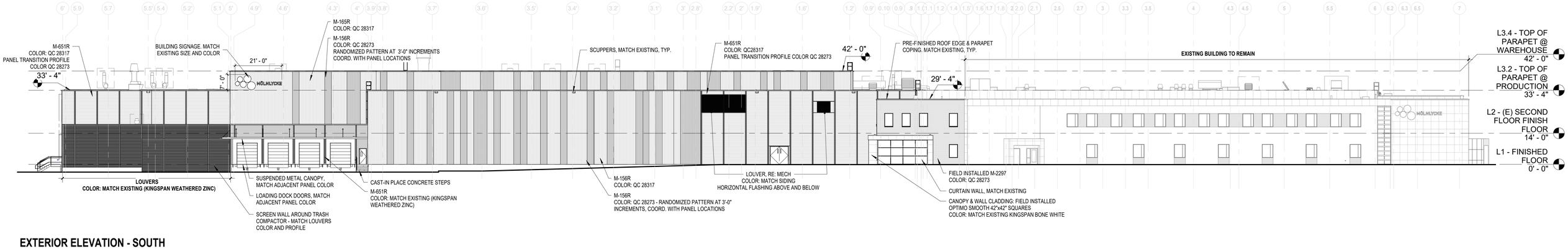
12-04-25

SMRT



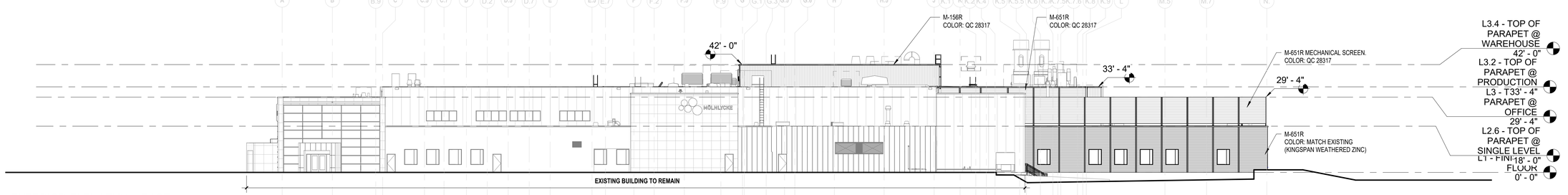
EXTERIOR ELEVATION - NORTH

1" = 20'-0"



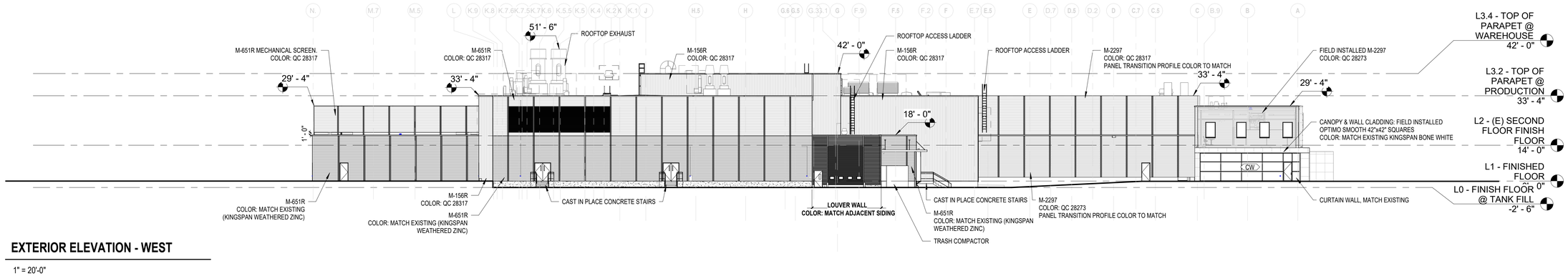
EXTERIOR ELEVATION - SOUTH

1" = 20'-0"



EXTERIOR ELEVATION - EAST

1" = 20'-0"



EXTERIOR ELEVATION - WEST

1" = 20'-0"

EXTERIOR ELEVATIONS

PROJECT EQUINOX

12-04-25

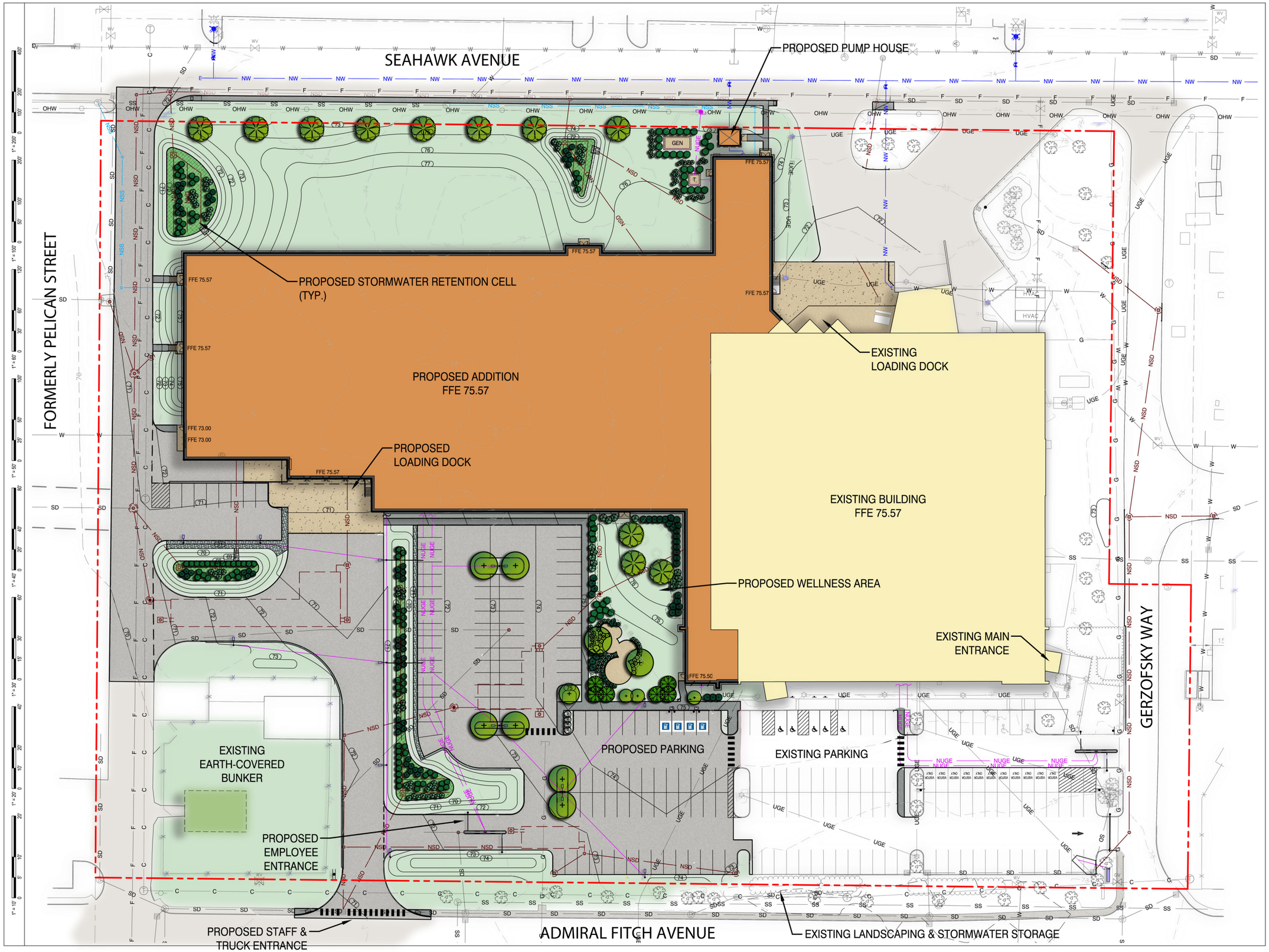
VIEW FROM ADMIRAL FITCH AVE

VIEW FROM PARKING LOT

EXTERIOR AXONOMETRIC

VIEW FROM PELICAN STREET

Renderings are for representation purposes only. Refer to contract documents for project requirements.



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BRUNSWICK EXPANSION

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TRUE NORTH

#	REVISION	DATE

SHEET TITLE:

SITE PLAN

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SCALE:	1" = 30'	DESIGNED BY:	WSM
SMRT PROJECT #:	24040	DRAWN BY:	SLM

R-1

NOT FOR CONSTRUCTION

From: christinefoster@yahoo.com
To: Matthew James
Subject: Public comment for Case No. 25-060 – Molnlycke Health Care
Date: Tuesday, January 13, 2026 12:42:25 PM

Mr. James,

I am a resident of Brunswick Landing and would like to express some concerns regarding Case No. 25-060 – Molnlycke Health Care, which is set for staff review on January 14, 2026.

As a neighbor, I'm aware of the ongoing Superfund/CERCLA investigation related to PFAS in the project area. It is concerning that this is not discussed in the permit application materials. I would like reassurance that the applicant is aware of this issue and that construction will be safely conducted to mitigate risks to the public.

The engineering report suggests that “the owner coordinate environmental requirements with MRRA.”

- Given that MRRA is not a regulatory body and is not conducting the PFAS investigation, what is the rationale for their consultation on these requirements?
- Has the applicant consulted with the Navy or EPA about contaminants on the property?
- Was permission from the Navy obtained before digging the test pits mentioned, as per land use controls?

It's known that there is contaminated groundwater in the area. As the application notes, groundwater lies very close to the surface (and that was during drought conditions), so there is a risk that excavated soil could be contaminated by this water.

- Have soil and groundwater samples been tested for PFAS, and will ongoing testing occur during construction (e.g., of soil and construction dewatering material)?
- Will the applicant commit to sharing any PFAS test results with the Town and the public?

Superfund land use controls prohibit the removal of soil from the parcel. The application does not seem to sufficiently describe how excavated soil will be managed, in light of this requirement. This has been a problem with other construction projects on Brunswick Landing, for example the tall soil piles visible from Admiral Fitch (across from Sandpiper and Pointe28 Apartments), which have remained uncovered and unfenced for over a year. I used to walk from my home to Wild Oats and Flight Deck, but no longer do so because there is often so much dust blowing around from those piles.

I'm concerned about a recurrence of this situation right next door to those businesses, both of which have popular outdoor dining.

- What measures will be taken to protect outdoor patrons from inhaling dust from excavated soil that may be contaminated (e.g., covering any excavated soil to mitigate dust)?
- Will fencing be installed to prevent children from climbing or accessing soil piles?
- What measures will be taken for aesthetics, to avoid unsightly soil piles next to outdoor dining businesses?
- Who will oversee these measures?

Additionally, I noticed that a groundbreaking ceremony for this project was held in September and attended by the Governor and other high-level officials, prior to permit application. I do hope that Town staff and the planning board will still be allowed to conduct an independent review, as they normally would.

Thank you,

Christine Foster

Brunswick

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From: Joel
To: Matthew James
Subject: Public Comment: Case No. 25-060 – Molnlycke Health Care
Date: Tuesday, January 13, 2026 6:04:48 PM

Mr. James,

As a neighbor of the proposed Molnlycke project on Brunswick Landing, I have a few general comments. The expansion of this successful existing business is ultimately one that will likely provide a net benefit to the Brunswick community. However, any project on Brunswick Landing comes with some inherent challenges, and I request that the Town make every effort to ensure that the planning for this project is comprehensive to address the substantial environmental risks that exist.

While there is some general discussion of Navy involvement for soil management in the packet, there is no mention of the site being located on a Superfund (CERCLA) location or the known reports of PFAS in groundwater on and near the site. As a resident that frequents this area, a robust plan to monitor, manage, and publicly report all potential environmental hazards encountered during construction has been lacking in other similar projects. Such a plan to improve public communication and transparency during construction is desperately needed for the many residents and businesses that are neighbors. For example:

- near real-time public reporting if PFAS-contaminated groundwater is encountered and any remedial steps taken as a result
- reporting the origin of any excavated soils and status of PFAS contamination
- if soil piles are being kept on the property, measures to ensure that the piles are properly covered so that any potential PFAS contaminants do not become airborne and impact nearby outdoor dining

While I appreciate that active oversight of many of these issues does not ultimately lie with the Town during construction, a proposal by the applicant that includes such efforts aimed at improving public communication would be very meaningful for the residents that will be impacted by construction. Without such public transparency and reassurances, I would be much less likely to frequent the wonderful outdoor dining options adjacent to the project (which I would sorely miss). I hope that these or similar suggestions will be incorporated to help ensure public safety.

Thank you,

Joel Widenor
Brunswick

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Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

DRAFT FINDINGS OF FACT
SKETCH PLAN MAJOR DEVELOPMENT REVIEW
PLANNING BOARD

CASE NUMBER:	25-047
PROJECT NAME:	Priority Park
LOCATION:	0 Katahdin Drive (Map 40, Lot 16I)
APPLICANT:	Priority Real Estate Group 2 Main Street Topsham, Maine 04086
REPRESENTATIVE:	Sitelines PA 19 Purinton Road, Suite A Brunswick, ME 04011
REVIEW DATE:	January 27, 2026
ZONING DISTRICT:	Growth Mixed-Use 7 (GM7)
OVERLAY ZONING:	N/A
NOTICE:	300-foot abutter notices sent 9/30/2025

I. PROJECT SUMMARY:

The proposed development consists of two 10,000 square foot buildings (Buildings 2 and 3) and one 45,000 square foot building (Building 4), all with associated infrastructure and parking and loading areas. Both 10,000 square foot buildings will have 32 parking spaces each, and the 45,000 square foot building will have 66. Existing utilities will be removed or relocated, stormwater infrastructure will be installed, and new water, sewer, electric, and natural gas will be run to the proposed buildings. Line Drive will be rebuilt to meet private road standards. Landscaping and hard-scaping will be installed for the benefit of employees.

The subject property is 18.96 acres and is currently developed with an existing 108,391 square foot building (Building 1) with 115 parking stalls and 4 loading docks. The applicant proposes subdividing the existing parcel into four total lots, with each existing and proposed building being located on separate lots.

The applicant has submitted a Sketch Plan Major Development Review application and is currently seeking direction from the Planning Board in accordance with all pertinent provisions of the Zoning Ordinance.

The Staff Review Committee (SRC) reviewed the Sketch Plan Major Development Review application on October 22, 2025, and minutes are attached for the Board's reference.

Due to concerns regarding the contamination of the former Brunswick Naval Air Station with PFAS, staff recommend that submitted materials be peer reviewed for compliance with all Federal standards for pollution control.

II. APPLICATION COMPLETENESS

Staff has reviewed the application and determined that it is complete.

Draft Motion #1:

That the Staff Review Committee concurs with staff's conclusion that the basic Sketch Plan Major Development Review application materials have been submitted and that the application is complete such that the Committee may proceed with substantive review of the application and identification of any further information required from the applicant.

Motion: **Second:** **Vote:**

III. SKETCH PLAN REVIEW

Staff has reviewed the submitted Sketch Plan with pertinent provisions of the zoning ordinance and is providing a summary of review comments and recommendations for the Board's consideration.

Zone:

The subject property is located within the Growth Mixed-Use 7 (GM7) Zoning District.

Use:

Table 3.2: Permitted Use Table for Growth Area Zoning Districts of the Zoning Ordinance designates retail sales and services as permitted uses in the Growth Mixed-Use 7 (GM7) District.

Dimensional and Density Standards:

The Town Codes Enforcement Officer has reviewed the application and determined that it complies with all the applicable dimensional and density standards for the Growth Mixed-Use 7 (GM7) Zoning District as established in *Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts* the Zoning Ordinance.

Access and Circulation:

Access to the site will be taken from Katahdin Drive and Line Drive. The applicants propose reconstructing Line Drive, which has intersections with Pegasus Street, Schooner Drive, and Admiral Fitch Avenue.

Internally to the site, connections will be made between Buildings 2 and 3 by way of a shared driveway off Line Drive, with parking to the rear of the buildings. The existing access for Building 1's loading area will be extended around either side of Building 4 to connect to Line Drive, with two rows of parking to the side of Building 4 and one row between Building 4 and Line Drive.

The laydown area behind Building 4 will utilize heavy duty pavement, while the rest of the development will use standard pavement. Line Drive will be brought to current road standards during its reconstruction.

IV. MOTION FOR APPROVAL:

Draft Motion #3:

That the Sketch Plan Application is approved.

Motion: **Second:** **Vote:**

V. ATTACHMENTS

A. Sketch Plan Major Development Review Application for Priority Park, dated Sept. 30, 2025
B. SRC minutes for October 22, 2025.

Town of Brunswick

PLANNING & CODES

Committee:	**Staff Review Committee**		
Date of Meeting:	10/22/2025	**Time:**	10:00 AM
Minutes Prepared By:	Lourdes Sanchez, Administrative Assistant	**Location:**	Town Hall, Council Chambers / Zoom

1. Purpose of Meeting *(Weekly meeting, Training, Workshop, etc.…)*

Weekly meeting

2. Attendance	
Staff:	Ryan Leighton, Director of Public Works Chrissy Adamowicz, Project Manager, Economic Development Sally Costello, Director, Economic and Community Development Trey Crews, Town Engineer Dennis Wilson, Town Arborist Matt James, Land Use Planner Jim Flood, Engineer, Water District Julie Erdman, Director of Planning and Development Taylor Lund, Code Enforcement Officer & Zoning Administrator Josh Shean, Deputy Fire Chief Ashley Charleson, Environmental Planner Todd Riddlon, Police Department Laura Smith, Project Engineer
Non-SRC Staff:	
Applicants:	Curt Neufeld, Priority Real Estate Group, Joe Martin
Public:	

3. Meeting Agenda

1. **<u>Case No. 25-047 – Priority Park:</u>** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Major Development Review Sketch Plan** application submitted by Priority Real Estate Group for two 10,000 square foot and one 45,000 square foot buildings. Each building will be located on a new lot. The subject property that is being divided is located on Katahdin Drive (Map 40, Lot 16I) and within the **Growth Mixed-Use 7 (GM7) Zoning District**.

4. Discussion, Decisions, Issues

Curt Neufeld: I'm Curt Neufeld with Priority Real Estate Group still in the project with Joe Martin, but scientist at Sightlines is also helping us out with the stormwater review. If the up on the screen, you can see the building at the top left, that's the Stark Building that's nearing completion right now. And then on the lower part Line Drive runs parallel to the bottom. We have two 10,000 square foot buildings with a shared entrance and then a 45,000 square foot building proposed, with parking front on the side and then a lay-down area at the back. I don't know if we'll mention how many potential clients at this point. Okay. With the access off Katahdin, so the interest we've had in the area our folks who might have truck traffic that anticipate we would use Allagash and Katahdin to get to the

backside of the parcel. We have loading docks available for them, laid out space. Commercial and office workers in the front.

This project would involve basically rebuilding Line Drive, which if you've been out there lately, you can see it well torn up from the utility work that's gone on. That would be rebuilt basically to private road standards, the 24-foot-wide pavement area. There's new water in that line, in that area. We will be installing some storm drainage that would connect it to the existing system. Now we submitted to DEP, we're having that reviewed by and said the DEP is regular folks just to try to keep the ball moving quicker. I was expecting comments from him on Monday. I told him he didn't have to work the weekend, so I don't have my comments, but we probably have our first round of comments back on that. The DOT analysis has been completed.

I think there's some minor changes because we went from four 10,000 square foot buildings to the arrangement that you see there. But we'll be getting permits from DOT and DEP for this project. And as noted, we'll submit the subdivision amendment with the final design. The sewer was installed by MRRA. That runs between the big and the small buildings, goes back to page north to the pump station that's been installed in the water line again now runs down what we call a Line Drive. We'll get a couple formalized easements from MRRA for or where Line Drive heads out to Admiral Fitch, just to do the width of what we're constructing right now. Line Drive is historically a 30-foot-wide easement and we're going to make it 50-foot wide so we can fit the road sidewalk. For sketch, that's about it. Of course, we've got landscaping and lighting in the works. We are happy to answer questions.

Dennis Wilson: Yeah, I'll be looking forward to the landscape plan. Some of the things that I noticed that I'd really like to see would be the stormwater basins landscaped into rain gardens, street trees along Line Drive, and then if these are going to be separate lots building three and building four, they'll need to be like an opaque or vegetative barrier between the two to, to filter out headlights. But other than that, that's all I got. Since they're greater than 30 parking spots, they'll need to be landscaped at the end of each row and landscape pylons too.

Ryan Leighton: I don't have any questions for this project.

Ashley Charleson: Hi. Thank you. I think the only comments are just when you resubmit just any, any communications or letters from wildlife agencies confirming their surveys of the property or oh, lack of awareness of whether or not there's anything of concern there. Erosion and sedimentation control plan and it's obviously too soon since you don't have it yet, but if you could preemptively avoid the use of photo degradable and tar based hydro mulching, I would be a pretty big fan of that. And that's, that's all I've got.

Laura Smith: I just wanted to point out on your plan sheet C3 under your general notes on your impervious area, you list the acres, but on square feet it also is zero. So just update the square footage to match the acreage there. And that, that's my only comment for now. Look for the stormwater management plan with the next submittal.

Todd Riddlon: No questions or comments.

Julie Erdman: This is just sketch but it was mentioned in the application that there's a request that final approval be conditioned on architecture being reviewed when the uses are confirmed. And I just wanted to say that staff isn't comfortable with that. It's standard in ordinance and it would need

MRRA design review. We would need to have something to review in order to approve it or we could table the project until that information comes in.

Curt Neufeld: In the past, we were able to condition it for Lot 11A next to Vivid. We had that all approved for a 20,000 square foot building, parking, everything with the condition that we come back to MRRA's design committee for architectural approval.

Julie Erdman: I can look into it, it is ultimately up to the Planning Board.

Curt Neufeld: I get what you're saying, but one of the benefits of getting these approved ahead of time is when customers come to look for a property, it gives us a competitive advantage. That customer, will just have to design their specific building and get design approval. Otherwise, we probably wouldn't be able to come in for final approval. We could go through Sketch, but we'd have to wait. We probably won't get all three customers at the same time. We couldn't come in at the same time with all three buildings.

Julie Erdman: I don't know how the Planning Board could call it complete without having that information, but I will. I think if there was something for the Board to look at and say, okay, you know, this is what it's going to look like and knowing that if it was going to change dramatically, it would need to come back.

Curt Neufeld: Yeah. That probably won't be a dramatic change, but there will be a change. What's the process after that? So, let's say that we do that, we give you an example of buildings. To the closest that we think that they'll be. We get it approved that way, but then we need to come back and make an amendment. Is that a Staff change, or do we need to go to the Planning Board?

Julie Erdman: If it's minor, then it would be a staff approval.

Julie Erdman: It would be nice to have a crosswalk in this area if people are going to be accessing the patio this way. Dennis had mentioned landscape islands. Over here it says that there's 18 parking spaces, but there's 23, so you would need an island here. And are these landscape islands in the middle of these?

Curt Neufeld: Yeah, they, they got hatched over, but I do have them in there.

Julie Erdman: And foundation plantings around the buildings would help a lot with the massing and softening the building. I couldn't tell if there were plantings there or if it is just drainage.

Curt Neufeld: It's a drip edge. We can get some plantings at the drip edge, but that's the way that roof is going to be ridge line north and south as you're looking at it. To collect the water, we just made about an eight- or 10-foot drip edge there. But there are ways to get plantings there, we'll look at that.

Julie Erdman: If we could get a copy of the FOST for the property as well - just electronically.

Matt James: I had one or two comments. I know we had talked in a previous meeting about whether or not the larger building could be on Line Drive or if that parking in front of it between Line Drive the building is, is needed. And it seems like that's still going to be the plan for now. No changes then.

C**urt Neufeld:** So, we don't know if we'll have that particular customer that had been interested, but for this type of building with some retail and warehouse, the customers or potential customers have been pushing hard for that parking. I think if we lose it, we would probably lose that particular type of customer for it.

Matt James: And I'm assuming you want that parking to be visible from the road…

Curt Neufeld: Well, yes, but it probably won't end up totally visible because we're going to build a building in front of it. So, it'll be blocked some from it, but we do plan on landscaping that retention area in front of it as well as street trees as Dennis mentioned earlier. There will be some.

Matt James: And my only other comment is on Maine Historic Preservation Commission approval for the project. Probably something should be done in this area. I know there's potentially some covenants regarding archeological materials for the property based on the deed. I did take a look at the original deed. I think it says it's from 2012. There's a covenant regarding archeological matters in the deed and pages 12 to 13 of the government source deed from 2021. I haven't taken a look at what those specifically are, but depending on what that says, we might have get extra approval from.

Curt Neufeld: Yeah, we don't need their approval. When you read it, what you'll see it says is that if we run into anything, then we have to stop the project and bring them in. But we haven't yet.

Matt James: We would just need a letter from Maine Historic Preservation Commission signing off on that.

Curt Neufeld: What are they signing off on?

Matt James: They just say if there's any known historical sites on the property and that if you find any materials that need to stop the project.

Curt Neufeld: And would you be okay if we had the letter from either Stark or Vivid? Which is in that area. I, the only reason I'm asking is I know right now that we take six to eight weeks to get a letter from my historical folks.

Matt James: We would just need it prior to final approval. We wouldn't need it for Sketch necessarily.

Curt Neufeld: We got a letter from them on Vivid and Stark.

Matt James: The Brunswick Landing area is adjacent to known historic archeological sites, obviously, and that entire area is considered sensitive. We do require that sign off and the project cannot be conditioned on that letter from the Historic Preservation Commission. We need to have it prior to the Board approving the project.

Taylor Lund: I was curious about how you estimated your parking needs, since their parking space requirements are based on use of the building, you don't have a use yet.

Curt Neufeld: Yeah, but we have ideas of the type of customers that come and look for those buildings, like the two small buildings. You look at those and go, well, if they're small office buildings, we need all that parking. If they're service buildings and we have garage doors on the side, half that parking lot will be parking for cars and the other half is going to be for delivery trucks and things to be

able to park at night. So, it's the likelihood that it's all going to be parking, just like it is, is probably small. But we'll need that much pavement to support delivery trucks and so forth that we need to park there.

Taylor Lund: Did you reference the parking requirement table?

Curt Neufeld: I did, I started with an office use. Any warehouse or contractor would be less. Yeah, so we met all those standards, and we usually exceed it, which is why it looks like there's so much there.

Taylor Lund: Do you have any idea how many stories the buildings might be? Because I know some of those requirements are based on gross floor area.

Curt Neufeld: The two 10,000 square foot buildings will be one story. The 45,000 square foot building will be two.

Trey Crews: Few comments on the site plan for things like Katahdin Drive, and Admiral Fitch and Line Drive you labeled the private road. Can you just label those as MRRA. And then Line Drive, can you label that as 'private to be retained by owner' just to make it clear of who owns what. And you mentioned earlier your cross-access easements, your maintenance agreements. Just make sure you have all those set up for Line Drive and the shared driveway for the two out parcels. I like how you did the shared drive, the two parcels out. You're doing a TMP with the state, so possibly just provide a short narrative discussing that. I believe you provided original trip generation truck estimates with that. Just include that, just so the Planning Board's aware that you're going through that process with the State to consider the traffic impact. Are you going to keep that parking on Line Drive?

Curt Neufeld: Yes.

Trey Crews: Okay. I would advise against having the stalls that line up with the drive, backing into an intersection - it's less than ideal.

Curt Neufeld: Trey, I have a question for you on that. So, we're trying to figure out exactly what Line Drives going to be. Whether it's going to be a, a private road or it's just going to be an access road. The reason I bring that up is MRRA has the end piece of Line Drive. I don't know that MRRA's going to resurface that and use that. They've got Jersey barriers now. They're blocking it off. The property next to it, what's that back road? Schooner? We've gotten rid of half of that road. MRRA got rid of the easement to that road, and then the building that Billy Moore owns is about to be sold. So that's not going to be a road. So, my thinking is, is that by the time we come to Final Approval, we may only bring Line Drive up just past that common driveway into those two buildings and end it because I have no place to go with it.

Trey Crews: In an ideal world, you'll be able to work out some sort of cross access maintenance agreement with MRRA. If you can't, it would be a dead-end road. You would need to provide a turnaround at the end of it.

Curt Neufeld: Well, we hopefully we will.

Trey Crews: That would be the contingency, I guess.

Curt Neufeld: And you'd be fine with that. And we would still build the road to the standard that we talked about. If you still want 50 feet and...

Trey Crews: Yeah, that private road standard, 50 foot right of way. I'd suggest the 24-foot drive aisle just because of possible truck traffic space.

Curt Neufeld: Trey, just to be clear, the spaces you're concerned about, the ones on Line Drive?

Trey Crews: The ones that would be in that intersection of the driveway.

Curt Neufeld: Yeah. Yeah. Okay. Yeah. Since we're constrained pretty much on all sides you are okay if we don't do a planning profile...

Trey Crews: When you submit a road plan, you are supposed to submit a profile sheet. So, I would ask that that be included. Your contractor would want any way to make sure you build it right. Make sure that they build it right too.

Sally Costello: I don't have any concerns; I do have some questions and comments. Julie kind of beat me to that about the Architectural. I feel very confident in what you do. Jim, your products are always very nice, but I just would encourage you, even though you're not in the Cook's Corner official area, to just look at those standards and try to meet those if you can. We want to raise that bar and keep that bar high in terms of all of the things that we're trying to achieve out there, including the access piece for pedestrians and bikes. My colleague will probably talk about that a little bit. But I did have a question about those. Just thinking through our market study and what kind of tenants might go there, what those buildings were, and Taylor asked that question. So, there is one story, 10,000 square buildings. Is the retail warehouse building, is that like a 30-foot clear? What, what's the ceiling height on that?

Curt Neufeld: We did look at Cook's Corner design standards for those lots. We put all the buildings on the road. We put the parking behind it. We have an outdoor space for tenants to be able to be there. They all have patios. It's a business park.

Sally Costello: Yeah. I really appreciate that because I know you're not in that official area, but the whole of Brunswick Landing is going to be merged into that whole of Cook's Corner. So, we want to make it walkable, bikeable for the community. Thank you for taking those extra steps to do that. I would just encourage you to stay in touch with us and make sure we can sort of help you with leads or just kind of work through what might be things that are in the way.

Chrissy Adamowicz: Similarly, just going to encourage you to look at the explore design standard. We appreciate the connectivity to the existing trail to the south.

Josh Shean: Just some minor comments for building four. You show that being a two-inch service, but I think that's coming off a T that's probably an eight-inch line. It's probably going to get fire service for the building, so if it's going to have domestic, it can come off one in front. I think there's two others in front of the building already. You can just show it coming off of one of those.

Todd Ridlon: I'm all set. No questions or comments.

Curt Neufeld: Alright. Yep. Looking at the plan, I see that I don't show benches along the walk that runs between us and Vivid. We've got benches, we've got a bike maintenance station, like we have

at Rusty Lantern that'll go up there. A couple of small parking parks that'll be there. We try to set it up to really add to that trail that goes around.

Matt James: Great. Do you guys have any other questions for us? Okay. It seems like some of these things can be addressed for final. Any, just gimme, let me know if you want to make any updates to anything, and then once I get anything, I'll get into for your next meeting.

MAJOR DEVELOPMENT REVIEW
SKETCH PLAN REVIEW APPLICATION
TOWN OF BRUNSWICK

PRIORITY PARK

TAX MAP 40N, LOT 16I
KATAHDIN DRIVE
BRUNSWICK, MAINE 04011

September 30, 2025

Prepared By

PRIORITY REAL ESTATE GROUP LLC

2 Main Street, Topsham, Maine 04086
207-837-6198 ▪ www.priorityrealestategroup.com

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PRIORITY REAL ESTATE GROUP LLC

September 30, 2025

Ms. Julie Erdman
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

RE: Sketch Plan Application
Priority Park
Katahdin Drive and Line Drive, Brunswick
Tax Map 40N, Lot 16I

Dear Julie:

Priority Real Estate Group, LLC, is pleased to submit the enclosed Sketch Plan Application, drawings, and supporting materials for the development of three (3) industrial buildings with associated parking, infrastructure, and landscaping at Brunswick Landing. Concurrently with the project, Lot 16I will be subdivided into four (4) new parcels. This letter summarizes the project to facilitate the review process. We respectfully request that the application fee of $16,250 be prorated and paid at the time each building returns for approval of the architecture.

PROPERTY

Priority Real Estate Group, LLC owns the parcel of land currently identified on Tax Map 40N as Lot 16I. The parcel is also identified as 11A on the Brunswick Landing subdivision plans. The parcel contains 18.96 acres. The property is in the Growth Mixed-Use 7 (GM7) Zoning district, in which Contractor's Space, Industry, Warehousing, and Storage are permitted.

A 106,391 s.f. building was approved in September 2024 (Case 24-026) and is under construction. The current application is for approval of three (3) additional buildings, each having a new lot. No uses or tenants are proposed at this time. It is requested that final approval be conditioned on the architecture being reviewed and approved when the uses are confirmed.

There are some abandoned utilities within the building area that will be removed as necessary. Other utilities near Line Drive may need to be relocated and will be coordinated with MRRA.

PROJECT DESCRIPTION

The proposed project consists of the construction of three (3) buildings on three new lots, associated parking, infrastructure, and landscaping. The lots are identified as P1-P4.

Lot	Area (AC)	Proposed Bldg	Proposed Spaces
P1	10.24	106,391 s.f.	108 (5 ADA)
P2	1.10	10,000 s.f.	32 (2 ADA)
P3	1.32	10,000 s.f.	32 (2 ADA)
P4	6.60	45,000 s.f.	66 (3 ADA)

An application for a subdivision amendment will be filed with the final application; however, a preliminary Subdivision Plan is enclosed for consideration. The parcels will be accessible from Katahdin Drive and Line Drive, both of which are private roads.

The buildings will be constructed and occupied as uses are identified. All buildings will have an outdoor area for employees that will include a hard-scape patio and green space.

This project is anticipated to generate more than 100 passenger car equivalent (PCE) trips during peak traffic hours, which will require a Traffic Movement Permit (TMP) from the Maine Department of Transportation (MaineDOT). We have engaged Sewall to prepare the necessary applications and obtain the permit. A copy of the permit application is enclosed.

Each lot will have dedicated best management practices (BMPs) and detention systems for the collection and treatment of stormwater. The project will require an amendment to the Stormwater Law Permit from the Maine Department of Environmental Protection (MDEP) issued for Building #1. Based on previous projects approved in Brunswick, although the project results in more than three (3) but less than 10 acres of impervious areas, since the Town of Brunswick has Site Capacity, the project will remain a Stormwater Management Law permit for the purposes of MDEP permitting.

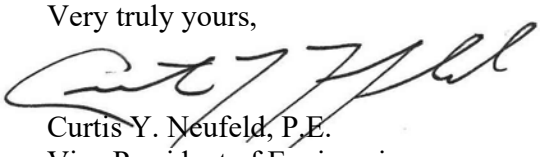
The Midcoast Regional Redevelopment Authority will review the proposed architectural designs and will be included with the utility districts in the design and approval of the utility extensions.

The Navy and MDEP will review the design of the monitoring wells on-site. However, the Finding of Suitability to Transfer (FOST) report does not identify any restrictions for industrial uses.

Water, sewer, electric, and natural gas utilities will be extended to the parcels from the adjacent roads. New storm drain infrastructure will be constructed in Line Drive as part of the project.

We look forward to presenting the project to the Planning Board at their meeting on October 28, 2025, to obtain their feedback before finalizing the design. If you have any questions, please don't hesitate to call or email me at cneufeld@priorityrealestategroup.com.

Very truly yours,



Curtis Y. Neufeld, P.E. SEAL
Vice President of Engineering

Enclosures

cc: Daniel Stevenson, Midcoast Regional Redevelopment Authority

PRIORITY REAL ESTATE GROUP LLC

A

Application Form & Checklist

Attachment A
Application Form & Checklists

A completed copy of the Site Plan Review Sketch Application Form and the Checklist are enclosed.

DEVELOPMENT REVIEW
APPLICATION

1. Development Review application type (refer to **Appendix D**):

	Minor Development Review
✔	Major Development Review: **Sketch Plan**
	Major Development Review: **Final Plan**
	Major Development Review: **Streamlined Final Plan**

2. Project Name: Proirity Park

3. Project Applicant
   - Name: Priority Real Estate Group, LLC
   - Address: 2 Main Street
     Topsham, ME 04086
   - Phone Number: 207-837-6198
   - Email: info@priorityrealestategroup.com

4. Property Owner (if different than applicant)
   - Name: Priority Real Estate Group, LLC
   - Address: 15 Terminal Road Suite 200
     Topsham, ME 04086
   - Phone Number: (207) 837-6198
   - Email: jhoward@priorityrealestategroup.com

5. Authorized Representative
   - Name: Curtis Neufeld
   - Address: 2 Main Street
     Topsham, ME 04086
   - Phone Number: 207-837-6196
   - Email: cneufeld@priorityrealestategroup.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:
   1. Surveying: Haley Ward
   2. Geotechnical: Summit Geoengineering Services
   3. Traffic: Sewall

7. Physical location of property: Easterly of Katahdin Drive

8. Lot Size: 18.96 acres

9. Zoning District: General Mixed-Use 7 (GM7)

10. Overlay Zoning District(s): _____

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?

Deeds

12. Assessor's Tax Map 40 Lot Number 16I of subject property.

13. Brief description of proposed use/subdivision: Refer to Cover Letter

14. Describe specific physical improvements to be done: Refer to Cover Letter

Property Owner Signature: (AGENT) Date: 9-30-2025

Property Owner Name Printed:
Curtis Y. Neufeld, PE, VP Engineering

Applicant Signature: Date: 9-30-2025

Applicant Name & Title Printed:
Curtis Y. Neufeld, PE , VP Engineering

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in Appendix D of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Sketch Plan
General	Application form and fee	X
	Name of development	X
	Existing zoning district and overlay designations	X
	Location map	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X
	Documentation of Right, Title and Interest	X
	Draft performance guarantee or conditional agreement	P
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X
	Existing easements associated with the development	X
	Existing locations of sidewalks	X
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X
Proposed Development Plan	Number of lots if a subdivision	X

Attachment B
Right, Title, & Interest

A copy of the deed for the parcel is enclosed

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT

(Maine Statutory Short Form)

DLN: 0-002-128-253

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY, a body corporate and politic and a public instrumentality of the State of Maine, with a mailing address of 15 Terminal Road, Suite 200, Brunswick, Maine 04011 ("GRANTOR"), for consideration paid, grants to **PRIORITY REAL ESTATE GROUP, LLC**, a Maine limited liability company, with a mailing address of 2 Main Street, Topsham, Maine 04086, ("GRANTEE"), with Quitclaim Covenant, the premises, together with any improvements located thereon, situated in the Town of Brunswick, County of Cumberland, and State of Maine, more particularly described as follows:

> See attached Exhibit A, (the "Property"), together with the perpetual rights and easements appurtenant thereto described on the attached Exhibit B, all of which is conveyed subject to and benefitted by certain terms, restrictions, easements, notices, reservations, conditions and covenants as referenced on the attached Exhibit C.

Being a portion of the property conveyed to Grantor by those certain Quitclaim Deeds of the United States of America, acting by and through the Secretary of the Navy, Naval Facilities Engineering Systems Command, Base Realignment and Closure Program Management Office East, Philadelphia, PA ("Government") dated September 20, 2012 and recorded in the Cumberland County Registry of Deeds ("Registry") in Book 30069, Page 1, dated September 28, 2021 and recorded in the Registry in Book 38735, Page 1 (hereinafter collectively, the "Government Source Deeds" and each a "Government Source Deed").

[Signature pages to follow]

IN WITNESS WHEREOF, Midcoast Regional Redevelopment Authority has caused this instrument to be executed by Herman Nichols, the Chair of the Board of Trustees, hereunto duly authorized, as of the 19th day of November, 2024.

WITNESS:

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY

By: _____
Herman Nichols
Its: Chair of the Board of Trustees

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. November 19, 2024

Then personally appeared the above-named Herman Nichols, Chair of the Board of Trustees of Midcoast Regional Redevelopment Authority, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Midcoast Regional Redevelopment Authority.

Before me,

_____
~~Notary Public~~/Attorney at Law
Print name Robert M. Linnell
My commission expires N/A

IN WITNESS WHEREOF, Priority Real Estate Group, LLC has caused this instrument to be executed by James G. Howard, its Manager, hereunto duly authorized, as of the 19 day of November, 2024 evidencing its acceptance thereof and its agreement to be bound by all the terms and provisions thereof.

PRIORITY REAL ESTATE GROUP, LLC

By: _____
James G. Howard
Its: Manager President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. November 19, 2024

Then personally appeared the above-named James G. Howard, Manager of Priority Real Estate Group, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

Before me,

_____
~~Notary Public~~/Attorney at Law
Print name Shawn K. Bell
My commission expires N/A

Exhibit A

Lot 11A

All of Lot 11A as shown on a plan entitled "Amended Subdivision Plan – Lot 11A, Final Subdivision Plan – Phase 1, Brunswick Landing, Brunswick, Cumberland County, Maine", dated June 17, 2024 and revised through September 30, 2024, prepared by Haley Ward, and recorded in in the Cumberland County Registry of Deeds (the "Registry") in Plan Book 224, Page 401 on October 17, 2024 (the "Lot 11A Plan"), to which plan reference is made for a more particular description of said Lot 11A. Lot 11A is hereby conveyed subject to all conditions, requirements, and easements set forth or referred to on the Lot 11A Plan.

Lot 64

All of Lot 64 as shown on a plan entitled "Amended Subdivision Plan – Lot 64, Brunswick Landing Subdivision – Phase IV, Brunswick Landing, Brunswick, Cumberland County, Maine", dated June 13, 2024 and revised through September 4, 2024, prepared by Haley Ward, and recorded in the Registry in Plan Book 224, Page 399 on October 17, 2024 (the "Lot 64 Plan"), to which plan reference is made for a more particular description of said Lot 64. Lot 64 hereby conveyed subject to all conditions, requirements, and easements set forth or referred to on the Lot 64 Plan, including without limitation:

(a) A certain thirty (30) foot wide easement reserved by the Midcoast Regional Redevelopment Authority for pedestrian and vehicular access for use by MRRA and the general public and for the installation, maintenance, repair and replacement of utility infrastructure, lines and equipment over, under and through that portion of the Property depicted as the "30' Wide Easement Area to M.R.R.A. for Utility Maintenance and Access" on the Lot 64 Plan; and

(b) A certain sixty (60) foot wide easement reserved by the Midcoast Regional Redevelopment Authority for pedestrian and vehicular access by the general public and for the installation, maintenance, repair and replacement of utility infrastructure, lines and equipment over, under and through the portion of the Property associated with the future development of the area referred to on the Lot 64 Plan as EDC-17, said area being depicted as "Access and Utility Easement Retained by M.R.R.A. for Lot 63 and Further Development of EDC-17" on the Lot 64 Plan.

Lot 65

All of Lot 65 as shown on Drawing C-2 of the plan set entitled "Amended Subdivision Plan, Brunswick Landing Subdivision–Phase IV, Admiral Fitch Avenue, Brunswick Landing, Brunswick, Cumberland County, Maine", dated April 16, 2021, prepared by Wright-Pierce, and recorded in in the Cumberland County Registry of Deeds (the "Registry"), recorded in Plan Book 221, Page 475 through 477 on October 17, 2024 (the "Lot 65 Plan"), to which plan reference is made for a more particular description of said Lot 11A. Lot 65 hereby conveyed subject to all conditions, requirements, easements or conditions set forth or referred to on the Lot 65 Plan and the Lot 64 Plan, including without limitation: a certain thirty (30) foot wide easement reserved by the Midcoast Regional Redevelopment Authority for pedestrian and vehicular access for use by MRRA and the general public and for the installation, maintenance, repair and replacement of utility infrastructure, lines and equipment over, under and through that portion of the Property depicted as the "30' Wide Easement Area to M.R.R.A. for Utility Maintenance and Access" on the Lot 64 Plan.

Exhibit B

The GRANTOR hereby grants to the GRANTEE (a) perpetual rights and easements for pedestrian and vehicular access to and from the Property, as described on Exhibit A to this Quitclaim Deed with Covenant (hereinafter sometimes referred to as the "Property"), for the benefit of the GRANTEE, the GRANTEE's agents, employees, guests, and invitees and for the general public, (b) and perpetual rights and easements for the installation, maintenance, repair and replacement of stormwater facilities and of utilities including, but not limited to, sewer lines, power lines, water lines, telephone lines, cable television lines and other communication and data lines, above and below ground, to serve the Property, said perpetual rights and easements hereinabove described to be over, upon, under and through that portion of the GRANTOR's property in Brunswick, Cumberland County, Maine, upon which are situated the existing roads and sidewalks and the presently existing stormwater facilities and presently existing utility facilities serving the Property. GRANTEE shall have the right to enter upon the GRANTOR's Property for purposes of exercising its rights hereunder. Notwithstanding the foregoing, the GRANTOR shall have the right to relocate and/or discontinue any of said roads, sidewalks, presently existing stormwater facilities and presently existing utility facilities so long as any such relocation or discontinuance does not result in the GRANTEE's receiving less than comparable vehicular and pedestrian access or stormwater or utility services, and provided that the activities involved in constructing or making any such relocation shall not unreasonably interfere with the Grantee's and Grantee's agent's, employees', guests', and invitees' use of the Property.

By acceptance of this Quitclaim Deed with Covenant, the GRANTEE agrees for itself and its successors and assigns to properly and professionally undertake all work permitted hereunder within the above-described areas only with the prior written consent of the GRANTOR or the GRANTOR's successors and assigns which consent shall not be unreasonably withheld, conditioned or delayed, at the GRANTEE's sole cost and expense and, following the completion of any such work within such areas and the disturbance of the such areas including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTEE in such reasonable manner so as to minimize the disruption of the activities of the GRANTOR and its successors and assigns on the MRRA Properties, as hereinafter defined. GRANTOR covenants and agrees to maintain and repair in a commercially reasonable manner all electrical distribution infrastructure and water and sewer lines owned by the GRANTOR that provide service to the Property, and nothing herein shall be deemed to waive the obligations of the GRANTOR to maintain and repair in a commercially reasonable manner any electrical distribution infrastructure and water and sewer lines owned by the GRANTOR that provide service to the Property. In addition, GRANTOR agrees, for itself, and its successors and assigns, to maintain in a commercially reasonable manner all roads, sidewalks (including without limitation snowplowing and winter salting/sanding of such roads and sidewalks) and storm drains located on the premises owned by the GRANTOR regarding which GRANTEE has been granted perpetual rights and easements above.

The above-described perpetual rights and easements shall be binding upon the GRANTOR, its successors and assigns, and are appurtenant to the Property and all portions thereof and interests therein and shall inure to the benefit of the GRANTEE, its successors and assigns.

Exhibit C

The Property, rights and easements herein conveyed as described in Exhibits A and B are benefitted by and subject to terms, restrictions, easements, reservations, covenants and conditions set forth as follows:

1. Government Restrictions. All terms, notices, restrictions, easements, reservations, covenants and conditions set forth in the Government Source Deeds recorded in the Cumberland County Registry of Deeds in Book 30069, Page 1, and Book 38735, Page 1, which terms, restrictions, easements, reservations, covenants and conditions shall run with the land in perpetuity. As required in the Government Source Deeds, specific reference is made to certain, but not all, covenants, particularly being:

(a) Covenant Regarding Archeological Matters set forth on pages 9-10, Subsection XXI(a) of the Government Source Deed dated September 20, 2012, and pages 12-13 of the Government Source Deed dated September 28, 2021.

(b) Covenant Regarding Historic Preservation set forth on Pages 10-12, Subsection XXI(b) of the Government Source Deed dated September 20, 2012, and pages 13-14 of the Government Source Deed dated September 28, 2021.

By acceptance of this Quitclaim Deed with Covenant, GRANTEE herein assumes all obligations under such terms, restrictions, easements, reservations, covenants and conditions contained or referenced in the Government Source Deeds. And GRANTEE herein agrees that the terms, restrictions, easements, reservations, covenants and conditions referenced in this Quitclaim Deed with Covenant shall he expressly referenced in any subsequent deed or other legal instrument which GRANTEE divests itself of either the fee simple title or any other lesser estate in the Property or any portion thereof with the provision that any such subsequent transferee assumes all the obligations imposed upon the GRANTEE by the provision of this Quitclaim Deed with Covenant.

2. Utilities and Infrastructure. The GRANTOR hereby reserves ownership of all utility infrastructure, lines and equipment located above and below ground in the premises conveyed to the GRANTEE by this Quitclaim Deed with Covenant, except for the following which are hereby conveyed to the GRANTEE:

(a) Electric lines and equipment and infrastructure servicing any building situated on the Property, but only starting from the point immediately following the last transformer in the service line and running to the point of entry to such building.

(b) All electrical lines and equipment and infrastructure and any other components of the electrical distribution system located within the boundaries of the Property.

(c) Water and sewer lines and equipment directly serving any building presently located on the Property, but only starting from the edge of the street beneath which the main water and sewer lines are buried and running to the point of entry to such building.

Notwithstanding the foregoing, the GRANTOR and GRANTEE intend that the GRANTOR shall retain ownership of all so-called "trunk lines" providing water and sewer service wherever such "trunk lines" may be situated.

All utility infrastructure, lines and equipment conveyed to GRANTEE by this Quitclaim Deed with Covenant are conveyed (a) "as-is, where is, with all faults"; GRANTOR has not made and does not make any representation or warranty of any nature as to the physical condition or operation thereof and (b)

subject to any previously existing rights of others therein, including without limitation the rights to use any utility poles or replacements thereof for other utility equipment.

In addition to the rights reserved above, the GRANTOR hereby reserves perpetual rights and easements for the access to, installation, maintenance, repair and replacement of the utility infrastructure, lines and equipment hereinabove described over, under and through the Property. The GRANTOR agrees for itself and its successors and assigns to properly and professionally undertake all work permitted with respect to such utility infrastructure, lines and equipment at its sole cost and expense and, following the completion of any such work and the disturbance of the GRANTEE's property including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTOR in such reasonable manner so as to minimize the disruption of the activities of the GRANTEE and its successors and assigns on the Property.

In addition to the rights reserved above, the GRANTOR hereby grants to the GRANTEE perpetual rights and easements for the access to, installation, maintenance, repair and replacement of the utility infrastructure, lines and equipment hereinabove described over, under and through the GRANTOR's property. The GRANTEE agrees for itself and its successors and assigns to properly and professionally undertake all work permitted with respect to such utility infrastructure, lines and equipment only with the prior written consent of the GRANTOR or the GRANTOR's successors and assigns which consent shall not be unreasonably withheld, conditioned or delayed, at the GRANTEE's sole cost and expense and, following the completion of any such work and the disturbance of the GRANTOR's property including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTEE in such reasonable manner so as to minimize the disruption of the activities of the GRANTOR and its successors and assigns on the MRRA Properties.

The rights and easements reserved in this Quitclaim Deed with Covenant and the terms and conditions hereof shall be binding upon and shall inure to the benefit of the GRANTOR, its successors and assigns, and shall be appurtenant to the MRRA Properties.

The GRANTOR, its successors and assigns, shall hold harmless and indemnify GRANTEE, its successors and assigns making use of the rights and easements over the Property, from any and all claims arising or resulting in in any way from the use of the rights or easements retained by the GRANTOR or such successors or assigns, their independent contractors, agents and employees. The GRANTEE, its successors and assigns, shall hold harmless and indemnify GRANTOR, its successors and assigns, from any and all claims arising or resulting in any way from the use by the GRANTEE, is successors or assigns, their independent contractors, agents and employees of the rights or easements conveyed to the GRANTEE.

3. General Provisions. GRANTOR and GRANTEE acknowledge that (a) GRANTOR was established as a body corporate and politic and a public instrumentality of the State of Maine and is entrusted, pursuant to 5 M.R.S.A. section 13083-G with acquiring and managing the properties within the geographic boundaries of the former Brunswick Naval Air Station ("BNAS") and (b) the GRANTOR has acquired certain portions of the property formerly comprising BNAS from the Government pursuant to the Government Source Deeds and otherwise, and expects to acquire additional portions of the former BNAS from the Government (the portions of the former BNAS now owned by the GRANTOR together with those portions of the former BNAS to be subsequently acquired by the GRANTOR being collectively referred to herein as the "MRRA Properties").

The rights and easements hereinabove reserved and the terms and conditions hereof shall be binding upon and shall inure to the benefit of the GRANTOR, its successors and assigns, and shall be appurtenant to the MRRA Properties. The rights and easements granted herein to GRANTEE and/or GRANTEE, its successors and assigns, are appurtenant to and run with the Property and any portion thereof and/or interest therein.

STORM DRAIN EASEMENT

THIS EASEMENT AGREEMENT (the "Agreement") is made and entered into this 19th day of November, 2024, by and between **Midcoast Regional Redevelopment Authority**, a public body corporate and politic and instrumentality of the State of Maine with a mailing address at 15 Terminal Road, Suite 200, Brunswick, Maine 04011 (hereinafter referred to as "Grantor"), and **Priority Real Estate Group, LLC,** a Maine Limited Liability Company with a mailing adddress at 2 Main Strcet, Topsham, Mane 04086 (hereinafter referred to as "Grantee"),

WITNESSETH:

WHEREAS, the Grantor is the owner of certain real estate in Brunswick, Maine depicted as "Lot 3" and "Airport Property" on the Amendment of Subdivision Plan, Brunswick Landing Subdivision-Phase I prepared for Midcoast Regional Redevelopment Authority dated June 11, 2014 recorded in the Cumberland County Registry of Deeds at Plan Book 214, Page 248 (the "Lot 3 Plan") (the "Grantor Real Estate") upon which is located a storm drain system located in the area identified as "Proposed Stormwater Pond" on the Lot 3 Plan (hereinafter the "Existing Storm Drain System"); and

WHEREAS, The Grantor is also the owner of Katahdin Drive, Brunswick, Maine ("Katahdin Drive"); and

WHEREAS, the Grantee is the owner of certain real property located at 0 Katahdin Drive, Brunswick, Maine consisting of (i) Lot 11A on the Plan entitled "Amended Subdivision Plan- Lot 11A, Final Subdivision Plan-Phase I, Brunswick Landing, Brunswick, Cumberland County, Maine" by Haley Ward dated June 17, 2024 and revised through September 30 2024 and recorded in said Registry of Deeds at Plan Book 224, Page 401 and (ii) Lot 64 on a Plan entitled "Amended Subdivision Plan-Lot 64, Brunswick Landing Subdivision-Phase 1V, Brunswick Landing, Brunswick, Cumberland County, Maine" dated June 13, 2024 and revised through September 4, 2024, prepared by Haley Ward, and recorded in the said Registry of Deeds at Book 224, Page 399 and (iii) Lot 65 on a Plan entitled "Amended Subdivision Plan, Brunswick Landing Subdivision-Phase IV, Admiral Fitch Avenue, Brunswick Landing, Brunswick, Cumberland County, Maine" dated April 16, 2021 prepared by Wright-Pierce and recorded in the said Registry of Deeds at Plan Book 221, Page 475-477 (collectively the "Grantee Real Estate") said Grantee Real Estate being southerly of, but not adjacent to, the Grantor Real Estate and the Existing Storm Drain System;

WHEREAS, the Grantee desires to connect its storm water drainage pipes and infrastructure to the Existing Storm Drain System on the Grantor Real Estate for the purposes of stormwater management and drainage; and

WHEREAS, the Grantor is willing to grant an easement to the Grantee, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Grant of Easement**. The Grantor hereby grants, conveys, and warrants to the Grantee, its successors and assigns, a perpetual, non-exclusive easement (hereinafter the "Easement") over, upon, and through, the Grantor Real Estate and Katahdin Drive in order to construct, maintain, repair, replace stormwater pipes and drainage infrastructure that connect to the Existing Storm Drain System located on the Grantor Real Estate, along with the right to convey stormwater through said infrastructure to the Existing Storm Drain System, subject to the terms and conditions set forth herein.

2. **Easement Area**. The Easement area (hereinafter the "Easement Area") shall be Katahdin Drive and the portion of the Grantor's Real Estate over, upon, and through which the Grantee's storm water pipes and drainage infrastructure are hereinafter located and where they connect to the Existing Storm Drain System, the exact location of said drainage pipes, infrastructure, and connection to be as mutually agreed upon by the Grantor and the Grantee (and consented to by the Maine Department of Environmental Protection), but generally in the area identified on the Lot 3 Plan (a reduced copy of which is attached hereto as Exhibit "A"). Once constructed, the Grantor and Grantee agree to execute and record in said Registry an addendum to this Agreement depicting the as-built location of the Easement Area and the infrastructure therein. The Grantor reserves the right to relocate the Easement Area and the Existing Stormwater Drainage System, at its sole cost and expense provided that the Grantee will be able to continue to connect to the Existing Stormwater Drainage System once the relocation is completed.

3. **Connection and Flow Increase**. The Grantee is hereby authorized to construct, install, maintain, and repair, at Grantee's sole cost and expense, the necessary infrastructure to connect its storm drain system to the Existing Storm Drain System, and any expansion or improvements to the Existing Stormwater System required to accommodate the Grantee's use of the same (if necessary). The Grantor and Grantee acknowledge and agree that the currently proposed connection may result in a minor increase in stormwater flow to the Existing Storm Drain System. The Grantee shall be responsible for determining that said increase is permitted under existing permits or approvals, and if at any point an increase in the stormwater flow from the Grantee's property requires additional approval, Grantee shall be responsible for applying for the permits or approvals necessary for the Grantee's expanded connection to and use of the Existing Storm Drain System.

4. **Maintenance and Repair.** The Grantee shall, at its sole cost and expense, maintain, repair, and, if necessary, replace the portion of the storm drain system that it installs within the

Easement Area; provided, however, that if any other party benefits from the storm drain system installed by the Grantee, any and all maintenance, repair, and replacement costs shall be borne equally by the parties so benefitting The Grantor shall continue to be responsible for the maintenance and repair of the Existing Storm Drain System, except for the portion installed by the Grantee, which shall remain the Grantee's responsibility; provided, however,. that if any other party benefits from the storm drain system installed by the Grantee, any and all maintenance, repair, and replacement costs shall be borne equally by the parties so benefitting. The Grantee shall be authorized to enter upon the Grantor Real Estate and Katahdin Drive for purposes of exercising its rights hereunder to maintain, repair, and replace the Grantee's storm drain system. Any construction, maintenance or repair performed by the Grantee under Section 3 of 4 (the "Grantee's Work") of this agreement (a) shall not unreasonably interfere with the use of the Grantor Real Estate or Katahdin Drive (by the Grantor or others with rights to use the same), (b) shall be performed only after at least thirty (30) days' notice given to the Grantor in writing (except in the case of a bona fide emergency, then such notice as is reasonable under the circumstances shall be required), (c) shall be completed within a reasonable length of time, and (d) shall be conducted in a reasonable manner as to minimize the impact on the Grantor Real Estate or Katahdin Drive. Upon completion of the Grantee's Work, the Grantor Real Estate, Katahdin Drive and adjoining land disturbed or damaged by the Grantee's Work shall be restored by Grantee, at the Grantee's sole expense, promptly and as nearly as possible to their prior condition. Additionally, prior to commencing the Grantee's Work, the Grantee and all contractors and agents of the Grantee that enter onto the Grantor Real Estate or Katahdin Drive to carry out the Grantee's Work shall list Grantor as an additional insured for its commercial liability, automobile, and excess/umbrella insurance policies. The Grantee and any contractor or agent thereof shall forward a copy of its certificate of insurance to Grantor evidencing such policies prior to the beginning of any work.

5. **Compliance with Laws**. The Grantee shall comply with all applicable federal, state, and local laws, ordinances, and regulations relating to the installation, maintenance, and use of the Existing Storm Drain System, including without limitation any permits or approvals required by the appropriate governmental authorities for the connection to and use of the Existing Storm Drain System by the Grantee (and any maintenance, repair or replacement of the same).

6. **Indemnification.** The Grantee shall indemnify, defend, and hold harmless the Grantor, its officers, agents, and employees, from and against any and all claims, damages, liabilities, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or in connection with the installation, maintenance, repair, replacement, use of or connection to the Existing Storm Drain System by the Grantee, its officers, agents, employees, contractors, tenants and licensees, and any other person or entity operating within the Grantee Property.

7. **Binding Effect**. This Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

8. **Governing Law.** This Easement Agreement shall be governed by and construed in accordance with the laws of the State of Maine.

[remainder of page intentionally blank – signature page to follow]

IN WITNESS WHEREOF, the parties hereto have executed this Easement Agreement as of the day and year first above written.

Witness:

Midcoast Regional Redevelopment Authority, Grantor

By: _____
Herman Nichols, Chair Board of Trustees

Priority Real Estate Group, LLC, Grantee

By: _____
James G. Howard, Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. November 19, 2024

Then personally appeared the above-named **Herman Nichols**, Chair of the Board of Trustees of **Midcoast Regional Redevelopment Authority** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of **Midcoast Regional Redevelopment Authority.**

Before me,

_____
~~Notary Public~~/Attorney at Law
Print name Robert M. Liscord
My commission expires N/A

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. November 19, 2024

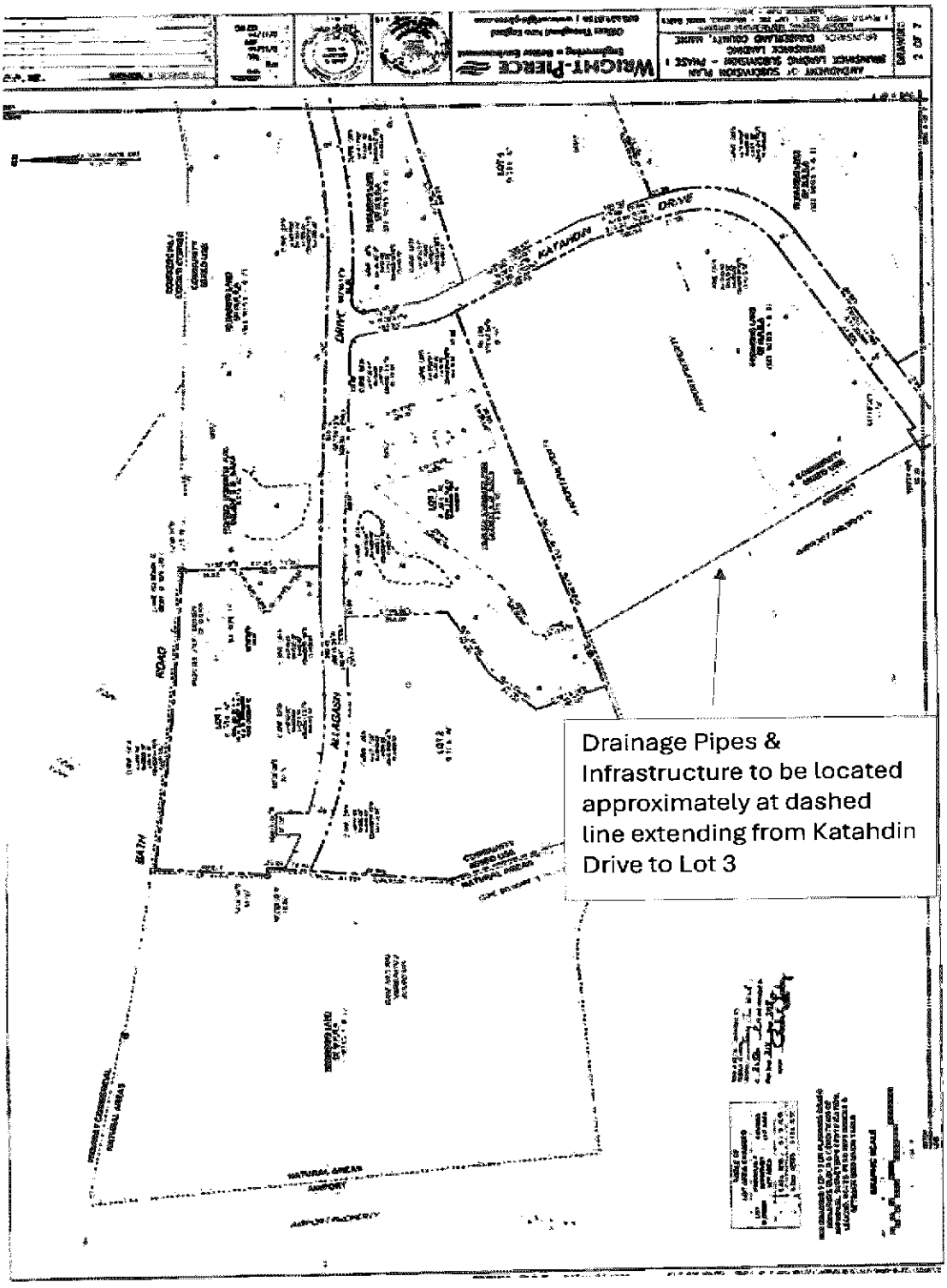
Then personally appeared the above-named **James G. Howard**, Manager of **Priority Real Estate Group, LLC** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of **Priority Real Estate Group, LLC**.

Before me,

_____
~~Notary Public~~/Attorney at Law
Print name Shawn K Hall
My commission expires N/A

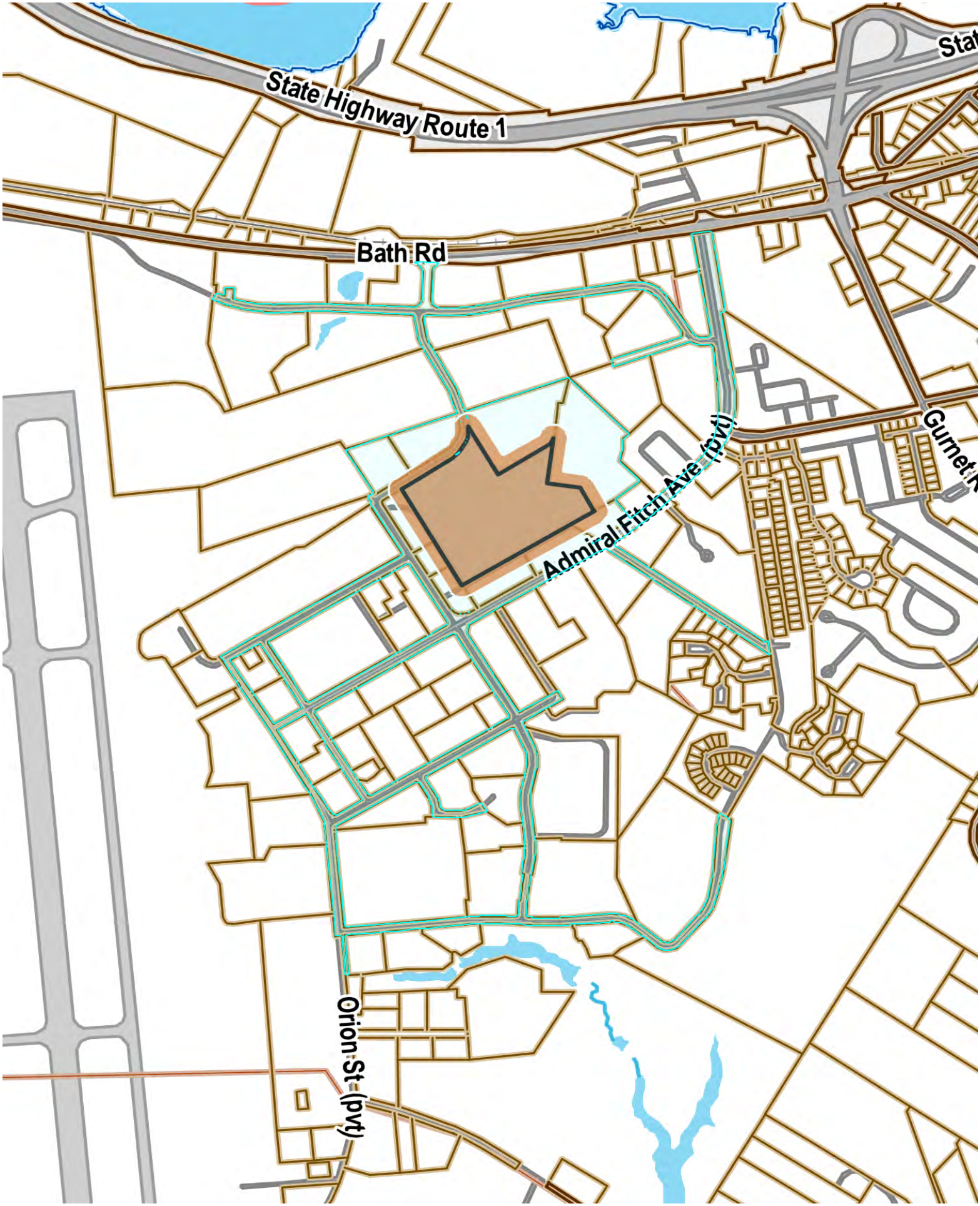
DOC :44129 BK:41135 PG:215
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
11/20/2024, 09:51:07A
Register of Deeds Jessica M. Spaulding E-RECORDED

EXHIBIT A
LOT 3 PLAN



Attachment C
Abutting Property Owners

A copy of the abutters' map and a list of abutting property owners are included in this attachment for reference.


State Highway Route 1
Bath Rd
Admiral Fitch Ave (pvt)
Orion St (pvt)

14 WILLEY ROAD LLC
PO BOX 295
CASCO ME , 04015
.

DANIEL, ANNE C
28 NYASA LN
BRUNSWICK ME , 04011
.

MIDCOAST REG REDEVELOPMENT AUTHORITY
15 TERMINAL RD
SUITE 200
BRUNSWICK ME , 04011
.

MIDCOAST REG REDEVELOPMENT AUTHORITY
15 TERMINAL RD
SUITE 200
BRUNSWICK ME , 04011
.

MIDCOAST REG REDEVELOPMENT AUTHORITY
C/O PRIORITY CAPITAL PARTNERS, LLC
2 MAIN STREET
TOPSHAM ME , 04086
.

NO NEITHERS LLC
C/O ANCHOR PROPERTY HOLDINGS LLC
28 VINE ST
DAMARISCOTTA ME , 04543
.

PRIORITY FINANCIAL GROUP LLC
2 MAIN ST
TOPSHAM ME , 04086
.

PRIORITY ONE CAPITAL PARTNERS LLC
2 MAIN ST
TOPSHAM ME , 04086
.

PRIORITY REAL ESTATE GROUP LLC
2 MAIN ST
TOPSHAM ME , 04086
.

TBW LLC
PO BOX 216
SOUTH FREEPORT ME , 04078
.

UNITED STATES OF AMERICA
119 PURINTON RD
BRUNSWICK ME , 04011
.

,
.

,
.

Attachment D
Supporting Documents

This attachment includes supporting correspondence.

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Wed Sep 24 2025 12:19:57. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
PRIORITY REAL ESTATE GROUP, LLC	20130594DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
08/24/2012	N/A	MAINE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical

2 MAIN ST. SUITE 200
TOPSHAM, ME 04086

Mailing

2 MAIN ST. SUITE 200
TOPSHAM, ME 04086

Clerk/Registered Agent

Physical

SHAWN K BELL
C/O THE BELL FIRM, P.A.
810 LISBON STREET
LEWISTON, ME 04240

Mailing

SHAWN K BELL
C/O THE BELL FIRM, P.A.
P.O. BOX 1776
LEWISTON, ME 04241-1776

New Search

Print Date 9/11/2025 5:55:49 AM

Property Location:	16 KATAHDIN DR
Map/Lot:	040/ / 016/00I 000/
Parcel ID:	115635

Brunswick maine

CURRENT OWNER(S)

PRIORITY REAL ESTATE GROUP LLC

2 MAIN ST

TOPSHAM ME 04086

ASSESSED VALUE SUMMARY

Building Value	0
Land Value	1,665,000
Total Value	1,665,000
Exemption Value	0.00

TAX RELIEF

Description	Amount

UNCOMMITTED

2025 Taxable Value **1,665,000**

TRANSFER HISTORY

	DEED		DATE	Q/U	V/I	PRICE
PRIORITY REAL ESTATE GROUP LLC	41135	020	11-19-2024	Q	V	1,538,464
MIDCOAST REG REDEVELOPMENT	31836	010	09-29-2014	U	V	0

CONSTRUCTION DETAIL

Style:	Vacant Land
Model:	Vacant
Year Built:	
Quality:	
Condition:	
Stories:	
Occupancy:	
Exterior Wall A:	
Exterior Wall B:	
Roof Structure:	
Roof Cover:	
Interior Wall A:	
Interior Wall B:	
Interior Floor A:	
Interior Floor B:	
Heat Fuel:	
Heat Type:	
AC:	
Bedrooms:	
3-Fixture Baths	
2-Fixture Baths	
Extra Fixtures:	
Serial Number:	

Bldg #	1	Sec #:	1 of 1	Card #	1 of 1

OBSOLESCENCE & SP. COND.

Functional:	
External:	
Condition:	
Condition %:	

REMODEL

Remodel Code:	
Remodel Year:	

BUILDING PERMIT RECORD

Type	Proj. Desc.	Cost	Issue Date	% Cmplt
CM	WAREHOUSE & OFFICES	14,472,197	06-10-2025	0
CM	FOUNDATION FOR 105,600 SF BUILDING	7,638,000	01-27-2025	0

COST/MARKET VALUATION

Adj Base Rate:	
Net Other Adj:	
Quality Adj:	
RCN:	0
% Good:	
RCNLD:	0

OUTBUILDINGS & EXTRA FEATURES

Description	Units	Unit Price	Yr Blt	%	Appr. Val

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Effective Area
	Total Area	0	0	0

No Sketch

NOTES

2022 - SPLIT FROM 40-16
2024 - 40-16H, 16I, & P/O 16 MERGED

PROPERTY FACTORS

UTILITIES	STREET
Public Water	Paved
Public Sewer	Private
Electric/Gas	
WATER INFL.	**TOPO**
None	Level

PLAN BOOK

LOT 64A PB 225/35

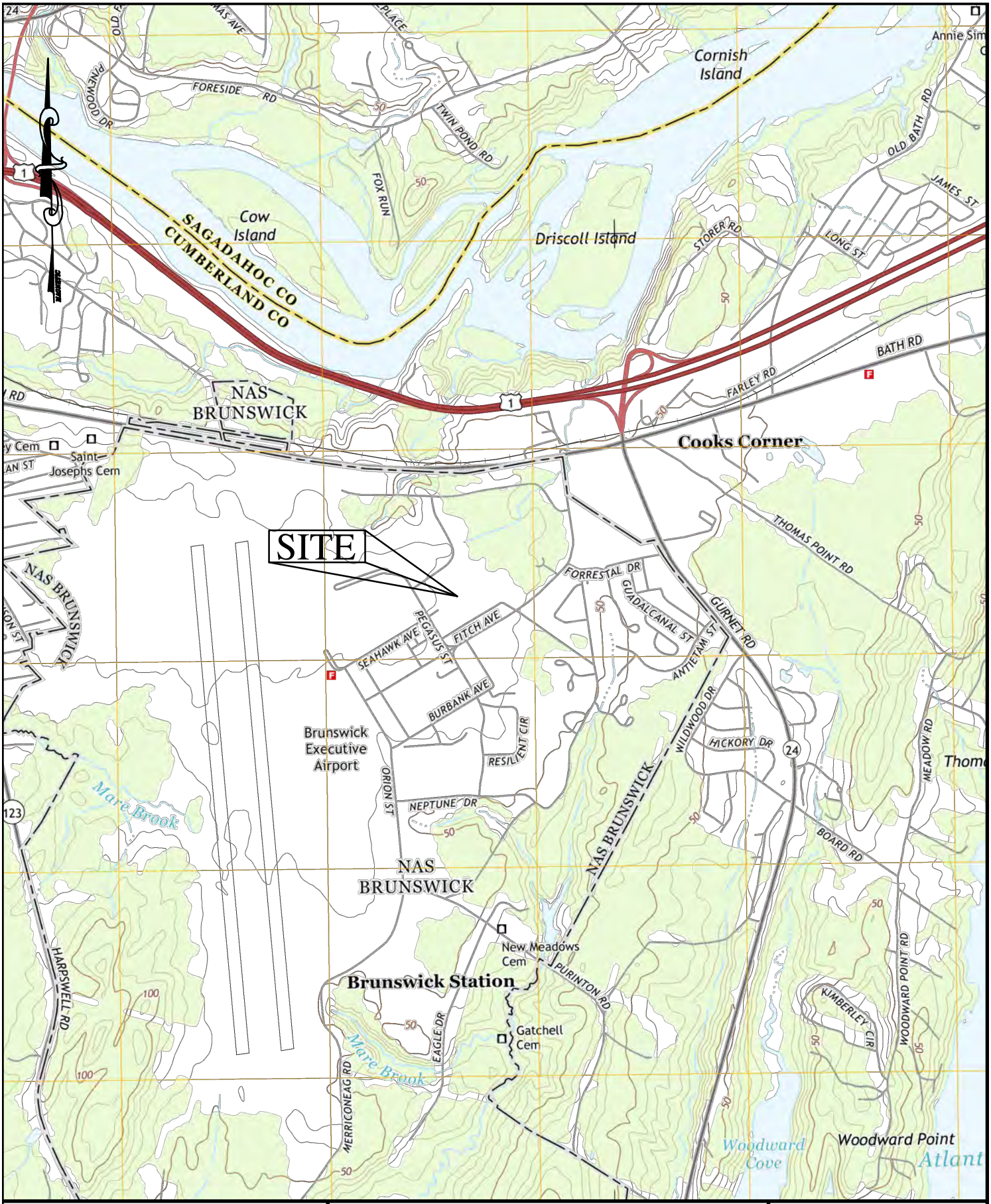
SPECIAL USE

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Units		Unit Price	Acre Discount	Site Index	Nbhd.	Nbhd. Adj.	Cond.	Other Adjustments	Notes	Land Value
1	3900	Com Develop La	GM7	9.000	AC	150,000.00		1	305	1.250	1.00	RW1	ROW 0.95	1,603,000
1	3900	Com Develop La	GM7	9.960	AC	5,000.00		0	305	1.250	1.00			62,000
		Total Parcel Land Units		18.96	AC								Total Land Value	1,665,000

Attachment E
Supporting Graphics

This attachment includes supporting materials and graphics for this application. It includes an excerpt of the applicable USGS 7.5-minute quadrangle map, an excerpt of the FEMA flood rate insurance map (FIRM), a reduced-size copy of the tax map, an NRCS soils map, and an excerpt of the applicable sand and gravel aquifer map.



PRIORITY REAL ESTATE GROUP LLC

USGS LOCATION MAP

PRIORITY REAL ESTATE GROUP, LLC

LOTS 16I

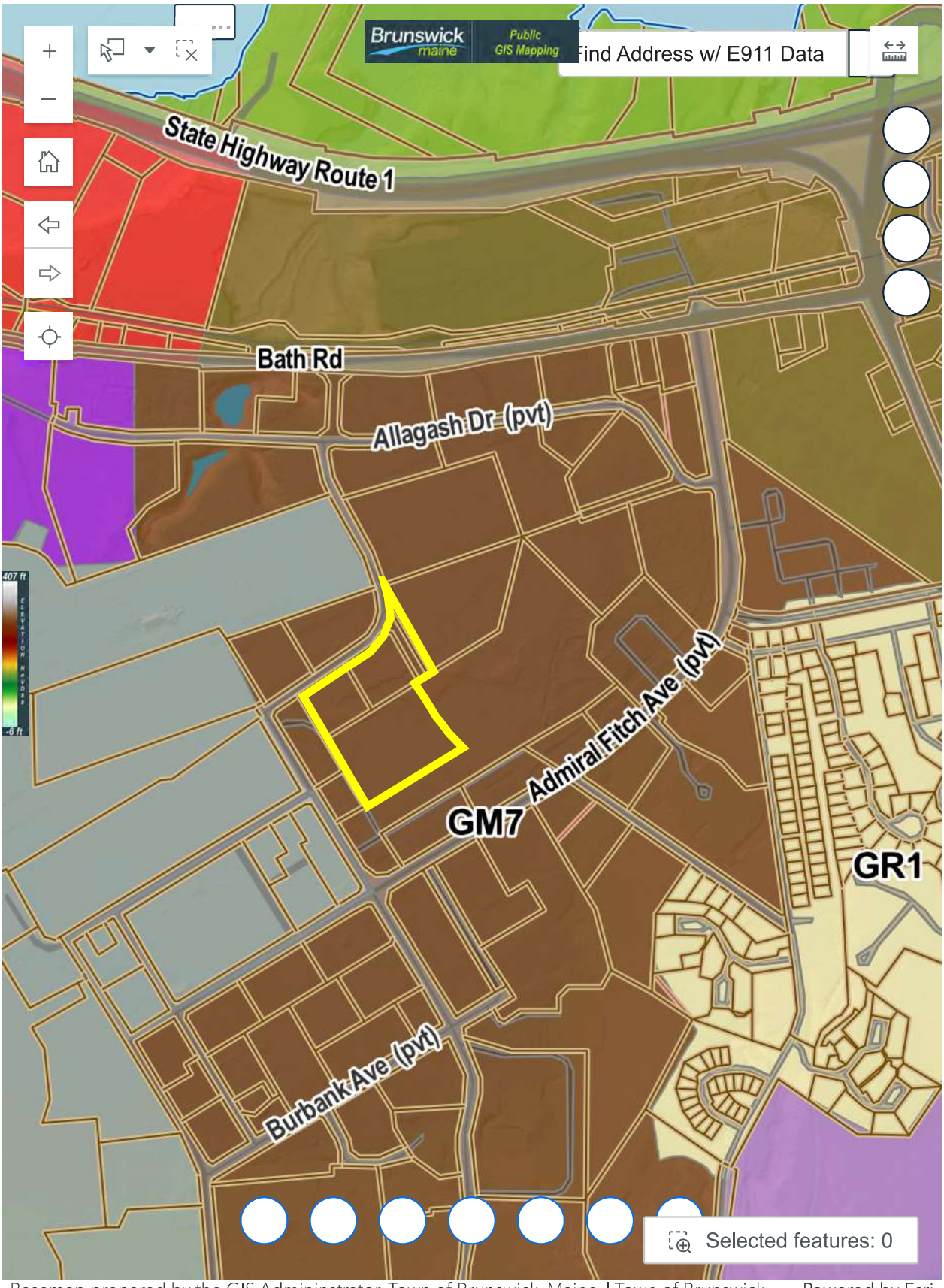
KATAHDIN DRIVE

DATE: 9–25–25

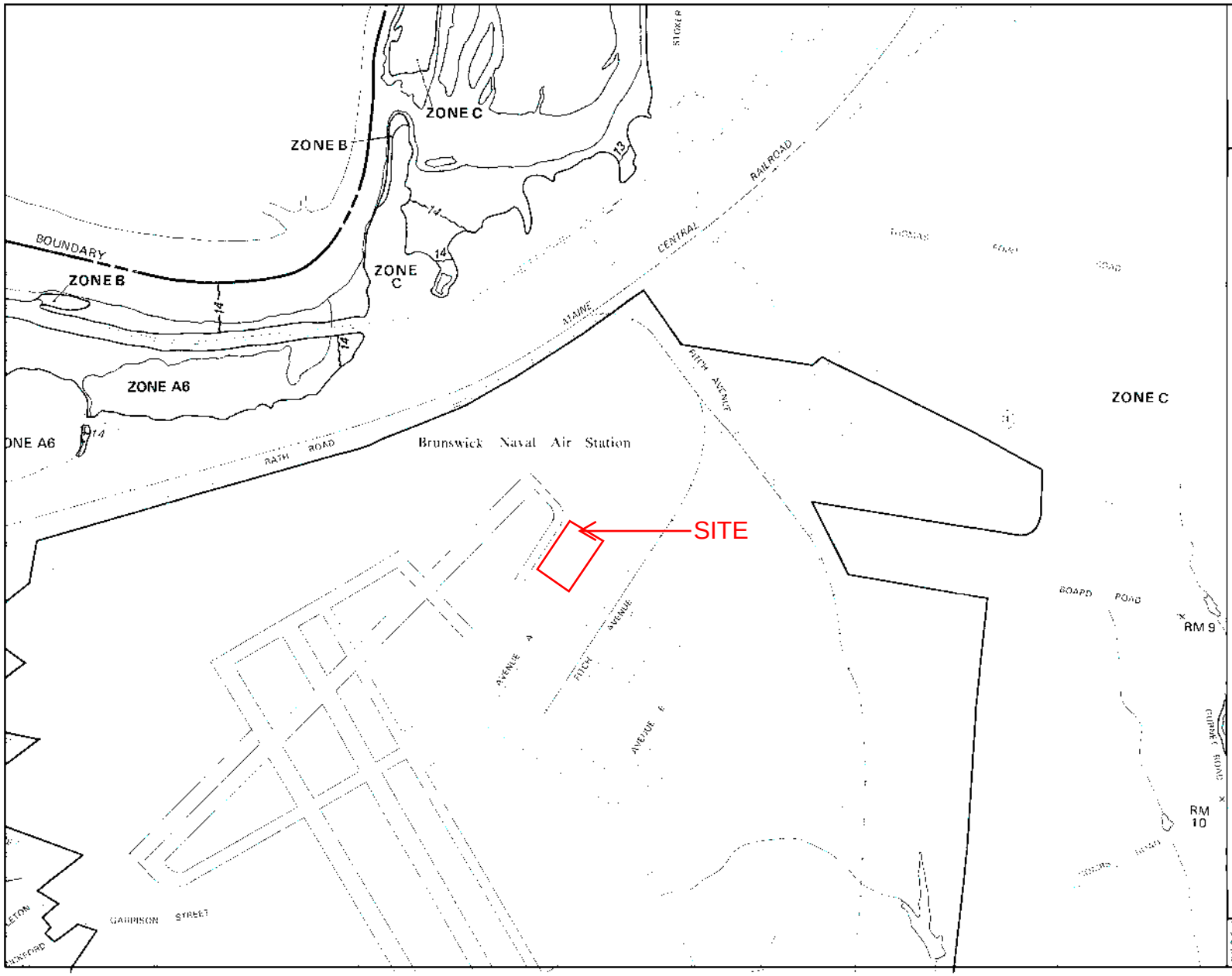
SCALE: 1" = 2000'

JOB: 22–PRG–004A

FILE:



Basemap prepared by the GIS Admininstrator, Town of Brunswick, Maine. | Town of Brunswick,… Powered by Esri



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
BRUNSWICK, MAINE
CUMBERLAND COUNTY

PANEL 15 OF 35
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230042 0015 B

EFFECTIVE DATE:
JANUARY 3, 1986

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT OnLine. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Attachment F
Photographs

Photographs of the project area are included for reference.

Photograph 1: Looking South on Line Drive

Photograph 2: Existing Building

Photograph 3: Looking North on Line Drive

Photograph 4: Looking Northwest from Line Drive

Photograph 5: Looking East from Entrance on Pegasus

Photograph 6: Looking North from Pegasus at Entrance to Lot P1

Photograph 7: Looking West on Pegasus from Entrance to Lot P1

Photograph 8: Looking West on Pegasus from Entrance to Lot P1

Photograph 9: Existing Buildings on Pegasus

Photograph 10: Looking East from the Intersection of Pegasus and Seahawk

Photograph 11: Looking East from the Intersection of Pegasus and Katahdin

Photograph 12: Looking North from the Intersection of Pegasus and Katahdin

Photograph 13: Looking West from the Intersection of Pegasus and Katahdin

Photograph 14: Looking North on Katahdin Near Proposed Entrance to Lot P1

Photograph 15: Existing Building across Katahdin from Site

Photograph 16: Looking South on Katahdin

Photograph 17: Looking North on Katahdin Near Proposed Access to Lot P7

Photograph 18: Looking South on Katahdin Near Proposed Access to Lot P7

G

Preliminary Subdivision Plan

Attachment G
Preliminary Subdivision Plan

The preliminary Subdivision Plan is included for review.

LOT 66
2.89 ACRES
NOW OR FORMERLY
TBW, LLC
BOOK 39036, PAGE 111
MAP 40N, LOT 66O

LOT 67
2.60 ACRES
NOW OR FORMERLY
LOT 67, LLC
BOOK 39768, PAGE 235
MAP 40N, LOT 66OA

LOT 63
6.92 ACRES
NOW OR FORMERLY
PRIORITY CAPITAL PARTNERS, LLC
BOOK 41422, PAGE 37
EDC-23
MAP 40N, LOT 16G

NOW OR FORMERLY
UNITED STATES OF AMERICA
"SITE 7"

PARCEL #1
10.24 ACRES

PARCEL #2
1.10 ACRES

PARCEL #3
1.32 ACRES

PARCEL #4
6.60 ACRES

N/F
ANCHOR PROPERTY HOLDINGS, LLC
LOT 15
BOOK 41546, PAGE 217
MAP 40N, LOT 32

N/F
14 WILLEY ROAD, LLC
LOT 14
BOOK 34084, PAGE 1
MAP 40N, LOT 103

N/F
PRIORITY ONE CAPITAL PARTNERS, LLC
LOT 11
BOOK 32828, PAGE 86
MAP 40N, LOT 76

N/F
PRIORITY ONE CAPITAL PARTNERS, LLC
LOT 12
BOOK 32828, PAGE 86
MAP 40N, LOT 84

NOW OR FORMERLY
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
BOOK 30069, PAGE 1
EDC-25

LOT 10
1.54± ACRES

RECORD OWNER:
PRIORITY REAL ESTATE GROUP, LLC
2 MAIN STREET
TOPSHAM, ME 04086

KATAHDIN DRIVE
GRID
SEAHAWK DRIVE
PEGASUS STREET
SCHOONER DRIVE - 50' RIGHT OF WAY ON PLAN
LINE DRIVE - 50' RIGHT OF WAY
ADMIRAL FITCH AVENUE
LINE DRIVE

50 WIDE EASEMENT AREA TO BE USED FOR UTILITY INSTALLATION, MAINTENANCE AND ACCESS

ACCESS AND UTILITY EASEMENT RETAINED BY M.R.R.A MINIMUM OF 60' WIDE

30' EASEMENT TO BENEFIT M.R.R.A & BRUNSWICK SEWER DISTRICT

ADDITIONAL 20' ADDED TO LINE DRIVE (EASEMENT)

L=2965.68
R=200.00

L=2965.68
R=285.00

S60° 28' 19"E
13.80'

N44° 34' 14"E
78.79'

L=61.72
R=30.00

L=2965.68
R=285.00

L=2965.68
R=285.00

N59° 35' 14"E
14.00'

S31° 20' 10"E
331.73'

N58° 28' 52"E
164.19'

N56° 28' 52"E
162.86'

N56° 00' 14"E
136.08'

N56° 00' 14"E
137.28'

N56° 00' 14"E
300.32'

N56° 00' 14"E
300.32'

N31° 20' 10"W
433.03'

S58° 27' 18"W
8.33'

N30° 34' 17"W
255.08'

S31° 32' 42"E
372.97'

N31° 10' 54"W
5.00'

S30° 34' 58"E
166.06'

S32° 37' 04"E
7.13'

N59° 06' 47"E
3.00'

L=31.34
R=20.00

N32° 31' 04"W
207.84'

N31° 20' 10"W
281.71'

N30° 22' 46"W
188.49'

S31° 20' 10"E
28.46'

S31° 20' 10"E
20.00'

60.00'

30.00'

S58° 39' 56"W
64.99'

S30° 24' 46"E
600.41'

N30° 24' 46"W
303.63'

S30° 49' 27"E
404.75'

S13° 50' 27"W
76.51'

N13° 50' 27"E
88.70'

N30° 49' 27"W
176.59'

S58° 49' 21"W
325.62'

S58° 49' 21"W
269.17'

N31° 10' 54"W
177.48'

N31° 19' 59"W
293.80'

S31° 16' 36"E
243.29'

N58° 40' 01"E
907.74'

N58° 40' 01"E
310.35'

N31° 19' 59"W
20.00'

N58° 40' 01"E
204.00'

S58° 39' 56"W
449.43'

N8° 41' 11"E
350.08'

S58° 32' 39"W
67.21'

230.61'
N81° 15' 11"W

N31° 19' 59"W
206.63'

PLAN REFERENCES:

1. "FINAL SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, RECORDED MARCH 18, 2013 IN PLAN BOOK 213, PAGES 79 THROUGH 85.
2. "AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, AND RECORDED IN PLAN BOOK 214, PAGES 247 THROUGH 253.
3. "MINOR MODIFICATION TO SUBDIVISION, BRUNSWICK LANDING - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, RECORDED IN PLAN BOOK 217, PAGE 213.
4. "AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION-PHASE IV, ADMIRAL FITCH AVENUE, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" PREPARED BY WRIGHT-PIERCE, RECORDED IN PLAN BOOK 221, PAGES 475 AND 476.
5. "AMENDED SUBDIVISION PLAN, BRUNSWICK LANDING - PHASE IV, BRUNSWICK LANDING, CUMBERLAND COUNTY, MAINE" PREPARED BY HALEY WARD, INC., RECORDED IN PLAN BOOK 223, PAGE 329.
6. "BOUNDARY SURVEY, NAVAL AIR STATION BRUNSWICK, BRUNSWICK MAINE, FOR: BRAC PROGRAM MANAGEMENT OFFICE" DATED AUGUST 2008, BY SEBAGO TECHNICS.
7. "AMENDED SUBDIVISION PLAN - LOT 64, BRUNSWICK LANDING SUBDIVISION - PHASE IV, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" RECORDED OCTOBER 17, 2024 IN PLAN BOOK 224, PAGE 399.
8. "AMENDED SUBDIVISION PLAN - LOT 11A, BRUNSWICK LANDING SUBDIVISION - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE" RECORDED OCTOBER 17, 2024 IN PLAN BOOK 224, PAGE 401.

NOTES:

1. PROPERTY LINES SHOWN HEREON ARE BASED UPON PLAN REFERENCES 1-6 AND RECORDED LEGAL DESCRIPTIONS OF EDC PARCELS COMPLETED BY TITCOMB ASSOCIATES AND REFERENCED ABOVE, AND ARE NOT THE RESULT OF AN ON GROUND SURVEY.
2. SHOWN LOT 64A IS MADE UP OF LOT 11A, LOT 65, AND LOT 64 ON PLAN REFERENCES ABOVE, AND IS A PORTION OF PARCELS EDC 23, EDC 25, AND EDC 17, REF IS MADE TO BOOK 30069, PAGE 1 AND BOOK 38735, PAGE 1 FOR DESCRIPTIONS OF SAID PARCELS. CURRENT DEED FOR THE THREE LOTS IS BOOK 41135, PAGE 202.
3. BEARINGS REFER TO GRID NORTH, MAINE WEST ZONE (1802) - NAD83. SAME AS THE REFERENCED PLANS ABOVE.
4. ALL BOOK AND PAGE NUMBERS SHOWN REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
5. IMPROVEMENTS, STREET LINES, & BUILDINGS SHOWN HEREON ARE BASED ON PROVIDED BASE FILES FROM MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY AND WRIGHT-PIERCE. THESE FEATURES MAY HAVE CHANGED SINCE THE BASE FILE WAS CREATED.
6. NOT ALL UTILITIES AND EASEMENTS ENCUMBERING THE SITE ARE NOT LOCATED AND MAPPED FOR THIS SURVEY.
7. REFERENCE IS MADE TO THE NOTES AND RESTRICTIONS ON PLAN REF. 1-5, AND TO THE RESTRICTIONS, EASEMENTS, AND AGREEMENTS IN THE SOURCE DEEDS: BOOK 30069, PAGE 1, AND BOOK 38735, PAGE 1.

AMENDMENT NOTE:

THIS PLAN AMENDS AND SUPERCEDES THE PLAN PREPARED BY HALEY WARD, INC., RECORDED IN PLAN BOOK 225, PAGE 205.

CERTIFICATION:

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 90 (02-360 CHAPTER 90) OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

(1) A WRITTEN REPORT HAS NOT BEEN PREPARED.

(2) NARRATIVE PROPERTY DESCRIPTIONS WERE NOT PREPARED.

(3) MONUMENTS WERE NOT SET AT ALL PROPERTY CORNERS OR ANGLE POINTS.

(4)RESEARCH LIMITED TO REFERENCED PLANS.

HALEY WARD, INC. / JEFF A. TEUNISEN P.L.S. #2365 DATE:09/15/2025

LEGEND:

DESCRIPTION	EXISTING
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
FENCE	X X
EASEMENT LINE	

GRAPHIC SCALE

60' 0 30' 60' 120' 180'

(IN FEET)
1 inch = 60 ft.

STATE OF MAINE
CUMBERLAND, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
20
h m M.
Attest
Register
RECORDED AS:
PLAN BOOK: PAGE:

TOWN OF BRUNSWICK
DIRECTOR OF PLANNING AND DEVELOPMENT:

THIS IS TO CERTIFY THAT THE AMENDED SUBDIVISION PLAN BRUNSWICK LANDING SUBDIVISION PHASE IV IS A MINOR MODIFICATION TO PLAN REFERENCE #1, AND IS APPROVED BY THE PLANNING DIRECTOR IN CONSULTATION WITH THE TOWN PLANNER, CODE ENFORCEMENT OFFICER, AND PUBLIC WORKS DIRECTOR IN ACCORDANCE WITH BRUNSWICK MAINE ZONING ORDINANCE, CHAPTER 5, SECTION 5.2.10.B

APPROVED ON: _____

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
One Merchants Plaza, Suite 701
Bangor, Maine 04401
207.989.4824

PROJECT
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
15 TERMINAL DRIVE, BRUNSWICK LANDING, BRUNSWICK, ME
16 KATAHDIN DRIVE, BRUNSWICK, MAINE 04101

TITLE
SECOND AMENDED SUBDIVISION PLAN
FINAL SUBDIVISION PLAN - PHASE 1,
BRUNSWICK LANDING,
BRUNSWICK, CUMBERLAND COUNTY, MAINE

DATE	SCALE
9/11/2025	1" = 60'

DRAWN BY	DESIGNED BY	CHECKED BY
WAC	---	---

PROJECT No. 12046.003

DRAWING No. **V101** REV.

FILE LOCATION: P:\ME\12068-MIDCOAST_REGIONAL_REDEVELOPMENT_AUTHORITY\01-EDC17 SURVEY PLAN - NJR\02-CAD_FILES\SURVEY\12068.017 V-XP-SUBDIVISION 09 11 2025.DWG, 2025.09.16, 8:43 AM

Attachment H
Site Plans

The preliminary site plans are included for review as a separate plan set of full site documents

THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF PRIORITY REAL ESTATE GROUP, LLC. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF PRIORITY REAL ESTATE GROUP. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF PRIEL, LLC IS WRONGFUL AND IS AT THE USER'S RISK. ©2025

C:\USERS\CURT NEUFELD\ONEDRIVE\DOCUMENTS\PROJECTS\22-PRG-004A PRIORITY PARK\DWG\22-PRG-004A PRIORITY PARK\DWG\22-PRG-004A PP OVERALL SITE 09-08-25.DWG, C2 EX COND-DEMO, 9/30/2025 11:52 AM, CURT NEUFELD

LOT 66/660
2.89 ACRES

LOT 67/660A
2.60 ACRES

KATAHDIN DRIVE
PAVED PRIVATE ROAD

NOW OR FORMERLY
PRIORITY REAL
ESTATE GROUP, LLC
BOOK 41135, PAGE 210
EDC-23

LOT 63/16G
6.92 ACRES

SAW-CUT PAVEMENT AT PROPERTY LINE

N/F
ANCHOR PROPERTY
HOLDINGS, LLC
BOOK 41546, PAGE 217
MAP 40, LOT 32

LOT 15/32

LOT 14/103

N/F
14 WILLEY ROAD, LLC
BOOK 34084, PAGE 1
MAP 40, LOT 103

REMAINING LAND
OF M.R.R.A.

LOT 16I/11A

NOW OR FORMERLY
UNITED STATES OF
AMERICA
"SITE 7"

NOW OR FORMERLY
PRIORITY REAL
ESTATE GROUP, LLC
BOOK 41135, PAGE 210
EDC-23

LOT 11/76

LINE DRIVE

ABANDON AND SEAL MONITORING WELL

REMOVE AND DISPOSE OF FENCE TO LIMITS OF WORK

REMOVE AND DISPOSE OF BUILDING IN ITS ENTIRETY

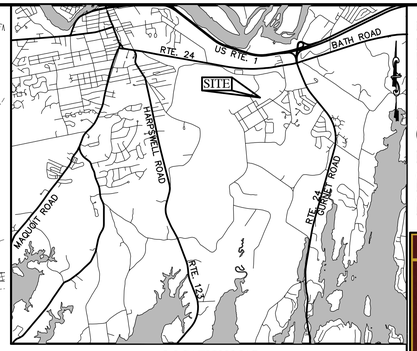
REMOVE AND DISPOSE OF PAVEMENT

REMOVE AND DISPOSE OF ABANDONED WATER MAIN TO LIMITS OF WORK

REMOVE AND DISPOSE OF ABANDONED STORM DRAINS TO LIMITS OF WORK

N 58°39'42" E
73.90'

S 31°19'59" E
92.98'



LOCATION MAP
SCALE: 1" = 5000'

NOTES:

THIS PLAN DEPICTS CONDITIONS FOUND AND SURVEYED BY SITELINES PA AS OF JULY, 2024. SUPPORTING DATA IS FROM THE INFORMATION BELOW.

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 41135, PG 210

2. PLAN REFERENCE(S):

   A) "AMENDMENT OF SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION–PHASE IV, ADMIRAL FITCH AVENUE, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE ", DATED 04–16–2021, BY WRIGHT–PIERCE.

   B) "AMENDED SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION – PHASE 1V, BRUNSWICK, LANDING", DATED AUG. 02, 2023, BY HALEY WARD, RECORDED IN PB 223, PPG 329.

   C) "SUBDIVISION AMENDMENT LOTS 11 & 12, BRUNSWICK LANDING SUBDIVISION–PHASE I, ADMIRAL FITCH AVENUE, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE ", DATED 01–12–2021, BY SITELINES PA, RECORDED IN PB 221, PG 190.

   D) "MINOR MODIFICATION TO SUBDIVISION, BRUNSWICK LANDING SUBDIVISION – PHASE I", DATED JUNE 8, 2017, BY WRIGHT–PIERCE, RECORDED IN PB 217, PG 213.

3. AREA INFORMATION:

   LOT 16I AREA: 839,847 S.F. (19.28 ACRES)

4. TAX MAP REFERENCE:

   TAX MAP 40N, LOT 16I

5. BASIS OF BEARINGS:

   BEARINGS ARE GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, PER PLAN REFERENCE 2A.

6. ROAD INFORMATION:

   KATAHDIN DRIVE WIDTH IS 60' PER PLAN REFERENCED NOTE 2(A)

7. UTILITY INFORMATION:

   THERE MAY BE UNDERGROUND CONDUIT, WIRES, CABLES AND/OR STRUCTURES NOT SHOWN ON THIS PLAN. THE LOCATIONS SHOWN ARE BASED ON SURFACE FEATURES VISIBLE AT THE TIME OF SURVEY AND POSSIBLY FROM INFORMATION PROVIDED BY THE OWNER, MUNICIPAL GIS DATA, AND/OR UTILITY COMPANIES. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THE SURVEY TO VERIFY OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATING BY CONTACTING THE APPROPRIATE UTILITY COMPANY. STATE LAW REQUIRES DIG–SAFE BE CONTACTED PRIOR TO EXCAVATION.

8. UNITED STATES NAVY NOTE:

   THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OR THEIR SUBCONTRACTORS, SHALL STOP ALL WORK AND NOTIFY THE NAVY IMMEDIATELY IF PREVIOUSLY UNKNOWN CONTAMINATION, SUCH AS, BUT WITHOUT LIMITATION, BURIED DEBRIS, STAINED SOIL, UNUSUAL ODORS, IS DISCOVERED DURING SOIL DISTURBING ACTIVITY SUCH AS SOIL EXCAVATION, DRILLING, DIGGING OR OTHER GROUND–DISTURBING ACTIVITIES, INCLUDING DISTURBANCE OF BUILDING SLABS, ROADS AND OTHER STRUCTURES AND PAVED AREAS.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

ISSUED FOR:
PERMITTING

NOT FOR CONSTRUCTION
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN MAY NOT BE USED AND IS NOT INTENDED FOR PRICING OR CONSTRUCTION.

PRICING BASED ON THIS PLAN SHALL BE CONSIDERED PRELIMINARY AND MUST BE UPDATED PRIOR TO FINAL CONSTRUCTION DRAWINGS.

	DATE	DESCRIPTION	BY
2.	09–30–25	SUBMITTED TO THE TOWN OF BRUNSWICK FOR REVIEW AND APPROVAL	CYN
1.	09–25–25	SUBMITTED TO MEP FOR STORMWATER LAW PERMIT AMENDMENT	CYN

PRIORITY REAL ESTATE GROUP
2 MAIN STREET
TOPSHAM, MAINE 04086
(207) 837-6198

EXISTING CONDITIONS AND DEMOLITION PLAN

PRIORITY PARK
KATAHDIN DRIVE, BRUNSWICK, MAINE 04011

PRIORITY REAL ESTATE GROUP, LLC
2 MAIN STREET, TOPSHAM, ME 04086

STATE OF MAINE
CURTIS Y. NEUFELD
9779
REGISTERED PROFESSIONAL ENGINEER
09–30–25

FIELD WK: SITELINES PA	
DRN BY: CYN	
CHD BY: CYN	
DATE: 06-20-25	
SCALE: 1"=50'	
JOB #: 22-PRG-004A	
MAPLOT: 40N / 16I	
FILE:	
SHEET:	C2

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SIGN LEGEND:

STOP
RESERVED PARKING (VAN ACCESSIBLE)
RESERVED PARKING
R1-1 (24"x24") 1
R7-8 (12"x18") R7-8A (12"x6") 2
R7-8 (12"x18") 3

CURBING LEGEND:

VERTICAL SLIPFORM CONCRETE CURB:
VERTICAL GRANITE CURB:
TD
TS

N/F
ANCHOR PROPERTY HOLDINGS, LLC
BOOK 41546, PAGE 207
MAP 40, LOT 32

N/F
TOWN OF BRUNSWICK
BOOK 4146, PAGE 207
MAP 40, LOT 15

VACANT
LOT 15/32
PAVED
LOT 14/103
N/F
14 WILLEY ROAD, LLC
BOOK 34084, PAGE 1
MAP 40, LOT 103
20'X14' DUMPSTER ENCLOSURE (TYP)
REMAINING LAND OF M.R.R.A.
S 31°20'10" E 433.03'
N 31°20'10" W 196.03'
N 30°34'58" W 260.08'
S 59°06'47" W 3.00'
N 59°06'47" E 3.00'
S 32°38'24" E 7.14'
N 32°38'24" W 7.14'
14 SPACES
9 SPACES
15 SPACES
17 SPACES
BLDG 1 (EXISTING)
106,391 SF INDUSTRIAL
PARKING = 115
LOADING = 4
FFE: 76.0
LOT P1
30.00' EASEMENT TO BRUNSWICK SEWER DISTRICT
S 30°49'27" E 404.75'
STANDARD DUTY PAVEMENT
EXISTING ACCESS
WETLANDS
S 13°39'50" W 78.39'
S 58°39'50" W 449.43'
449.43'
N 31°20'10" W 49.84'
S 58°39'56" W 64.99'
STORMWATER BASIN
SNOW STORAGE
LAYDOWN AREA 1.88 ACRES
SNOW STORAGE
LOT 16I/11A
N 05°55'41" E
S 58°39'56" W
227'
HEAVY DUTY PAVEMENT
NOW OR FORMERLY
UNITED STATES OF AMERICA
"SITE 7"
N 58°17'58" W 226.80'
10 SPACES
LOT P4
BLDG 4
45,000 SF
INDUSTRIAL
PARKING = 65
LOADING = 2
NOW OR FORMERLY
PRIORITY REAL ESTATE GROUP, LLC
BOOK 41135, PAGE 210
EDC-23
LOT AREA
6.60 ACRES
STORMWATER BASIN SNOW STORAGE
18 SPACES
18 SPACES
30'
20'
10'
BIKE RACK
225.0'
20 SPACES
VACANT
N 55°51'15" W 206.65'
S 30°49'27" E 176.60'
10 SPACES
10 SPACES
11 SPACES
10 SPACES
4 SPACES
VACANT
8 SPACES
8 SPACES
4 SPACES
BLDG 2
10,000 SF
PARKING = 32
LOADING = 2
140.0'
71.4'
BIKE RACK
LOT P2
PAVER PATIO
BIKE RACK
LOT P3
PAVER PATIO
BLDG 3
10,000 SF
PARKING = 32
LOADING = 2
140.0'
71.4'
ENHANCED LANDSCAPING
N 58°40'01" E 267.72'
N 58°40'01" E 324.54'
N 58°40'01" E 514.55'
LINE DRIVE
LOT 11/76
N/F
PRIORITY ONE CAPITAL PARTNERS, LLC
BOOK 32828, PAGE 86
MAP 40, LOT 76
LOT 10
N/F
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
BOOK 30069, PAGE 1
EDC-25
LOT 12/84
N/F
PRIORITY ONE CAPITAL PARTNERS, LLC
BOOK 32828, PAGE 86
MAP 40, LOT 76
VIVID CLOUD
BUSINESS SIGN
ADMIRAL FITCH AVENUE
PAVED PRIVATE ROAD
PAVED
VACANT
GAS
OHE
SS
W
UE
TD
TS
G
M
SIGN
BIT. WALK
15' FRONT SETBACK

LOCATION MAP
SCALE: 1" = 5000'
US RTE 1
BATH ROAD
RTE 24
SITE
HARPSWELL ROAD
MAQUOIT ROAD
RTE 24
BOUNDARY ROAD

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

BK 44128, PG 202

2. PLAN REFERENCE(S):

A) "AMENDED SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION – PHASE 1V, BRUNSWICK, LANDING", DATED AUG. 02, 2023, BY HALEY WARD, RECORDED IN PB 223, PPG 329.

B) "AMENDED SUBDIVISION PLAN COMBINING LOTS 64, 65, AND 11A, FINAL SUBDIVISION PLAN – PHASE 1, BRUNSWICK, LANDING", DATED DEC. 04, 2024, BY HALEY WARD, RECORDED IN PB 225, PPG 205.

C) "MINOR MODIFICATION TO SUBDIVISION, BRUNSWICK LANDING SUBDIVISION – PHASE I", DATED JUNE 8, 2017, BY WRIGHT–PIERCE, RECORDED IN PB 217, PG 213.

3. AREA INFORMATION:

ADJUSTED LOT 16I AREA: 839,847 S.F. (19.28 ACRES)

PROPOSED LOT AREA

LOT P1:	446,751 S.F. (10.26 ACRES)
LOT P2:	48,003 S.F. (1.10 ACRES)
LOT P3:	57,550 S.F. (1.32 ACRES)
LOT P4:	287,543 S.F. (6.60 ACRES)

4. TAX MAP REFERENCE:

TAX MAP 40N, LOT 16I

5. BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, PER PLAN REFERENCE 2A.

6. ELEVATION DATUM:

NAVD 88

7. FLOOD ZONE INFORMATION:

PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COMMUNITY PANEL 230042 0015 B, EFF. DATE JANUARY 3, 1986)

8. IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA: 0 S.F. (0.30 AC)
PROPOSED IMPERVIOUS AREA: 0 S.F. (4.16 AC)
NET CHANGE IN IMPERVIOUS AREA: +0 S.F. (3.85 AC)

9. WETLAND IMPACTS:

PROPOSED WETLAND IMPACTS: 0 S.F.

UTILITY NOTES:

1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS–BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG–SAFE PRIOR TO EXCAVATION. 1–888–344–7233

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE APPROVED:

DATE SIGNED:

CHAIRMAN:

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

ISSUED FOR:
PERMITTING

CALL DIG SAFE
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

PRIORITY
2 MAIN STREET
TOPSHAM, MAINE 04086
(207) 837-6198

PRIORITY REAL ESTATE GROUP

FIELD WK: SITELINES PA
DRN BY: CYN
CHD BY: CYN
DATE: 06-20-25

SCALE: 1"=50'
JOB #: 22-PRG-004A
MAP/LOT: 40N / 16I
FILE:

SHEET: C3

NO.	DATE	DESCRIPTION	BY
2.	09–30–25	SUBMITTED TO THE TOWN OF BRUNSWICK	CYN
1.	09–25–25	SUBMITTED TO MEP FOR STORMWATER LAW PERMIT AMENDMENT	CYN

TITLE:
AMENDED SITE PLAN

PROJECT:
PRIORITY PARK
KATAHDIN DRIVE, BRUNSWICK, MAINE 04011

PREPARED FOR:
PRIORITY REAL ESTATE GROUP, LLC
2 MAIN STREET, TOPSHAM, ME 04086

STATE OF MAINE
CURTIS Y. NEUFELD
9979
LICENSED PROFESSIONAL ENGINEER
09-30-25

C:\USERS\CURT NEUFELD\ONEDRIVE\DOCUMENTS\PROJECTS\22-PRG-004A PRIORITY PARK\DWG\22-PRG-004A PP OVERALL SITE 09-08-25.DWG, C3 SITE, 9/30/2025 11:52 AM, CURT NEUFELD

DRAINAGE STRUCTURE DATA:

CB#14
RIM: 71.45
INV.IN: 60.95 (12" FROM CB#15)
INV.OUT: 60.85 (12" TO DMH#10)

CB#15
RIM: 69.25
INV.IN: 62.29 (12" FROM CB#15A)
INV.IN: 62.29 (12" FROM CB#16A)
INV.OUT: 62.19 (12" TO CB#14)

CB#15A
RIM: 69.40
INV.OUT: 62.41 (12" TO CB#15)

CB#16A
RIM: 69.75
INV.IN: 62.64 (4" FROM FOUNDATION DRAIN)
INV.IN: 62.64 (12" FROM CB#27)
INV.IN: 62.64 (12" FROM CB#17A)
INV.OUT: 62.54 (12" TO CB#15)

CB#17A
RIM: 70.60
INV.IN: 63.82 (4" FROM UNDERDRAIN)
INV.IN: 63.82 (12" FROM CB#18A)
INV.OUT: 63.72 (12" TO CB#16A)

CB#18A
RIM: 71.08
INV.IN: 64.77 (4" FROM FOUNDATION DRAIN)
INV.IN: 64.77 (12" FROM CB#19A)
INV.OUT: 64.67 (12" TO CB#17A)

CB#19A
RIM: 71.25 (BEEHIVE GRATE)
INV.IN: 65.87 (4" FROM FOUNDATION DRAIN)
INV.OUT: 65.77 (12" TO CB#18A)

CB#21
RIM: 73.86
INV.IN: 67.40 (12" FROM CB#21A)
INV.IN: 67.30 (12" FROM CB#22)
INV.OUT: 67.20 (12" TO OUTLET)

CB#21A
RIM: 73.01
INV.OUT: 67.84 (12" TO CB#21)

CB#22
RIM: 73.37
INV.IN: 68.09 (4" FROM FOUNDATION DRAIN)
INV.OUT: 67.99 (12" TO CB#21)

CB#23
RIM: 71.75
INV.IN: 67.10 (4" FROM UNDERDRAIN)
INV.IN: 67.10 (12" FROM CB#24)
INV.OUT: 67.00 (12" TO DMH#7)

CB#24
RIM: 71.75
INV.IN: 67.68 (4" FROM UNDERDRAIN)
INV.OUT: 67.58 (12" TO CB#23)

CB#25
RIM: 75.22
INV.IN: 70.92 (12" FROM DMH#11)
INV.OUT: 70.82 (12" TO OUTLET)

CB#26
RIM: 75.22
INV.IN: 70.92 (12" FROM DMH#12)
INV.OUT: 70.82 (12" TO OUTLET)

CB#27
RIM: 69.00
INV.IN: 64.50 (4" FROM UNDERDRAIN)
INV.OUT: 64.40 (12" TO CB#16A)

CB#28
RIM: 74.20
INV.IN: 70.17 (12" FROM CB#29)
INV.OUT: 70.07 (12" TO OUTLET)

CB#29
RIM: 74.20
INV.OUT: 70.27 (12" TO CB#28)

CB#30
RIM: 71.70
INV.IN: 67.74 (4" FROM UNDERDRAIN)
INV.OUT: 67.64 (12" TO DMH#9)

CB#31
RIM: 69.50
INV.IN: 64.50 (4" FROM UNDERDRAIN)
INV.OUT: 64.40 (12" TO DMH#10)

CB#32
RIM: 70.90
INV.OUT: 67.21 (12" TO OUTLET)

DMH#7
RIM: 75.05
INV.IN: 66.68 (12" FROM CB#23)
INV.OUT: 66.58 (12" TO DMH#3)

DMH#8
RIM: 73.90
INV.IN: 67.01 (12" FROM DMH#9)
INV.OUT: 66.91 (12" TO DMH#6)

DMH#9
RIM: 73.80
INV.IN: 67.37 (8" FROM TRENCH DRAIN)
INV.IN: 67.37 (12" FROM CB#30)
INV.OUT: 67.27 (12" TO DMH#8)

DMH#10
RIM: 68.5±
INV.IN: 60.55 (12" FROM CB#14)
INV.IN: 60.55 (12" FROM CB#31)
INV.OUT: 60.45 (12" TO EXCB#1)

DMH#11
RIM: 76.40
INV.IN: 71.24 (18" FROM UNDERDRAIN)
INV.OUT: 71.14 (12" TO CB#25)

DMH#12
RIM: 76.40
INV.IN: 71.24 (18" FROM UNDERDRAIN)
INV.OUT: 71.14 (12" TO CB#26)

EXCB#1
RIM: 62.54
NEW INV.IN: 58.46 (12" FROM DMH#10)
INV.IN: 57.62 (UNK FROM UNK)
INV.OUT: 58.12 (24" TO EXIST)

STORM DRAIN DATA:

P20: 12" HDPE L=89' S=0.0050 MIN.
P20A: 12" HDPE L=60' S=0.0050
P21: 12" HDPE L=247' S=0.0050
P22: 12" HDPE L=49' S=0.0050
P22A: 12" HDPE L=19' S=0.0926
P23: 12" HDPE L=41' S=0.0050
P32: 12" HDPE L=80' S=0.0040
P33: 12" HDPE L=120' S=0.0040
P34: 12" HDPE L=14' S=0.0050
P35: 12" HDPE L=20' S=0.0050
P36: 12" HDPE L=67' S=0.0040
P37: 12" HDPE L=66' S=0.0040
P38: 12" HDPE L=206' S=0.0040
P39: 12" HDPE L=206' S=0.0040
P40: 4" PVC L=61' S=0.0050 MIN.
P43: 8" HDPE L=302' S=0.0050 MIN.
P44: 12" HDPE L=54' S=0.0040
P45: 18" HDPE L=198' S=0.0000
P46: 12" HDPE L=54' S=0.0040
P47: 8" HDPE L=81' S=0.0050
P48: 12" HDPE L=137' S=0.0050
P49: 12" HDPE L=124' S=0.0310
P51: 8" HDPE L=81' S=0.0050
P52: 4" PVC L=107' S=0.0050 MIN.
P53: 4" PVC L=23' S=0.0050 MIN.
P54: 12" HDPE L=215' S=0.0050
P55: 4" PVC L=16' S=0.0050 MIN.
P56: 12" HDPE L=170' S=0.0050
P57: 4" PVC L=46' S=0.0050 MIN.
P58: 12" HDPE L=200' S=0.0050
P59: 12" HDPE L=23' S=0.0050
P60: 18" HDPE L=198' S=0.0000
P61: 12" HDPE L=40' S=0.0050
P62: 12" HDPE L=107' S=0.0050

GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.

2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.

3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.

4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.

5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.

6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATIVE AREAS, VEGETATION WILL BE PROGRESSIVELY ESTABLISHED.

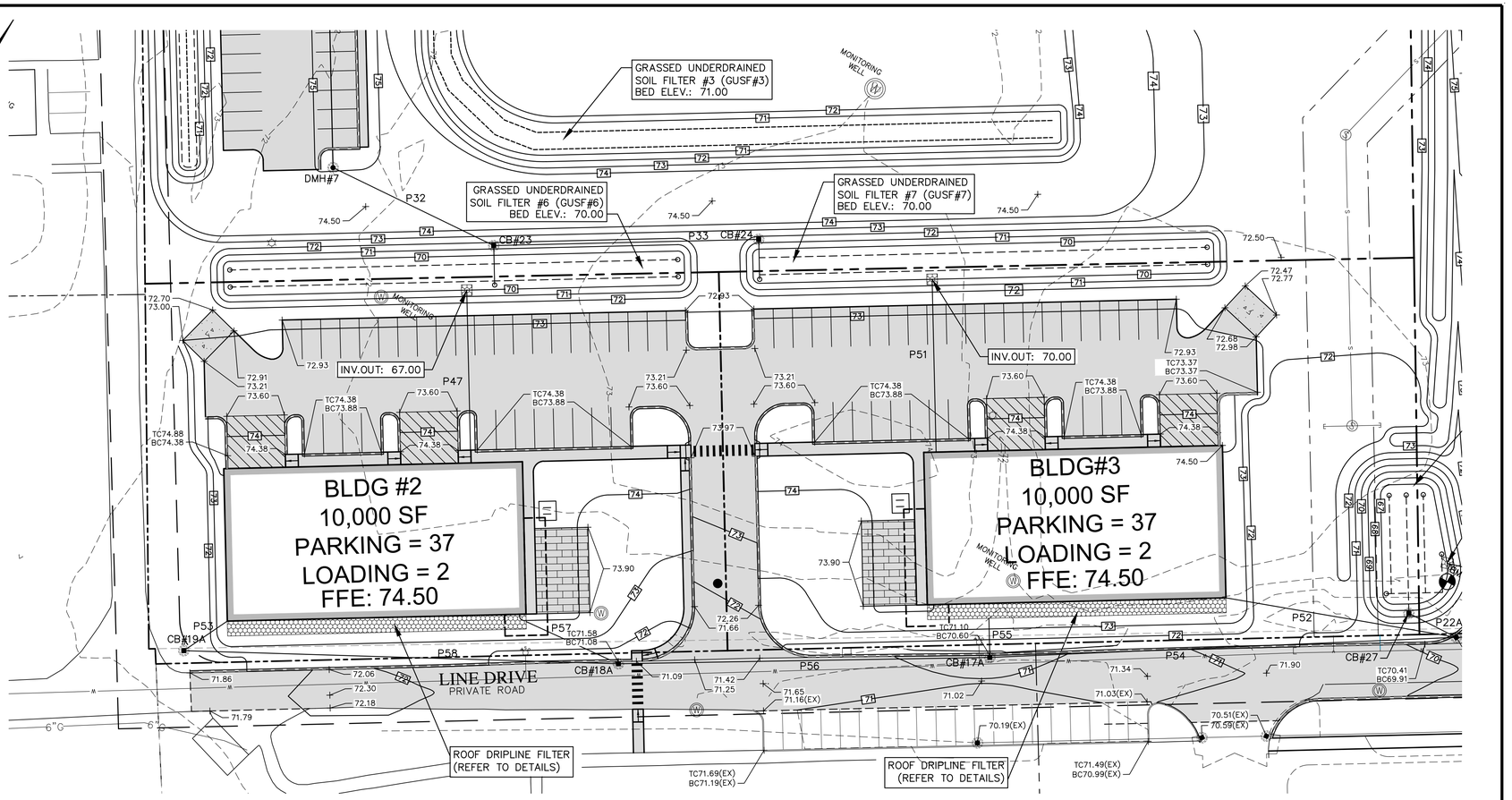
7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
SMOOTH BORE POLYETHYLENE PIPE – HDPE N-12 ADS

8. BENCHMARK INFORMATION: SEE PLAN

9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.

10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.

11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.



1. 09-22-25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JJM

TITLE:
GRADING AND DRAINAGE PLAN 1 OF 3

PROJECT:
PRIORITY PARK
KATAHDIN DRIVE, BRUNSWICK, ME 04011

PREPARED FOR:
PRIORITY REAL ESTATE GROUP, LLC
2 MAIN STREET, TOPSHAM, ME 04086

PROGRESS PRINT
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811 www.digsafe.com
Know what's **below** **Call** before you dig.
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

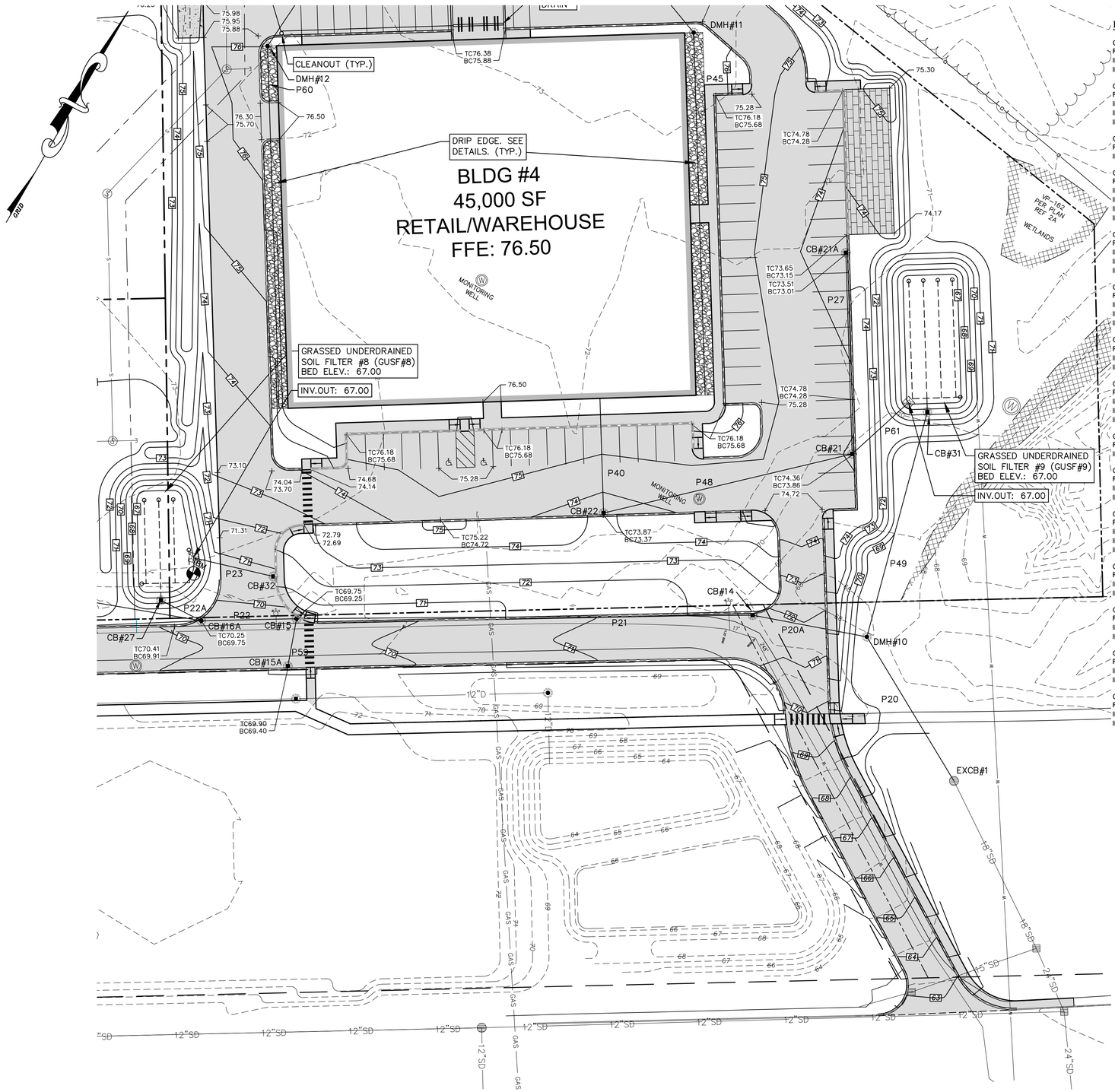
ISSUED FOR:
PERMITTING

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER
09-22-25

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CH	SCALE: 1"=30'	SHEET: C4.1
DRN BY: JJM	JOB #: 2504.18	
CH'D BY: JJM	MAP/LOT: 40/16,16G,16H,16I	
DATE: 04-17-24	FILE: 2504.18-SITE	

C:\USERS\JOE\DESKTOP\SITELINES PW\GENERAL\SLDATA-MGW\AND PROJECTS\2504.18 BUSBY\DWGS\2504.18-SITE.DWG (DRAWING 1 OF 3), 9/22/2025 11:02 AM, JOE
© 2025, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES PA, NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA, ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA IS WRONGFUL AND IS AT THE USER'S RISK.



DRAINAGE STRUCTURE DATA:

CB#14
RIM: 71.45
INV.IN: 60.95 (12" FROM CB#15)
INV.OUT: 60.85 (12" TO DMH#10)

CB#15
RIM: 69.25
INV.IN: 62.29 (12" FROM CB#15A)
INV.IN: 62.29 (12" FROM CB#16A)
INV.OUT: 62.19 (12" TO CB#14)

CB#15A
RIM: 69.40
INV.OUT: 62.41 (12" TO CB#15)

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RIM: 69.75
INV.IN: 62.64 (4" FROM FOUNDATION DRAIN)
INV.IN: 62.64 (12" FROM CB#27)
INV.IN: 62.64 (12" FROM CB#17A)
INV.OUT: 62.54 (12" TO CB#15)

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RIM: 70.60
INV.IN: 63.82 (4" FROM UNDERDRAIN)
INV.IN: 63.82 (12" FROM CB#18A)
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CB#19A
RIM: 71.25 (BEEHIVE GRATE)
INV.IN: 65.87 (4" FROM FOUNDATION DRAIN)
INV.OUT: 65.77 (12" TO CB#18A)

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RIM: 73.86
INV.IN: 67.40 (12" FROM CB#21A)
INV.IN: 67.30 (12" FROM CB#22)
INV.OUT: 67.20 (12" TO OUTLET)

CB#21A
RIM: 73.01
INV.OUT: 67.84 (12" TO CB#21)

CB#22
RIM: 73.37
INV.IN: 68.09 (4" FROM FOUNDATION DRAIN)
INV.OUT: 67.99 (12" TO CB#21)

CB#23
RIM: 71.75
INV.IN: 67.10 (4" FROM UNDERDRAIN)
INV.IN: 67.10 (12" FROM CB#24)
INV.OUT: 67.00 (12" TO DMH#7)

CB#24
RIM: 71.75
INV.IN: 67.68 (4" FROM UNDERDRAIN)
INV.OUT: 67.58 (12" TO CB#23)

CB#25
RIM: 75.22
INV.IN: 70.92 (12" FROM DMH#11)
INV.OUT: 70.82 (12" TO OUTLET)

CB#26
RIM: 75.22
INV.IN: 70.92 (12" FROM DMH#12)
INV.OUT: 70.82 (12" TO OUTLET)

CB#27
RIM: 69.00
INV.IN: 64.50 (4" FROM UNDERDRAIN)
INV.OUT: 64.40 (12" TO CB#16A)

CB#28
RIM: 74.20
INV.IN: 70.17 (12" FROM CB#29)
INV.OUT: 70.07 (12" TO OUTLET)

CB#29
RIM: 74.20
INV.OUT: 70.27 (12" TO CB#28)

CB#30
RIM: 71.70
INV.IN: 67.74 (4" FROM UNDERDRAIN)
INV.OUT: 67.64 (12" TO DMH#9)

CB#31
RIM: 69.50
INV.IN: 64.50 (4" FROM UNDERDRAIN)
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INV.IN: 66.68 (12" FROM CB#23)
INV.OUT: 66.58 (12" TO DMH#3)

DMH#8
RIM: 73.90
INV.IN: 67.01 (12" FROM DMH#9)
INV.OUT: 66.91 (12" TO DMH#6)

DMH#9
RIM: 73.80
INV.IN: 67.37 (8" FROM TRENCH DRAIN)
INV.IN: 67.37 (12" FROM CB#30)
INV.OUT: 67.27 (12" TO DMH#8)

DMH#10
RIM: 68.5±
INV.IN: 60.55 (12" FROM CB#14)
INV.IN: 60.55 (12" FROM CB#31)
INV.OUT: 60.45 (12" TO EXCB#1)

DMH#11
RIM: 76.40
INV.IN: 71.24 (18" FROM UNDERDRAIN)
INV.OUT: 71.14 (12" TO CB#25)

DMH#12
RIM: 76.40
INV.IN: 71.24 (18" FROM UNDERDRAIN)
INV.OUT: 71.14 (12" TO CB#26)

EXCB#1
RIM: 62.54
NEW INV.IN: 58.46 (12" FROM DMH#10)
INV.IN: 57.62 (UNK FROM UNK)
INV.OUT: 58.12 (24" TO EXIST)

STORM DRAIN DATA:

P20: 12" HDPE L=89' S=0.0050 MIN.
P20A: 12" HDPE L=60' S=0.0050
P21: 12" HDPE L=247' S=0.0050
P22: 12" HDPE L=49' S=0.0050
P22A: 12" HDPE L=19' S=0.0926
P23: 12" HDPE L=41' S=0.0050
P32: 12" HDPE L=80' S=0.0040
P33: 12" HDPE L=120' S=0.0040
P34: 12" HDPE L=14' S=0.0050
P35: 12" HDPE L=20' S=0.0050
P36: 12" HDPE L=67' S=0.0040
P37: 12" HDPE L=66' S=0.0040
P38: 12" HDPE L=206' S=0.0040
P39: 12" HDPE L=206' S=0.0040
P40: 4" PVC L=61' S=0.0050 MIN.
P43: 8" HDPE L=302' S=0.0050 MIN.
P44: 12" HDPE L=54' S=0.0040
P45: 18" HDPE L=198' S=0.0000
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P47: 8" HDPE L=81' S=0.0050
P48: 12" HDPE L=137' S=0.0050
P49: 12" HDPE L=124' S=0.0310
P51: 8" HDPE L=81' S=0.0050
P52: 4" PVC L=107' S=0.0050 MIN.
P53: 4" PVC L=23' S=0.0050 MIN.
P54: 12" HDPE L=215' S=0.0050
P55: 4" PVC L=16' S=0.0050 MIN.
P56: 12" HDPE L=170' S=0.0050
P57: 4" PVC L=46' S=0.0050 MIN.
P58: 12" HDPE L=200' S=0.0050
P59: 12" HDPE L=23' S=0.0050
P60: 18" HDPE L=198' S=0.0000
P61: 12" HDPE L=40' S=0.0050
P62: 12" HDPE L=107' S=0.0050

GRADING AND DRAINAGE NOTES:

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SMOOTH BORE POLYETHYLENE PIPE – HDPE N–12 ADS

8. BENCHMARK INFORMATION: SEE PLAN

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11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.

1. 09–22–25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JJM

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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER
09–22–25

TITLE:
GRADING AND DRAINAGE PLAN 3 OF 3

PROJECT:
PRIORITY PARK
KATAHDIN DRIVE, BRUNSWICK, ME 04011

PREPARED FOR:
PRIORITY REAL ESTATE GROUP, LLC
2 MAIN STREET, TOPSHAM, ME 04086

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CH	SCALE: 1"=30'	SHEET: C4.2
DRN BY: JJM	JOB #: 2504.18	
CHD BY: JJM	MAP/LOT: 40/16,16G,16H,16I	
DATE: 04-17-24	FILE: 2504.18-SITE	

C:\USERS\JOE\ONEDRIVE - SITELINES PA\GENERAL\SLDATA\NEW LAND PROJECTS\2504.18 BUBDIVISION\2504.18-SITE.DWG, GRADING (2 OF 3), 9/22/2025 11:32 AM, JOE
©2025, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA IS WRONGFUL AND IS AT THE USER'S RISK.

DRAINAGE STRUCTURE DATA:

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INV.IN: 60.95 (12" FROM CB#15)
INV.OUT: 60.85 (12" TO DMH#10)

CB#15
RIM: 69.25
INV.IN: 62.29 (12" FROM CB#15A)
INV.IN: 62.29 (12" FROM CB#16A)
INV.OUT: 62.19 (12" TO CB#14)

CB#15A
RIM: 69.40
INV.OUT: 62.41 (12" TO CB#15)

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INV.OUT: 62.54 (12" TO CB#15)

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RIM: 70.60
INV.IN: 63.82 (4" FROM UNDERDRAIN)
INV.IN: 63.82 (12" FROM CB#18A)
INV.OUT: 63.72 (12" TO CB#16A)

CB#18A
RIM: 71.08
INV.IN: 64.77 (4" FROM FOUNDATION DRAIN)
INV.IN: 64.77 (12" FROM CB#19A)
INV.OUT: 64.67 (12" TO CB#17A)

CB#19A
RIM: 71.25 (BEEHIVE GRATE)
INV.IN: 65.87 (4" FROM FOUNDATION DRAIN)
INV.OUT: 65.77 (12" TO CB#18A)

CB#21
RIM: 73.86
INV.IN: 67.40 (12" FROM CB#21A)
INV.IN: 67.30 (12" FROM CB#22)
INV.OUT: 67.20 (12" TO OUTLET)

CB#21A
RIM: 73.01
INV.OUT: 67.84 (12" TO CB#21)

CB#22
RIM: 73.37
INV.IN: 68.09 (4" FROM FOUNDATION DRAIN)
INV.OUT: 67.99 (12" TO CB#21)

CB#23
RIM: 71.75
INV.IN: 67.10 (4" FROM UNDERDRAIN)
INV.IN: 67.10 (12" FROM CB#24)
INV.OUT: 67.00 (12" TO DMH#7)

CB#24
RIM: 71.75
INV.IN: 67.68 (4" FROM UNDERDRAIN)
INV.OUT: 67.58 (12" TO CB#23)

CB#25
RIM: 75.22
INV.IN: 70.92 (12" FROM DMH#11)
INV.OUT: 70.82 (12" TO OUTLET)

CB#26
RIM: 75.22
INV.IN: 70.92 (12" FROM DMH#12)
INV.OUT: 70.82 (12" TO OUTLET)

CB#27
RIM: 69.00
INV.IN: 64.50 (4" FROM UNDERDRAIN)
INV.OUT: 64.40 (12" TO CB#16A)

CB#28
RIM: 74.20
INV.IN: 70.17 (12" FROM CB#29)
INV.OUT: 70.07 (12" TO OUTLET)

CB#29
RIM: 74.20
INV.OUT: 70.27 (12" TO CB#28)

CB#30
RIM: 71.70
INV.IN: 67.74 (4" FROM UNDERDRAIN)
INV.OUT: 67.64 (12" TO DMH#9)

CB#31
RIM: 69.50
INV.IN: 64.50 (4" FROM UNDERDRAIN)
INV.OUT: 64.40 (12" TO DMH#10)

CB#32
RIM: 70.90
INV.OUT: 67.21 (12" TO OUTLET)

DMH#7
RIM: 75.05
INV.IN: 66.68 (12" FROM CB#23)
INV.OUT: 66.58 (12" TO DMH#3)

DMH#8
RIM: 73.90
INV.IN: 67.01 (12" FROM DMH#9)
INV.OUT: 66.91 (12" TO DMH#6)

DMH#9
RIM: 73.80
INV.IN: 67.37 (8" FROM TRENCH DRAIN)
INV.IN: 67.37 (12" FROM CB#30)
INV.OUT: 67.27 (12" TO DMH#8)

DMH#10
RIM: 68.5±
INV.IN: 60.55 (12" FROM CB#14)
INV.IN: 60.55 (12" FROM CB#31)
INV.OUT: 60.45 (12" TO EXCB#1)

DMH#11
RIM: 76.40
INV.IN: 71.24 (18" FROM UNDERDRAIN)
INV.OUT: 71.14 (12" TO CB#25)

DMH#12
RIM: 76.40
INV.IN: 71.24 (18" FROM UNDERDRAIN)
INV.OUT: 71.14 (12" TO CB#26)

EXCB#1
RIM: 62.54
NEW INV.IN: 58.46 (12" FROM DMH#10)
INV.IN: 57.62 (UNK FROM UNK)
INV.OUT: 58.12 (24" TO EXIST)

STORM DRAIN DATA:

P20: 12" HDPE L=89' S=0.0050 MIN.
P20A: 12" HDPE L=60' S=0.0050
P21: 12" HDPE L=247' S=0.0050
P22: 12" HDPE L=49' S=0.0050
P22A: 12" HDPE L=19' S=0.0926
P23: 12" HDPE L=41' S=0.0050
P32: 12" HDPE L=80' S=0.0040
P33: 12" HDPE L=120' S=0.0040
P34: 12" HDPE L=14' S=0.0050
P35: 12" HDPE L=20' S=0.0050
P36: 12" HDPE L=67' S=0.0040
P37: 12" HDPE L=66' S=0.0040
P38: 12" HDPE L=206' S=0.0040
P39: 12" HDPE L=206' S=0.0040
P40: 4" PVC L=61' S=0.0050 MIN.
P43: 8" HDPE L=302' S=0.0050 MIN.
P44: 12" HDPE L=54' S=0.0040
P45: 18" HDPE L=198' S=0.0000
P46: 12" HDPE L=54' S=0.0040
P47: 8" HDPE L=81' S=0.0050
P48: 12" HDPE L=137' S=0.0050
P49: 12" HDPE L=124' S=0.0310
P51: 8" HDPE L=81' S=0.0050
P52: 4" PVC L=107' S=0.0050 MIN.
P53: 4" PVC L=23' S=0.0050 MIN.
P54: 12" HDPE L=215' S=0.0050
P55: 4" PVC L=16' S=0.0050 MIN.
P56: 12" HDPE L=170' S=0.0050
P57: 4" PVC L=46' S=0.0050 MIN.
P58: 12" HDPE L=200' S=0.0050
P59: 12" HDPE L=23' S=0.0050
P60: 18" HDPE L=198' S=0.0000
P61: 12" HDPE L=40' S=0.0050
P62: 12" HDPE L=107' S=0.0050

GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.

2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.

3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.

4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.

5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.

6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATIVE AREAS, VEGETATION WILL BE PROGRESSIVELY ESTABLISHED.

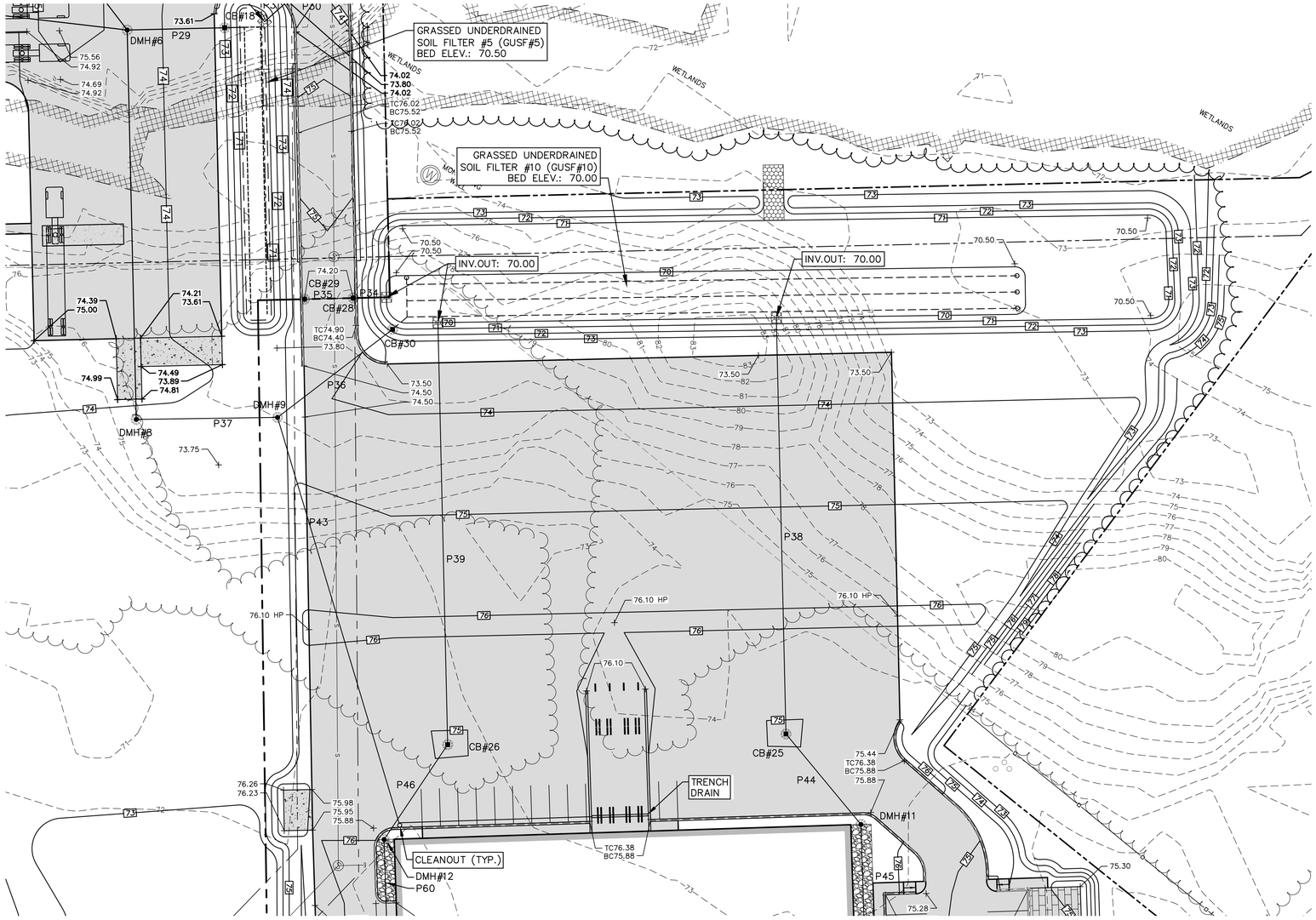
7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
SMOOTH BORE POLYETHYLENE PIPE – HDPE N-12 ADS

8. BENCHMARK INFORMATION: SEE PLAN

9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.

10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.

11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.



1. 09-22-25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JJM

TITLE: GRADING AND DRAINAGE PLAN 2 OF 3

PROJECT: PRIORITY PARK
KATAHDIN DRIVE, BRUNSWICK, ME 04011

PREPARED FOR: PRIORITY REAL ESTATE GROUP, LLC
2 MAIN STREET, TOPSHAM, ME 04086

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

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GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED
PROFESSIONAL ENGINEER
09-22-25

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CH	SCALE: 1"=30'
DRN BY: JJM	JOB #: 2504.18
CH'D BY: JJM	MAP/LOT: 40/16,16G,16H,16I
DATE: 04-17-24	FILE: 2504.18-SITE

SHEET: C4.3

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C:\USERS\JOE\ONEDRIVE - SITELINES PA\DESKTOP\REAL\DATA FILES\PLANS AND PROJECTS\2504.18 BUSBY\DWG\2504.18-SITE.DWG, GRADING (3 OF 3), 9/22/2025 11:52 AM, JOE

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UTILITY NOTES:

1. ALL TERMINATIONS AND CONNECTIONS OF SERVICES SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE GREATER AUGUSTA UTILITY DISTRICT. ALL BACKFILLING AND COMPACTION OF WATER AND SEWER LINE TRENCHES SHALL BE AS APPROVED BY THE LOCAL UTILITY DISTRICT.
1. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO COMMENCING EXCAVATION.
2. THE BASIS FOR PROJECT LAYOUT AND FOR CONSTRUCTION ELEVATIONS IS THE BASELINE AND BENCHMARK EXISTING ON THE SITE AND SHOWN ON THE DRAWINGS.
3. THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
4. SEE PLUMBING AND ELECTRICAL PLANS FOR LOCATION AND INVERTS OF SLEEVES IN FOUNDATIONS.
5. ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT AND CONCRETE.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
7. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA C150 AND C151, CLASS 52, AND HAVE PUSH ON OR FLANGED JOINTS AS REQUIRED. FITTINGS SHALL HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.
9. SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR-35 PVC.
10. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
11. CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.
12. SEE SHEET C4 FOR GRADING, DRAINAGE, STORM DRAIN DATA & EROSION CONTROL MEASURES.
13. BUILDING FOOTPRINT SHOWN IS NOT FOR FOUNDATION LAYOUT. REFER TO STRUCTURAL/ARCHITECTURAL DRAWINGS.
14. ALL PIPING MATERIAL TO THE BALL VALVE SHALL BE 1" OR 2" TYPE K COPPER AND ALL CONTROL VALVES SHALL BE LOCATED WITHIN THE EASEMENT AREA.
15. ALL DOMESTIC WATER SERVICES ON THE BUILDING SIDE OF THE CONTROL VALVE SHALL BE EITHER 2" TYPE K COPPER OR 2" CTS PE RATED AT 200 PSI. IF THE PE IS USED, AN 8 GAUGE WIRE SHALL BE ATTACHED TO THE PIPE WITH ONE END BROUGHT ALONGSIDE THE CURB BOX FOR LOCATING PURPOSES.
16. ANY CURB BOXES LOCATED WITHIN PAVEMENT SHALL BE INSTALLED INSIDE A GATE BOX TOP.
17. ALL MATERIALS SHOWN SHALL BE NEW AND FURNISHED BY CONTRACTOR AS PART OF CONTRACT WORK. ONLY ITEMS SPECIFICALLY IDENTIFIED TO BE SALVAGED MAY BE RE-USED WITHOUT PRIOR WRITTEN PERMISSION.
18. IRRIGATION SLEEVES SHALL BE INSTALL 18" BELOW EXISTING GRADE, EXTEND 5' BEYOND PAVED/CONCRETE AREAS, AND HAVE 4"X4" WITNESS STAKES SET AT EACH END. WITNESS STAKES SHALL BE 4' MIN. AND SET 6" BELOW GRADE.

SCALE IS DIFFERENT FROM SITE PLAN

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

ISSUED FOR:
PERMITTING

PRIORITY
2 MAIN STREET
TOPSHAM, MAINE 04086
(207) 837-6198

PRIORITY REAL ESTATE GROUP

FIELD WK: SITELINES PA	SCALE: 1"=40'
DRN BY: CYN	JOB #: 22-PRG-004A
CHD BY: CYN	MAPLOT: 400N6,861,168
DATE: 06-20-25	FILE:

SHEET: C5

TITLE: **UTILITY PLAN**

PROJECT: *PRIORITY PARK*
KATAHDIN DRIVE, BRUNSWICK, MAINE 04011

PREPARED FOR: *PRIORITY REAL ESTATE GROUP, LLC*
2 MAIN STREET, TOPSHAM, ME 04086

STATE OF MAINE · CURTIS Y. NEUFELD 9779 LICENSED PROFESSIONAL ENGINEER

09-30-25

2.	09-30-25	SUBMITTED TO THE TOWN OF BRUNSWICK FOR PRELIMINARY APPROVAL	CYN
1.	05-25-25	SUBMITTED AS MDEP STORMWATER LAW PERMIT AMENDMENT	CYN

CALL DIG SAFE
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

C:\USERS\CURT NEUFELD\ONEDRIVE\DOCUMENTS\PROJECTS\22-PRG-004A PRIORITY PARK\DWGS\22-PRG-004 PP OVERALL SITE 09-08-25.DWG, C5 UTILITY, 9/30/2025 11:52 AM, CURT NEUFELD

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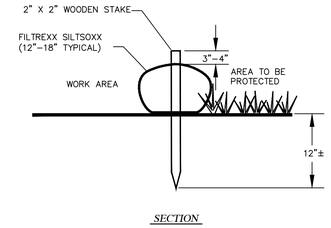
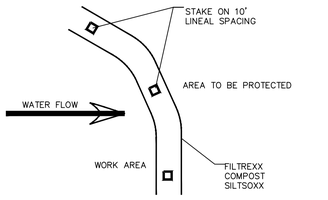


SECTION

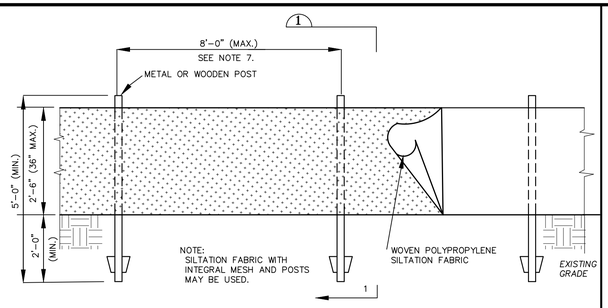


PLAN

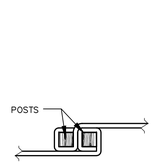
NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
2. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
3. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

A

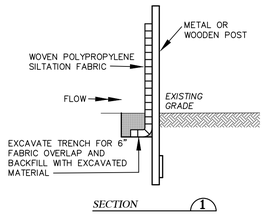
FILTREXX SILTSOXX DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.



ELEVATION

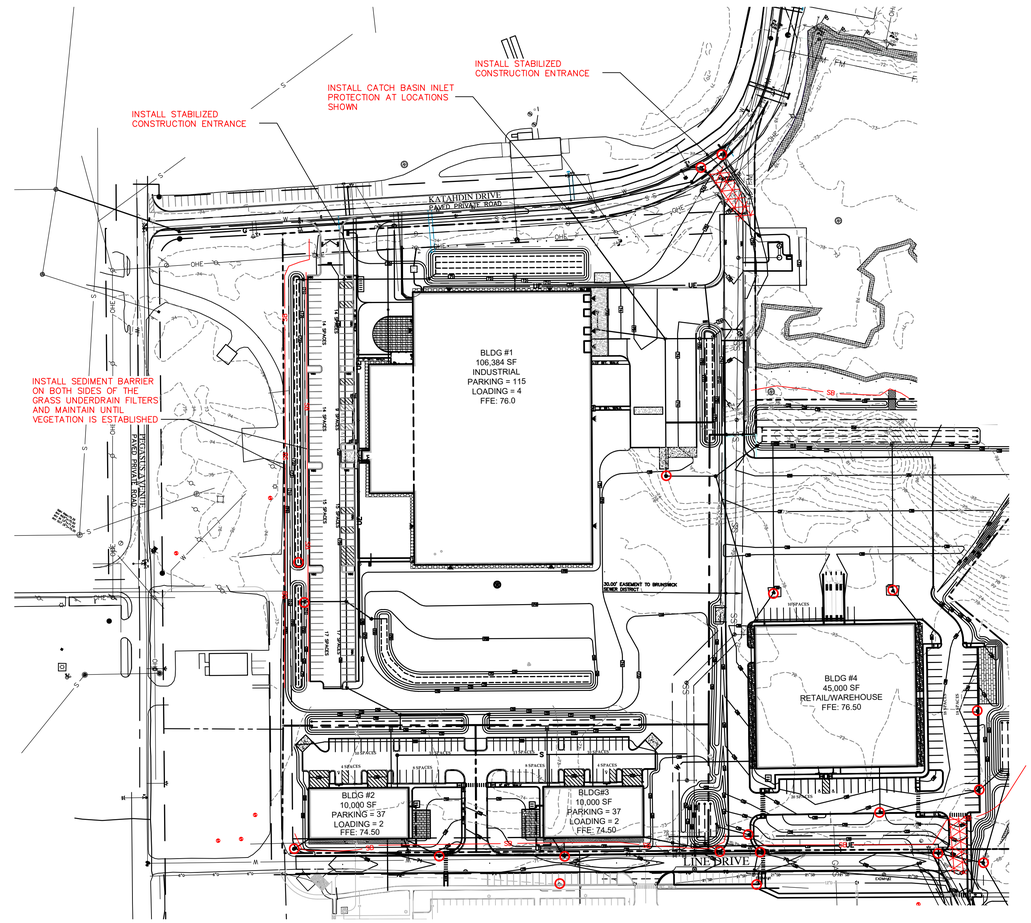


TOP VIEW



INSTALLATION:
1. EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE–IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACK FILL THE TRENCH AND TAMP THE SOIL.
5. JOIN SECTION AS SHOWN IN TOP VIEW.
6. BARRIER SHALL BE MIRAFI SILT FENCE (100X) OR APPROVED EQUIVALENT.
7. A STONE "FILLET" MAY BE USED FOR ANCHORING FABRIC IF IT CANNOT BE KEYED IN.

B



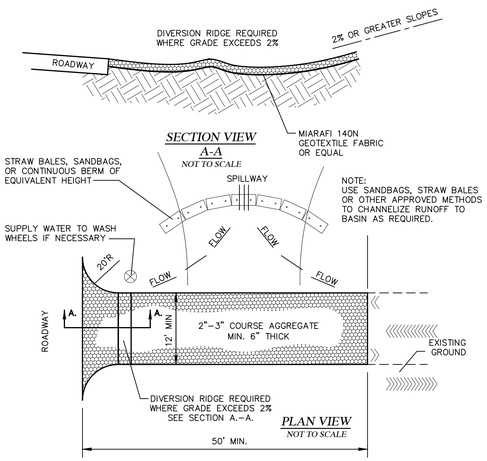
GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

INSTALL SEDIMENT BARRIER AT PERIMETER OF DISTURBED AREAS

LEGEND
- CATCH BASIN INLET PROTECTION
- SB — SEDIMENT BARRIER
- STABILIZED CONSTRUCTION ENTRANCE
- SNOW STORAGE AREA

EROSION & SEDIMENT CONTROL (ESC) NOTES:
1. THE CONTRACTOR SHALL UTILIZE THE CONSTRUCTION ENTRANCE FOR ENTERING AND EXITING THE PROPERTY
2. ESC BMPS SHALL BE INSTALLED PRIOR TO START OF WORK.
3. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT DISTURBED AREAS AND REVIEW BMPS PRIOR TO FORECAST PRECIPITATION OF MORE THAN 0.5 INCHES.
4. CONTRACTOR TO SWEEP EXISTING PAVED ACCESS AS NEEDED TO REMOVE TRACKED SOILS.
5. CONTRACTOR SHALL KEEP THE WRITTEN STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE PLAN ON SITE.
6. ALL RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO A FILTERING DEVICE DESIGNATED TO LIMIT DISCHARGE TURBIDITY. THE FILTERING DEVICE MAY BE BUT IS NOT LIMITED TO SAND FILTERS, EROSION CONTROL MIX, STRAW WA TILES, FLOCCULATION CHEMICALS, DIRT GLUE AND SILT FENCE.
7. STOCKPILES TO BE TEMPORARILY SEEDED AND MULCHED OR COVERED WITH POLY SHEETING AS REQUIRED BY THE PROJECT SPECIFICATIONS.
8. THE CONTRACTOR SHALL TREAT DISTURBED AREAS, BUILDING AREAS, AND CONSTRUCTION HAUL PATHS WITH DUST CONTROL BMPS TO LIMIT ALL FUGITIVE DUST PER THE PROJECT SPECIFICATIONS.
9. THE EROSION AND SEDIMENT CONTROL MEASURES DEPICTED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MANAGE, INSPECT AND PROTECT THE SITE USING MEDEP BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS REQUIRED BY THE PROJECT SPECIFICATIONS AND THE EROSION AND SEDIMENT CONTROL REPORT. THIS MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NOT DEPICTED ON THIS PLAN WHICH ARE CONSIDERED INCIDENTAL TO THE CONTRACT AND WILL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL CATCH BASIN INLETS WITH TRIBUTARY AREA WITH PAVEMENT COVER SHALL HAVE AN OIL ABSORBENT BOOM INSTALLED PRIOR TO THE PLACEMENT OF ANY BINDER PAVEMENT.
11. SEE ADDITIONAL NOTES ON SHEET C11, EROSION CONTROL NOTES.

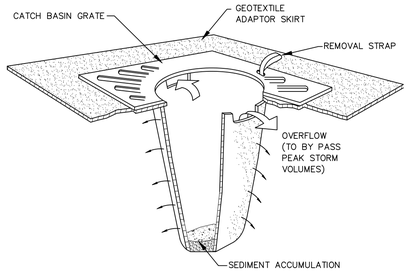
ISSUED FOR:
PERMITTING



NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.
4. TRACKED MUD OR SEDIMENT SHALL BE REMOVED PRIOR TO THE NEXT STORM EVENT. "REMOVED" SHALL MEAN VACUUM SWEEPING. MECHANICAL BROOM/SWEEPING SEDIMENT INTO DITCHES OR STRUCTURES IS NOT ACCEPTABLE.

C

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



NOTES:
1. CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).
2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

D

NOT USED
N.T.S.

TEMPORARY INLET PROTECTION DETAIL

PRIORITY REAL ESTATE GROUP
PRIORITY
2 MAIN STREET
TOPSHAM, MAINE 04086
(207) 837-6198

TITLE: **EROSION CONTROL PLAN**
PROJECT: *PRIORITY PARK*
KATAHDIN DRIVE, BRUNSWICK, MAINE 04011
PREPARED FOR: *PRIORITY REAL ESTATE GROUP, LLC*
2 MAIN STREET, TOPSHAM, ME 04086

SCALE: 1"=100'
JOB #: 22-PRG-004A
MAPLOT: 40N / 16I
FILE:
SHEET: C6

FIELD WK: SITELINES PA
DRN BY: CYN
CHD BY: CYN
DATE: 06-20-25

STATE OF MAINE · CURTIS Y. NEUFELD 9779 · REGISTERED PROFESSIONAL ENGINEER · 09-30-25

2.	09-30-25	SUBMITTED TO THE TOWN OF BRUNSWICK	CYN
1.	09-25-25	SUBMITTED TO MEDEP FOR STORMWATER LAW PERMIT AMENDMENT	CYN

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STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

C:\USERS\CURT NEUFELD\ONEDRIVE\DOCUMENTS\PROJECTS\22-PRG-004A PRIORITY PARK\DWG\22-PRG-004 PP OVERALL SITE 09-08-25.DWG, C6 E.S. 9/30/2025 11:52 AM, CURT NEUFELD

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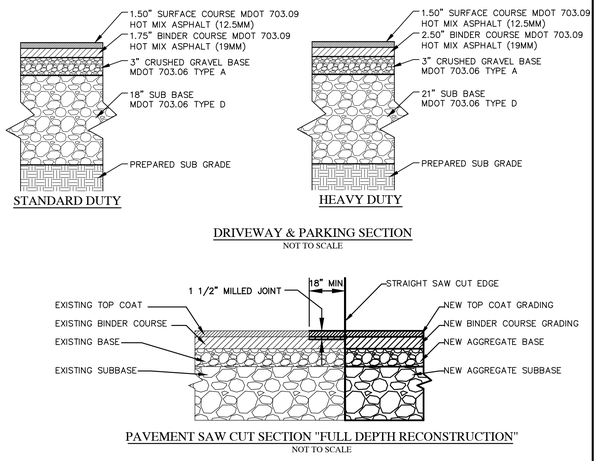
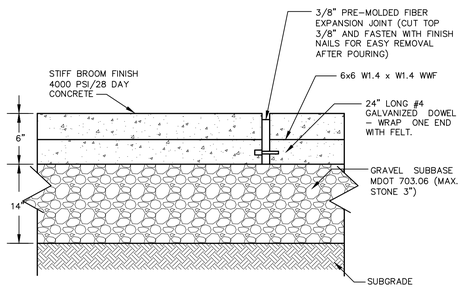


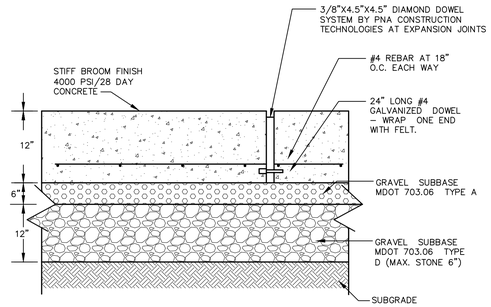
DRIVEWAY & PARKING SECTION
NOT TO SCALE

PAVEMENT SAW CUT SECTION "FULL DEPTH RECONSTRUCTION"
NOT TO SCALE

A PAVEMENT SECTIONS
N.T.S.

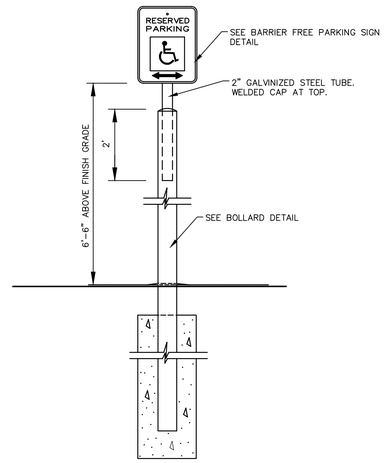


B CONCRETE DUMPSTER AND LOLLY PAD DETAIL
N.T.S.

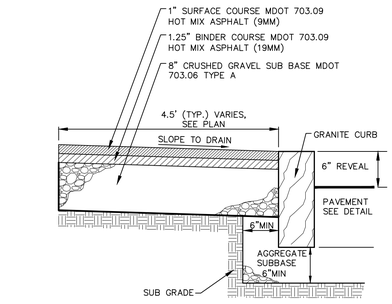


NOTES:
1. INSTALL REBAR MAT (#4 @ 18" O.C.) 3" MIN FROM BOTTOM OF PAD .
2. ALL SUBBASE AND BASE SOILS SHOULD BE PLACED IN 9 TO 12 INCH LIFTS AND BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D1557, MODIFIED PROCTOR DENSITY.

C CONCRETE GENERATOR PAD DETAIL
N.T.S.

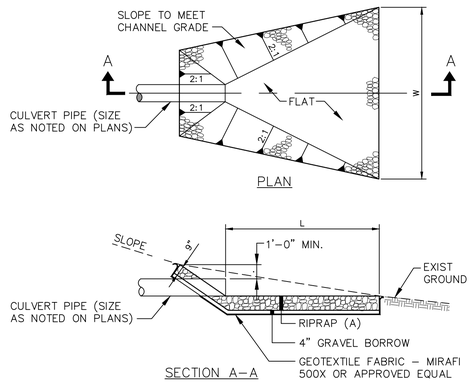


D BARRIER FREE PARKING SIGN DETAIL
N.T.S.



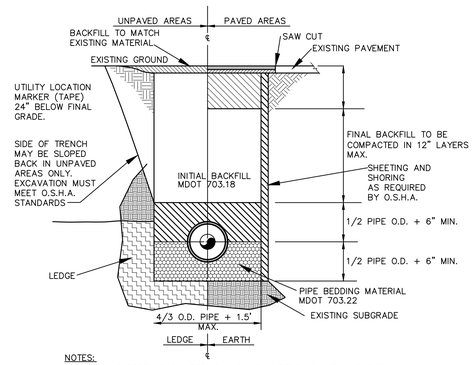
BITUMINOUS CONCRETE WALK W/GRANITE CURB
NOT TO SCALE

E BITUMINOUS WALK WITH GRANITE CURB
N.T.S.



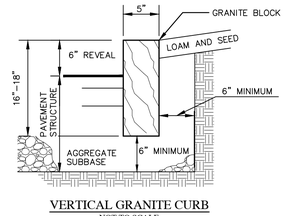
OUTLET	DIA.	SLOPE	D50	X	A	W	L
12" CULVERT	12"	.01	6"	2'	1'	2'	4'

F TYPICAL INLET/OUTLET APRON
N.T.S.

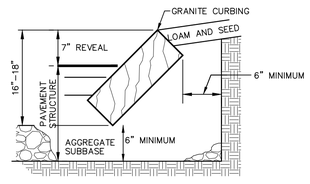


NOTES:
1. INSTALL 3 FOOT LONG IMPERVIOUS DAMS IN BEDDING/INITIAL BACKFILL MATERIAL EVERY 100 FEET TO PREVENT TRENCH GROUNDWATER FROM BEING CHANNELED ALONG BEDDING/INITIAL BACKFILL
2. REFER TO LATEST MDOT SPECIFICATIONS FOR BEDDING AND BACKFILL REQUIREMENTS.
3. INITIAL BACKFILL TO BE 12 INCHES OVER TOP OF PVC PIPE ONLY.

G TYPICAL PIPE TRENCH DETAIL
N.T.S.

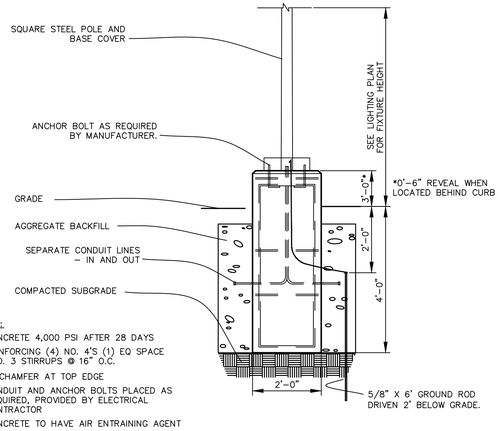


VERTICAL GRANITE CURB
NOT TO SCALE



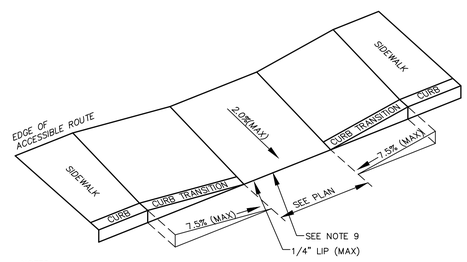
SLOPED GRANITE GURB
NOT TO SCALE

H CURBING DETAILS
N.T.S.



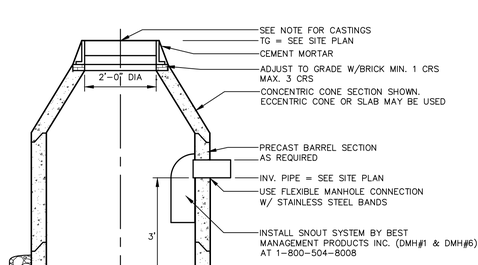
NOTES:
CONCRETE 4,000 PSI AFTER 28 DAYS
REINFORCING (4) NO. 4'S (1) EQ SPACE NO. 3 STIRRUPS @ 16" O.C.
1" CHAMFER AT TOP EDGE
CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED, PROVIDED BY ELECTRICAL CONTRACTOR
CONCRETE TO HAVE AIR ENTRAINING AGENT

I LIGHT POLE BASE DETAIL
N.T.S.



NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'x5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.

J TIP DOWN SIDEWALK RAMP
N.T.S.



NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE EAST JORDAN IRONWORKS 1248A COVER AND 1244A FRAME OR APPROVED EQUAL.

K CATCH BASIN OR DRAINAGE MANHOLE W/ SNOUT (DMH#1 & DMH#6)
N.T.S.

PRIORITY
2 MAIN STREET
TOPSHAM, MAINE 04086
(207) 837-6198

PRIORITY REAL ESTATE GROUP

FIELD WK: SITELINES PA	SCALE:
DRN BY: CYN	JOB #: 22-PRG-004A
CHD BY: CYN	MAP/LOT: 40N / 161
DATE: 06-20-25	FILE: COV-DET

SHEET: C7

TITLE: **CIVIL DETAILS**

PROJECT: *PRIORITY PARK*
KATAHDIN DRIVE, BRUNSWICK, MAINE 04011

OWNER: *PRIORITY REAL ESTATE GROUP, LLC*
2 MAIN STREET, TOPSHAM, ME 04086

STATE OF MAINE · CURTIS Y. NEUFELD · 9779 · REGISTERED PROFESSIONAL ENGINEER · 09-30-25

2.	09-30-25	SUBMITTED TO THE TOWN OF BRUNSWICK FOR PRELIMINARY APPROVAL	CYN
1.	09-25-25	SUBMITTED TO MDEP FOR STORMWATER LAW PERMIT AMENDMENT	CYN

NOT FOR CONSTRUCTION

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PRICING BASED ON THIS PLAN SHALL BE CONSIDERED PRELIMINARY AND MUST BE UPDATED PRIOR TO FINAL CONSTRUCTION DRAWINGS.

ISSUED FOR:
PERMITTING

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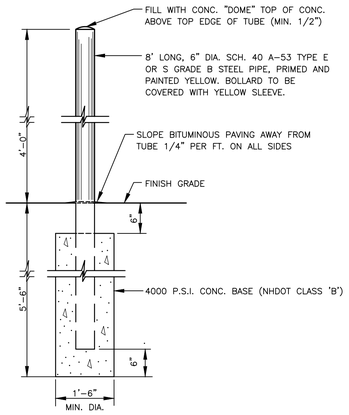
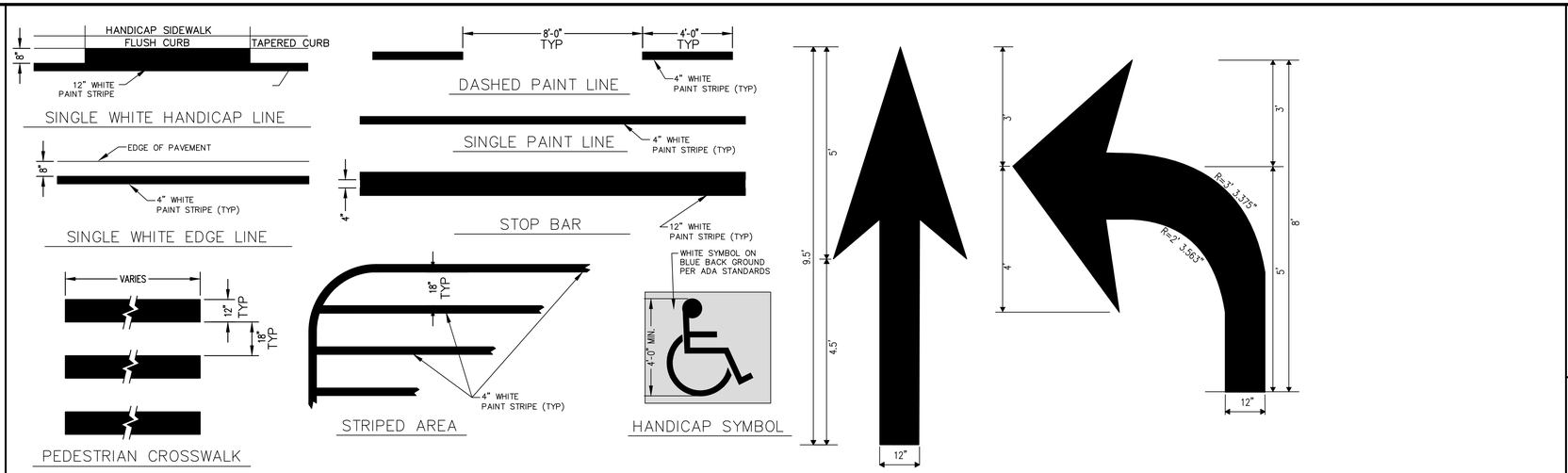
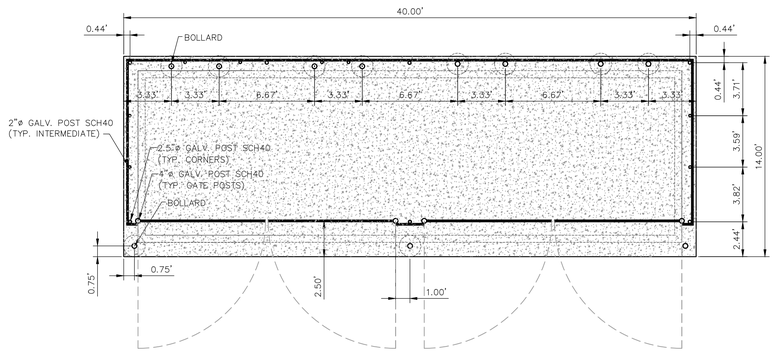


A TYPICAL BOLLARD DETAIL
N.T.S.

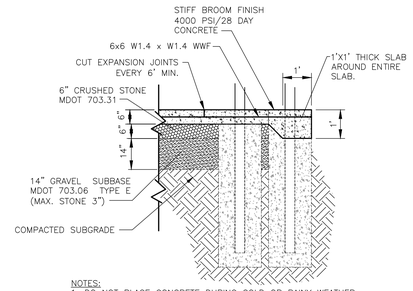


B PAVEMENT MARKINGS
N.T.S.



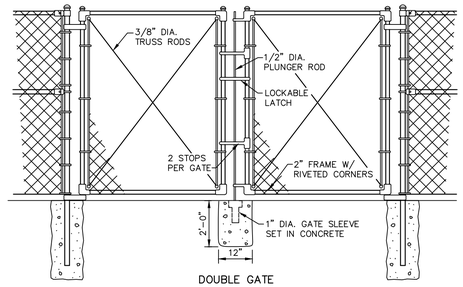
NOTE:
FENCE GATE TO BE DESIGNED BY FENCE INSTALLER. COORDINATE WITH OWNER.

DUMPSTER ENCLOSURE LAYOUT
NOT TO SCALE

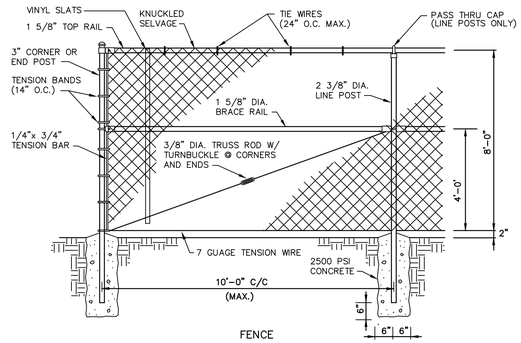


NOTES:
1. DO NOT PLACE CONCRETE DURING COLD OR RAINY WEATHER CONDITIONS.
2. CONTRACTOR MAY USE PRE-CAST CONCRETE BOLLARDS.

CONCRETE DUMPSTER PAD
NOT TO SCALE

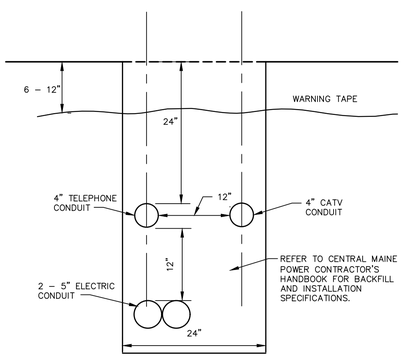


DOUBLE GATE

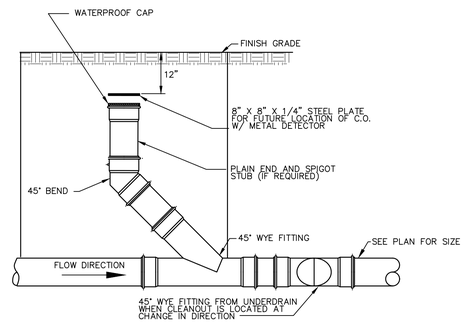


FENCE

C DUMPSTER DETAILS
N.T.S.



D TYPICAL ELECTRICAL CONDUIT
N.T.S.



E SEWER CLEAN OUT DETAIL
N.T.S.

F

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PRIORITY REAL ESTATE GROUP
2 MAIN STREET
TOPSHAM, MAINE 04086
(207) 837-6198

SHEET: C8

SCALE:	
JOB #:	22-PRG-004A
MAPLOT:	40N / 16I
FILE:	COV-DET
FIELD WK:	SITELINES PA
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STATE OF MAINE · CURTIS Y. NEUFELD 9779 · REGISTERED PROFESSIONAL ENGINEER · 09-30-25

2.	09-30-25	SUBMITTED TO THE TOWN OF BRUNSWICK FOR PREVIOUSLY APPROVED PRD'S STORMWATER LAW PERMIT AMENDMENT	CYN
1.	08-25-25	SUBMITTED TO MEDEP FOR STORMWATER LAW PERMIT	CYN

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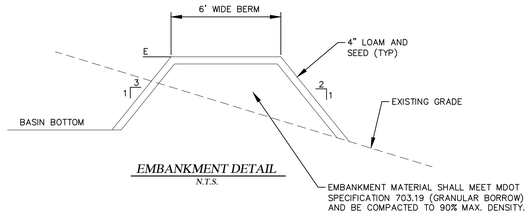
ELEVATION TABLE										
	GUSF#1	GUSF#2	GUSF#3	GUSF#4	GUSF#5	GUSF#6	GUSF#7	GUSF#8	GUSF#9	GUSF#10
A – OVERFLOW STRUCTURE ELEV.	73.75	73.75	74.25	73.00	73.00	71.75	71.75	70.75	70.75	70.75
B – BED ELEV.	71.50	71.50	71.00	71.00	70.50	70.00	70.00	69.00	69.00	70.00
C – BOTTOM OF FILTER	70.00	70.00	69.50	69.50	69.00	68.50	68.50	67.50	67.50	68.50
D – UNDERDRAIN ELEV.	69.17	69.17	68.67	68.67	68.17	67.83	67.83	66.83	66.83	67.83
E – BOTTOM OF STONE	68.84	68.84	68.34	68.34	67.84	67.50	67.50	66.50	66.50	67.50
F – 25YR WATER SURFACE ELEVATION	73.87	73.83	74.29	73.21	73.07	71.81	71.81	70.91	70.87	71.92
G – 10YR WATER SURFACE ELEVATION	73.78	73.77	73.85	73.07	73.01	71.76	71.77	70.80	70.79	71.81
H – 2YR WATER SURFACE ELEVATION	73.12	73.24	72.97	72.57	72.27	71.20	71.22	70.59	70.51	71.35
ORIFICE SIZE IN UNDERDRAIN CAP	1.0"	0.5"	1.5"	1.0"	0.8"	0.7"	0.7"	0.6"	1.0"	1.5"



EMBANKMENT DETAIL
N.T.S.

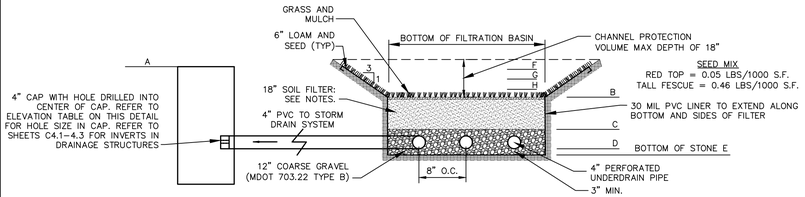
DRAINAGE LAYER (MDOT 703.22 TYPE B)	
SIEVE SIZE	% PASSING BY WEIGHT
1"	95–100
1/2"	75–100
#4	50–100
#20	15–80
#50	0–15
#200	0–5

TABLE 7.1.3 – LOAMY COARSE SAND	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85–100
#20	70–100
#60	15–40
#200	8–15
200 (CLAY SIZE)	<2.0

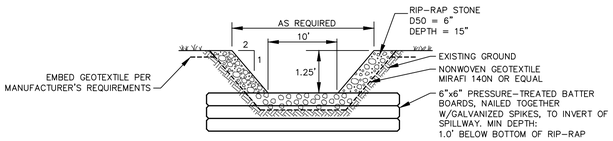
NOTE:
1. THE SOIL FILTER MEDIA AND VEGETATION SHALL NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION. ANY DEVIATION FROM THIS MUST BE APPROVED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION(DEP).
2. SOIL FILTER: THE SOIL FILTER WILL CONSIST OF TWO LAYERS. THE DIFFERENT LAYERS FROM THE BOTTOM UP ARE AS FOLLOWS:
   - *FILTER LAYER: A 12–INCH LAYER OF LOAMY COARSE SAND WHICH IS LOOSELY INSTALLED AND MEETS THE GRAIN SIZE SPECIFICATION OF TABLE 7.1.3.
   - *TOPSOIL: THE SURFACE OF THE BASIN SHALL BE COVERED WITH 6–INCHES OF NON–CLAYEY, LOAMY TOPSHAM SUCH AS USDA LOAMY SAND TOPSOIL WITH 5% TO 8% HUMIFIED ORGANIC CONTENT. THE SOIL SHALL BE SCREENED, LOOSE, FRIABLE, AND SHALL BE FREE FROM ADMIXZTURES OF SUBSOIL, REDUCE, STONES GREATER THAN 2–INCHES IN DIAMETER, CLUMPS, ROOTS, AND OTHER UNDESIRABLE FOREIGN MATTER. THE TOPSOIL SHALL BE GENTLY MIXED WITHIN THE FILTER LAYER TO PROVIDE CONTINUITY FOR DEEP ROOT PENETRATION. THE TEETH OF A BACKHOE, A HAND RAKE, A SHOVEL, OR ROTOTILLING 3–INCHES MAY BE USED TO CREATE A LOOSENED TRANSITION.
   - *THE SOIL FILTER MEDIA SHALL HAVE A CLAY CONTENT LESS THAN 2%
3. INSTALL SEDIMENT BARRIERS BETWEEN WATER QUALITY FEATURE AREAS AND UNSTABILIZED AREAS. SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL ITS ASSOCIATED DRAINAGE AREA HAS BEEN FULLY STABILIZED.
4. ALL MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN SHALL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE PASSING MAINE DEP SPECIFICATIONS.

CONSTRUCTION OVERSIGHT – GENERAL:
1. THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES TO BE BUILT AS PART OF THE PROJECT. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR.
2. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED.
3. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

CONSTRUCTION OVERSIGHT – GRASSED UNDERDRAINED SOIL FILTER:
1. CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
2. COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
3. CONSTRUCTION OVERSIGHT: INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
   - 3.1. AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED
   - 3.2. AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA,
   - 3.3. AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED. BIO–RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
   - 3.4. AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
   - 3.5. ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
4. TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
   - 4.1. SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
   - 4.2. PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
   - 4.3. PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90–92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

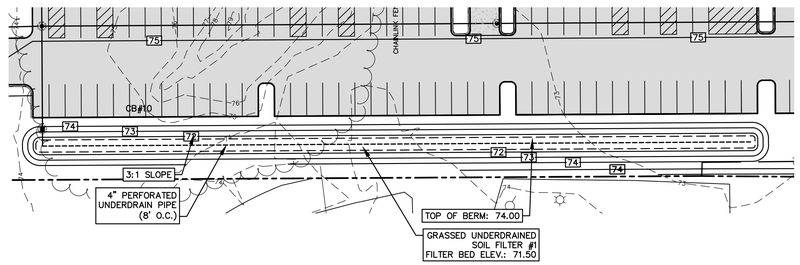


NOTE: DIMENSIONS INDICATED ARE AT MAXIMUM WIDTH OF SECTION. SEE PLAN VIEW FOR TRANSITIONS.

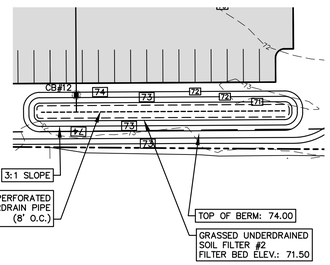


TYPICAL EMERGENCY SPILLWAY SECTION
N.T.S.

A *GRASSED UNDERDRAINED SOIL FILTER DETAIL*
N.T.S.

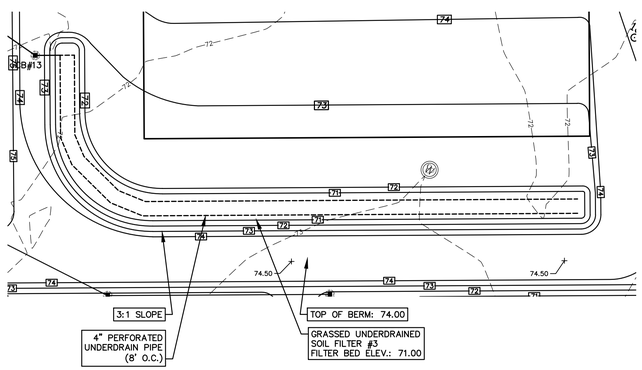


B *GRASSED UNDERDRAINED SOIL FILTER #1 (GUSF#1) DETAIL (PREVIOUSLY CONSTRUCTED)*
SCALE: 1"=40'

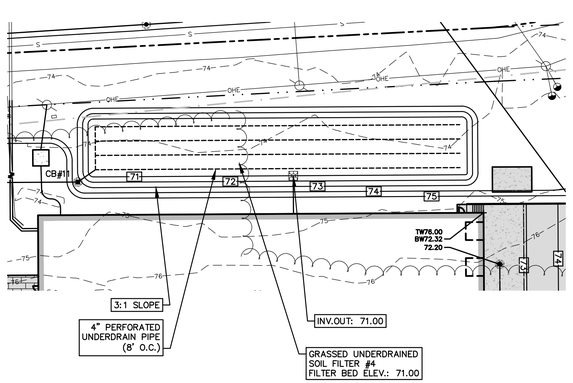


C *GRASSED UNDERDRAINED SOIL FILTER #2 (GUSF#2) DETAIL (PREVIOUSLY CONSTRUCTED)*
SCALE: 1"=40'

D *NOT USED*
N.T.S.



E *GRASSED UNDERDRAINED SOIL FILTER #3 (GUSF#3) DETAIL (PREVIOUSLY CONSTRUCTED)*
SCALE: 1"=40'



F *GRASSED UNDERDRAINED SOIL FILTER #4 (GUSF#4) DETAIL (PREVIOUSLY CONSTRUCTED)*
SCALE: 1"=40'

PROGRESS PRINT
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ISSUED FOR:
PERMITTING

1. 09–22–25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JJM

TITLE:
STORMWATER DETAILS (1 OF 2)

PROJECT:
PRIORITY PARK
KATAHDIN DRIVE, BRUNSWICK, ME 04011

OWNER ADDRESS:
PRIORITY REAL ESTATE GROUP, LLC
2 MAIN STREET, TOPSHAM, ME 04086

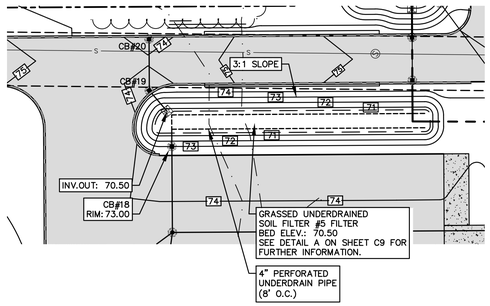
STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER
09–22–25

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

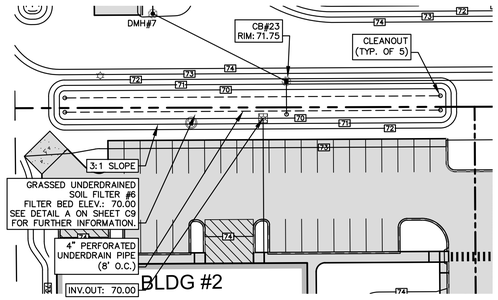
FIELD WK: MC/CH	SCALE: N/A	SHEET: C9
DRN BY: JJM	JOB #: 2504.18	
CH'D BY: JJM	MAP/LOT: 40/16,16G,16H,16I	
DATE: 04-17-24	FILE: 2504.18-DET	

©2025 THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES PA, NO MODIFICATIONS MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA IS WRONGFUL AND IS AT THE USER'S RISK.

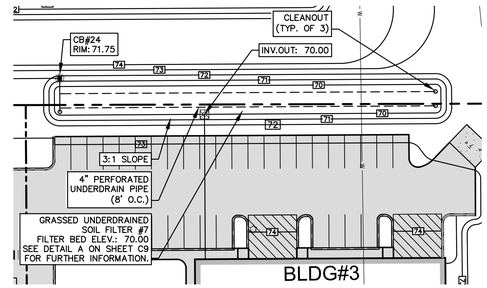
C:\USERS\JOE\ONEDRIVE - SITELINES PA\GENERAL\SUBDATA\NEW LAND PROJECTS\2504.18 BUBDIVISION\2504.18 DET DWG, C10-STORMWATER, 9/13/2023 2:32 PM, JOE



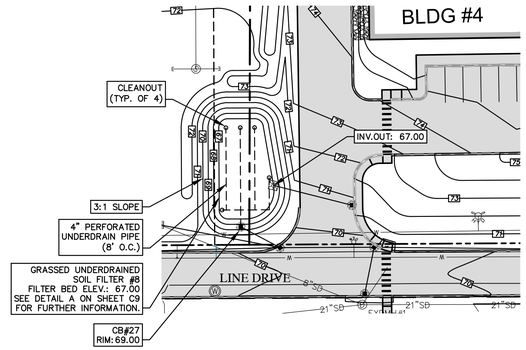
A *GRASSED UNDERDRAINED SOIL FILTER #5 (GUSF#5) DETAIL (PREVIOUSLY CONSTRUCTED)*
SCALE: 1"=40'



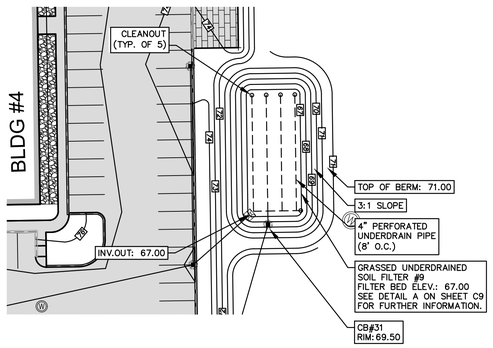
B *GRASSED UNDERDRAINED SOIL FILTER #6 (GUSF#6) DETAIL*
SCALE: 1"=40'



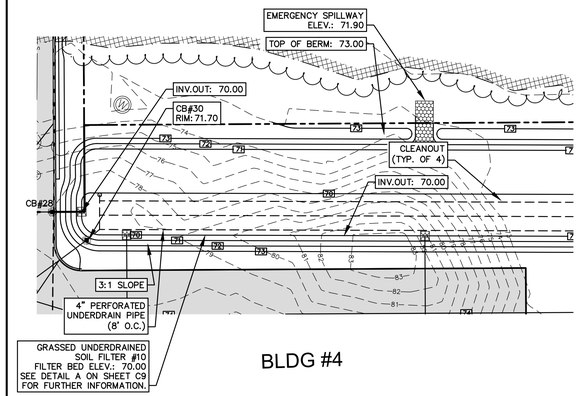
C *GRASSED UNDERDRAINED SOIL FILTER #7 (GUSF#7) DETAIL*
SCALE: 1"=40'



D *GRASSED UNDERDRAINED SOIL FILTER #8 (GUSF#8) DETAIL*
SCALE: 1"=40'

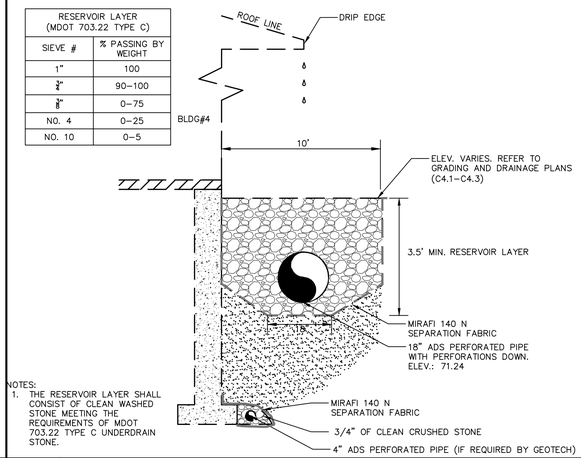


E *GRASSED UNDERDRAINED SOIL FILTER #9 (GUSF#9) DETAIL*
SCALE: 1"=40'



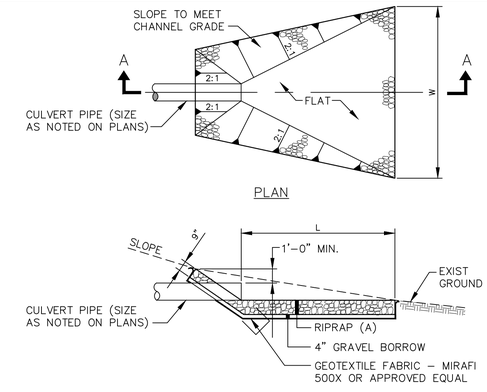
F *GRASSED UNDERDRAINED SOIL FILTER #10 (GUSF#10) DETAIL*
SCALE: 1"=40'

RESERVOIR LAYER (MDOT 703.22 TYPE C)	
SIEVE #	% PASSING BY WEIGHT
1"	100
¾"	90–100
⅜"	0–75
NO. 4	0–25
NO. 10	0–5



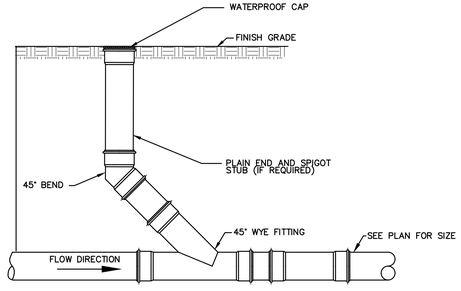
NOTES:
1. THE RESERVOIR LAYER SHALL CONSIST OF CLEAN WASHED STONE MEETING THE REQUIREMENTS OF MDOT 703.22 TYPE C UNDERDRAIN STONE.

G *ROOF DRIP EDGE @ BLDG#4*
N.T.S.



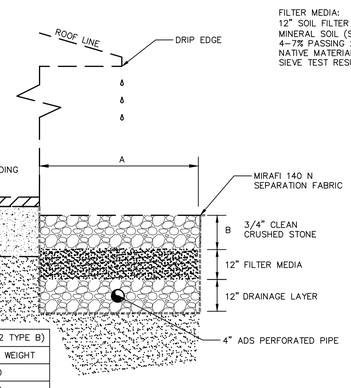
OUTLET	DIA.	SLOPE	D50	A	W	L
12" CULVERT	12"	.01	3"	8"	4'	6'

H *RIPRAP INLET/OUTLET PROTECTION*
N.T.S.



I *CLEANOUT DETAIL*
N.T.S.

RESERVOIR LAYER (MDOT 703.22 TYPE C)	
SIEVE #	% PASSING BY WEIGHT
1"	100
¾"	90–100
⅜"	0–75
NO. 4	0–25
NO. 10	0–5



FILTER MEDIA:
12" SOIL FILTER MEDIA
MINERAL SOIL (SAND)
4–7% PASSING 200 SIEVE
NATIVE MATERIAL MAY BE USED IF
SIEVE TEST RESULTS ARE APPROVED.

DRAINAGE LAYER (MDOT 703.22 TYPE B)	
SIEVE SIZE	% PASSING BY WEIGHT
1"	95–100
1/2"	75–100
#4	50–100
#20	15–80
#50	0–15
#200	0–5

ELEVATION TABLE	
	5,000 S.F. BLDG
A – RESERVOIR COURSE WIDTH (FT)	7.00
B – RESERVOIR COURSE DEPTH (FT)	3.00

J *ROOF DRIP EDGE FILTER @ BLDG#2/BLDG#3*
N.T.S.

K *NOT USED*
N.T.S.

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ISSUED FOR:
PERMITTING

1. 09–22–25 SUBMITTED TO MDEP FOR STORMWATER MANAGEMENT LAW JJM

TITLE:
STORMWATER DETAILS (2 OF 2)

PROJECT:
PRIORITY PARK
KATAHDIN DRIVE, BRUNSWICK, ME 04011

OWNER ADDRESS:
PRIORITY REAL ESTATE GROUP, LLC
2 MAIN STREET, TOPSHAM, ME 04086

STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED
PROFESSIONAL ENGINEER
09–22–25

SITELINES
119 PURINTON ROAD, SUITE A
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CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CH	SCALE: N/A	SHEET: C10
DRN BY: JJM	JOB #: 2504.18	
CHD BY: JJM	MAP/LOT: 40/16,16G,16H,16I	
DATE: 04-17-24	FILE: 2504.18-DET	

BRUNSWICK AREA CITIZENS FOR A SAFE ENVIRONMENT
P.O. Box 245, Brunswick, Maine 04011-0245
BACSEmail@gmail.com

November 19, 2025

TO: Julia Henze and Brunswick Town Council,
Daniel Ankeles, State Representative for House District 100
Poppy Arford, State Representative for House District 101
Cheryl Golek, State Representative for House District 99
Mattie Daughtry, State Senator for District 23

RE: Letter of Concern Regarding the Permitting of Construction at the former Brunswick Naval Air Station

Dear Readers,

As members of the public actively involved in the Superfund Remediation at the former Naval Air Station Brunswick through the Restoration Advisory process, we write to you with great concern regarding the chronic lack of oversight for all projects being constructed at the former Brunswick Naval Air Station (now 'Brunswick Landing'). Of particular concern is the lack of any planning in the permitting process to consider the substantial PFAS contamination which exists in the groundwater and related soils throughout Brunswick Landing.

Although the former BNAS is regulated under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, we have encountered gaps in coordination, compliance and public transparency under which these projects are being permitted and constructed. As explained in more detail throughout this letter, the entirety of the former base and therefore all of Brunswick Landing property has groundwater restrictions due to the presence of historical contamination including PFAS which exists in substantial quantities in the groundwater throughout the property. However, there is no evidence in the public record that this considerable contamination is being considered in the current regulatory and permitting processes. Projects are being permitted notwithstanding the substantial impact it places on the existing PFAS-contaminated conditions.

Unfortunately, the environmental studies undertaken as part of the closure and reuse of the Naval Air Station Brunswick were all conducted prior to the time that PFAS was a CERCLA regulated pollutant and are not referenced in the historical administrative records for site closure. PFAS is not addressed in the Navy's Finding of Suitability to Transfer (FOST) for parcels transferred to civilian use because PFAS was not a priority pollutant under CERCLA at the time the FOST was issued, nor was its toxicity well characterized. In 2022, the Navy began a multi-year Remedial Investigation to define the nature and extent of PFAS contaminants in soil, groundwater, surface water, sediment, stormwater, pore water, seeps, and fish tissue. The results of the Remedial Investigation will be used to evaluate whether the presence of PFAS represents an unacceptable

risk to human and ecological receptors (Sixth Five Year Review, 2025). As part of these investigations the Navy has installed monitoring wells around the former BNAS to define the nature and extent of PFAS in the groundwater. Even in its initial stages, the Navy has discovered very high concentrations of PFAS in the groundwater throughout Brunswick Landing. The Navy is undertaking a multiyear study to make a determination for a plan for PFAS remediation because the PFAS exists not only within the bounds of the property, but also in off-site public and private wells including the Brunswick Topsham Water District Jordan Avenue well field. This Navy study also includes investigation of the existing stormwater system, which is known to be structurally impaired, allowing PFAS impacted groundwater to infiltrate into the piping and be transported throughout the base and be discharged into surface waters both on and off site.

As explained more fully below, construction now being permitted fails to consider how this proposed construction will impact the existing PFAS contaminated groundwater and what effect the development will have for an effective remediation strategy to address the widespread PFAS contamination. While the Navy is investigating the property, the on-going development is proposing to add new sub-surface stormwater structures in areas where PFAS contaminated groundwater is known to exist and also to add a substantial increase to impervious surfaces creating additional runoff to a dilapidated stormwater system. Both of these activities create significant risks in moving PFAS contaminated groundwater throughout the property as well as off-site increasing the public's and the natural environment's risk to ongoing exposure to PFAS contamination.

As explained in more detail below it is urgent that all responsible parties be brought to the table to review the new and additional risk of exposure to PFAS created by the development as it impacts the entire site. The multi-dimensional nature of the permitting on the property requires the Town of Brunswick, State Elected officials, MRRA, DEP (Land Bureau and Federal Facilities) Navy BRAC and RAB members to communicate directly with each other to understand the condition of the property, the status of Navy investigation, the role of the Town in permitting and ensuring the safety of its residents from the spread of toxic PFAS and the role each development plays in ultimately limiting future PFAS remediation for the Brunswick Landing and the community at large. These developments are seen as beneficial to the Town's economic condition, but this development needs to be implemented responsibly with an understanding of an accurate description of the condition of the property and the impact any additions/deletions or redirections of groundwater and stormwater will have on the spread of PFAS contamination.

BACKROUND INFORMATION

The Superfund cleanup is at a critical stage

The Navy is currently conducting two significant investigations for the former Naval Air Station:

1. **PFAS contamination Remedial Investigation**: This base-wide investigation began in 2021 and is expected to conclude in late 2028,[1] although this timeline could be complicated by the 2024 accident at Hangar 4, which spilled 1,450 gallons of PFAS-containing aqueous film-forming foam (AFFF) concentrate mixed with 50,000 gallons of water into the environment. The RI includes an investigation of the stormwater system near Hangers 4 and 5, where groundwater is known to be infiltrating the stormwater system.

2. **Stormwater System Evaluation:** The RI includes investigation of the stormwater system. The Navy has acknowledged that "some stormwater systems may be deteriorating,"[2] and current investigations have discovered piping previously not known to have existed. These aging systems and discovery of old practices and unknown piping are exacerbating the spread of PFAS within and off the former base.[3]

As you may remember it was only in 2022 that the Jordan Avenue drinking water source was confirmed to have been contaminated with PFAS. To mitigate this, a PFAS treatment system is now being constructed under an Environmental Services Cooperative Agreement (ESCA) between the Navy and Brunswick/Topsham Water District.[4]
While the two-pronged RI is actively ongoing; plans for PFAS cleanup have not yet been finalized in a "Record of Decision," a legal document that establishes enforceable performance standards for the cleanup under CERCLA.

All of these existing activities highlight that, until we fully understand the scope of PFAS contamination, including the impacts from the 2024 spill, and have enforceable plans for remedial actions in place, construction activities pose significant risks as they impact groundwater, disturb

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[1] Because of its complexity, the Brunswick Superfund site has been divided into multiple areas or "Operable Units." The **Base-wide PFAS contamination Operable Unit 13 (OU 13)** is the problem area whereby the Navy is currently investigating the entire former Naval Air Base groundwater, as well as some off-site private drinking water wells, for contamination by PFAS ("forever chemicals"). OU 13 in an early stage of the Superfund process, termed "Remedial Investigation." Once this investigation is completed (anticipated fall/winter 2028), and plans for cleanup have not yet been announced.

[2] Meeting Minutes of the Restoration Advisory Board for the Former Naval Air Station Brunswick, May 25, 2025: https://media.defense.gov/2025/Jul/01/2003746556/-1/-1/0/NASB_28MAY2025_RAB_MTGMINS_FINALREV.PDF#page=10.

[3] See BACSE Letter dated October 10, 2019, entitled "BACSE Additional Comments *Final Sediment Feasibility Study, Former Picnic Pond Stormwater Retention System, Former Naval Air Station (NAS) Brunswick, Brunswick, Maine,*" available at https://www.brunswickme.gov/AgendaCenter/ViewFile/Agenda/_10212019-1785

[4] US EPA Letter dated August 10, 2022 entitled "Historical Releases of PFAS Contamination at the Former NAS Brunswick Site and On-going Impacts to the Jordan Avenue Brunswick-Topsham Water District Drinking Water Source," available at https://www.btwater.org/Engineering_PDFs/22_08_10_EPA_Region_I_Letter.Navy_PFAS_Contamination_Impacts_to_JA_Wellfield-1-.pdf.

soil, increase impervious surfaces, and/or connect to the aging stormwater system. Particularly in regions where we know the groundwater was already contaminated with PFAS even before the 2024 spill, these risks are substantial and necessitate careful design, mitigation, coordination among the multi-permitting agencies and monitoring throughout the construction process. Furthermore, because the complete characterization of the PFAS at a given development site is not yet complete, there is inherent danger in developing at a PFAS contaminated location without long range understanding of the implications for the development increasing an already serious problem condition.

To date we express concern that the transfer documents from the Navy (FOST) that fail to acknowledge the presence of PFAS enable proper permitting which considers the risks to the base-wide groundwater flow in the proposed permitting for new construction. The FOST sets forth the land use restrictions for the safe civilian use of a given parcel. Because the relevant FOSTs for the development parcels were created well before PFAS became a priority pollutant[5], they are effectively obsolete until updated. The risks are not solely for the site under development but in changing groundwater flow or additions to a stormwater system create risks for all residents and the environment.

Proposed expansion by Mölnlycke Health Care

It has been reported that Mölnlycke Health Care "*broke ground [September 23, 2025] on a 78,000-square-foot expansion at Brunswick Landing*."[6] We understand that the Town has not yet issued any permits.[7] While we are encouraged about the expansion of the Molnlycke business in Brunswick, we have concerns, given that this proposed expansion is situated in a not yet completely characterized contaminated area of the former base we have concerns that all issues regarding the existing contamination are being adequately considered.

Mölnlycke Health Care is located at 192 Admiral Fitch Avenue (Navy Parcel EDC-2), adjacent Brunswick Executive Airport: east of the runway, south of Hangar 6 in close proximity, and

[5] PFOS and PFOA were listed as priority pollutants under CERCLA in April, 2024.

[6] The Times Record, "*Brunswick breaks ground on medical tech facility expansion,***"** September 23, 2025, https://www.pressherald.com/2025/09/23/brunswick-breaks-ground-for-medical-tech-facility-expansion/.

[7] Town Planning Office staff also stated they do not have a *Brunswick Landing Construction Permission Request Form* on file for this property. We do not know whether this "groundbreaking ceremony" involved actual soil disturbance, which is restricted under the Land Use Controls (LUCs) for this property (Navy Parcel EDC-2). Note Finding of Suitability for Transfer (FOST), available at https://www.maine.gov/dep/gis/datamaps/brwm_bnas/FOST%202011-1%20Final%20Signed%20072711.pdf:

"Soil Disturbance Restriction:

The GRANTEE, its successors, and assigns agree that no soil excavation, drilling, digging or other ground-disturbing activities, including disturbance of building slabs, roads and other structures and paved areas, shall be allowed on Parcel EDC-2 (Figure B- 6), Parcel EDC-4, and Building 730 on Parcel EDC-3 (Figure B-8) without prior written approval of the Navy, and the applicable federal and state regulatory agencies, as appropriate. The GRANTEE, its successors and assigns, or their subcontractors, shall stop all work and notify the Navy immediately if previously unknown contamination, such as, but without limitation, buried debris, stained soil, unusual odors, is discovered during soil disturbing activity on any of the Transfer Parcels."

northeast of Hangar 4 (Figures 2-3). The proposed expansion involves newly created subdivision Lot 16B, adjacent to the north and west of the current building[8].

Even prior to the 2024 accident at Hangar 4, which spilled 1,450 gallons of PFAS-containing aqueous film-forming foam (AFFF) concentrate mixed with 50,000 gallons of water into the surrounding area, the Navy had already inferred PFAS contamination of groundwater in this region (Figure 3). While a post-spill PFAS map has not yet been published by the Navy, others have reported extremely high levels of PFAS in nearby surface water following the spill.[9]

The Mölnlycke development plan follows the STARC design with proposed subservice retention tanks and four bioretention areas. However there is no reference made concerning the existing PFAS contamination and how this project will address and mitigate the impact to the existing groundwater contamination and flow of groundwater. All of this may be because as stated in their application:

> **"Permitting History and Requirements**
> Previous development, begun in 2010 and completed in 2013, was subject to amendment of an existing Site Location of Development Act (SLDA) which encompasses the areas of the former Brunswick Naval Air Station then owned by the Midcoast Regional Redevelopment Authority (MRRA). Permit #L-20116-26-O-B was issued in December of 2010 for the original manufacturing facility as a Minor Amendment to MRRA's permit.
>
> Adherence to SLDA is determined by the Town of Brunswick, which has been granted Site Capacity by the Maine DEP. Brunswick does not have Stormwater Capacity, therefore Maine DEP will review stormwater design and issue a Maine Construction General Permit. Brunswick will provide a Development Review permit in addition to the SLDA."

The SLDA Permit in reference was created PRIOR to the knowledge of the existence of the extensive historical PFAS contamination and prior to the tragic release of PFAS contamination during MRRA's ownership. NONE of the parties involved in the Brunswick Landing development are managing the risk of this now infamous contamination issue.

[8] Town of Brunswick, Department of Planning and Development Amended Subdivision Plan, Lots 16B, 16C, and 16D: https://www.brunswickme.gov/AgendaCenter/ViewFile/Item/2874?fileID=32860.
[9] Friends of Merrymeeting Bay email dated May 17, 2025 (copied to the Town Manager), regarding surface water testing near the former Building 653.

Current Construction Permit Process for Brunswick Landing

The existing permit process, which has not been augmented since the August 2024 spill, is intended to involve coordination among the Town, MRRA, the Navy, Maine DEP, and the US EPA. The Navy outlines the current procedure as follows:[10]

"For properties within Brunswick Landing, if planned construction activities involve any soil displacement and/or potential contact with groundwater, the Navy, in consultation with USEPA and MEDEP, must provide approval before the Town of Brunswick will approve a construction permit.

- Applicants are required to complete the Brunswick Landing Construction Permission Request form available from the Navy or on the Permits and Applications page of the Town of Brunswick Planning & Development website:
  https://www.brunswickme.org/235/Permits-Applications

- Completed forms are submitted to MRRA for initial review. MRRA will forward the request to the Navy for review and approval. The Navy will notify MRRA when all permissions have been acquired."

However, it's important to note that copies of these documents (approved by the Navy) are not available online, contributing to a lack of transparency that prevents the public from easily verifying compliance with established procedures. Furthermore, it appears this consideration occurs only after permitting from the State and the Town have already occurred, none of which is providing any micro nor macro management of known environmental toxins on site. All of this leads to a fragmented management system leaving nobody to account for the risks posed by the current condition of the property.

Recent Example of how failure to regulate transparently leave Citizens at risk and without information to protect themselves.

Starting around October 2024, large piles of excavated soil began appearing north of Admiral Fitch Ave, near the Sandpiper Apartments (Figure 1). Over the ensuing months, more soil was deposited, and more piles appeared. The piles were never adequately managed: they remained uncovered with no means to prevent dust blowing around; no silt fences to prevent runoff, and no fencing to restrict access. This situation raised safety concerns among Brunswick residents, both as potential physical hazards (footprints appeared in the soil, indicating children climbing the piles with unknown potential chemical risks from PFAS and other contaminants known to be on the former base) as well as winds blowing the soils onto newly constructed residential property and tenants.

In sum, questions were directed to the Navy, DEP, MRRA, and the Town of Brunswick and never was there any responsibility for oversight confirmed by any entity nor at a minimum, violations

[10] Restoration Advisory Board for the Former Naval Air Station Brunswick, May 25, 2025, slide 31: https://media.defense.gov/2025/Feb/26/2003652222/-1/-1/0/NASB_22JAN2025_RAB_SLIDES_FINAL_V1.PDF#page=31.

noted for failure to conform with any erosion and Sediment Control Plan or Best Practice Management which continues to this date.

BACSE has attempted to assist residents with these inquiries, but after multiple inquiries spread over more than a year, there has still not been a comprehensive, public account of where these soil piles originated from, whether they are contaminated, whether Land Use Controls are being followed, and whether the groundwater in the sites where the soil was taken is contaminated with PFAS.

Inquiries began as early as November 1, 2024, but the first substantial explanation was not provided until May 2025. The information offered, that the piles were "screened loam" trucked in from off-site, was not consistent with visual inspection of the piles, which included large rocks. At the May 2025 Restoration Advisory Board, Maine DEP offered a different explanation, stating that the soil was the top layer taken from a wooded area on-site. BACSE was told in August that the soil piles originated from two construction projects: a MRRA utility project, and the new STARC Systems warehouse.

Requests for the Navy to test the soil piles for PFAS have been denied, on the basis that "[regulators] do not believe there was anything on that parcel that required management."[11] However, construction dewatering data (obtained from Maine DEP[12]) showed PFAS contamination in groundwater associated with recent construction activities. These data show that for 8 excavation dewatering samples from utilities improvements in the Katahdin Drive/STARC area taken between January 8, 2025 and June 3, 2025, PFAS6 concentrations ranged from Non-Detect to 17956 ng/L, with a mean of 1950 ng/L. We have been unable to get answers as to whether the excavated soil piles were in contact with this contaminated groundwater.

Another pressing concern and of greater significance is the transport of contaminants around the base and to off-base private and public drinking water. The STARC Systems building was constructed in the vicinity of PFAS-contaminated groundwater and how the building was permitted in light of the Superfund designation of Operable Unit (OU) 13 which covers the entirety of the base property. The primary restriction is a base-wide notification and approval prior to any digging into or extracting groundwater. Exposure to construction workers was theoretically managed by the developer but all of these activities and permanent construction structures impact the flow of the existing PFAS contaminated groundwater.

BACSE has requested the stormwater application associated with the STARC Systems building but has not received this information from Maine DEP after multiple inquiries. It is of significant concern that what appears to be an underground catchment system for a portion of the stormwater contributing to the groundwater plume of contamination as well as runoff directed to the dilapidated stormwater system making the groundwater restrictions meaningless. This activity greatly increases the risk of further transport of this contaminant due to the substantially increasing

[11] Meeting Minutes of the Restoration Advisory Board for the Former Naval Air Station Brunswick, May 25, 2025: https://media.defense.gov/2025/Jul/01/2003746556/-1/-1/0/NASB_28MAY2025_RAB_MTGMINS_FINALREV.PDF, pages 13-16.

12 Communication from I. McLeod, Maine Department of Environmental Protection to S. Johnson, BACSE, July 25, 2025.

the amount of impervious surfaces. Newly constructed buildings that connect to this aging infrastructure will accelerate the movement of contaminants around and off the former base, endangering residents and further polluting the environment. The risks of the STARC system appear poised to be duplicated in the Mölnlycke construction process.

Conclusions and Reccommendations

Public transparency has been lacking; members of the public (including BACSE) have struggled to get timely, accurate information when they have safety concerns about construction projects. The same questions asked by multiple residents go unanswered for months, and there is no designated, central point-of-contact who is responsible for collecting and answering these inquiries, so inquiries are redirected to another party, often in circles. Even when information is received, it is not made public to benefit others who have the same question. Moreover, information distributed has been changing and inconsistent, contributing to confusion and mistrust.

These sensitive construction projects necessitate coordination, public transparency, and accountability. If Brunswick Landing is to be fully integrated with Brunswick, residents should receive direct representation within the Town, rather than being automatically referred to MRRA, who stifles concerns by eliciting that they are not an enforcement entity, or the Navy who defers because they claim no control over property no longer under their ownership, or the DEP who claims various department within the State are responsible for various management concerns.

To that end, following a meeting of all responsible parties we propose having a designated contact person (perhaps a "Brunswick Landing Ombudsman") who would maintain a comprehensive contact list of all involved parties and respond to resident inquiries by following up directly with answers, instead of redirecting questions to other parties. Regularly posting answers to frequently asked questions on the Town website would also streamline communication and reduce the workload on staff and residents.

Additionally, we propose creating a central repository on the Town website where all pertinent information for each Brunswick Landing construction project is maintained. This should include Town permits, Maine DEP permits, including stormwater plans, approved Construction Permission Forms, Land Use Controls, testing results for PFAS or other contaminants in connection with the project, etc., so that the information is publicly accessible online and not housed separately and out of reach of public review.

Lastly, we warmly invite Town staff and elected officials to connect with BACSE members, who are always ready to offer their technical assistance having decades of experience with these superfund sites. Thank you for your time, and we look forward to discussing more specific suggestions to ensure the safety of the greater Brunswick Community.

Sincerely,

Brunswick Area Citizens for a Safe Environment

Attachments: BACSE Letter dated October 10, 2019, entitled "BACSE Additional Comments *Final Sediment Feasibility Study, Former Picnic Pond Stormwater Retention System, Former Naval Air Station (NAS) Brunswick, Brunswick, Maine,*" available at https://www.brunswickme.gov/AgendaCenter/ViewFile/Agenda/_10212019-1785 *Manager's Report, Attachment C.*

CC:
Christopher Harding, Navy
Michael Daly, Remedial Project Manager, US EPA Region #1
Julie Erdman, Director of Planning & Development, Town of Brunswick
Ashley Charleson, Environmental Planner, Town of Brunswick
Iver McLeod, MEDEP
Finn Whiting, MEDEP
Midcoast Regional Redevelopment Authority:
Daniel Stevenson, Executive Director
Curtis Memorial Library, BNAS Repository
BACSE Internal Distribution

FIGURES

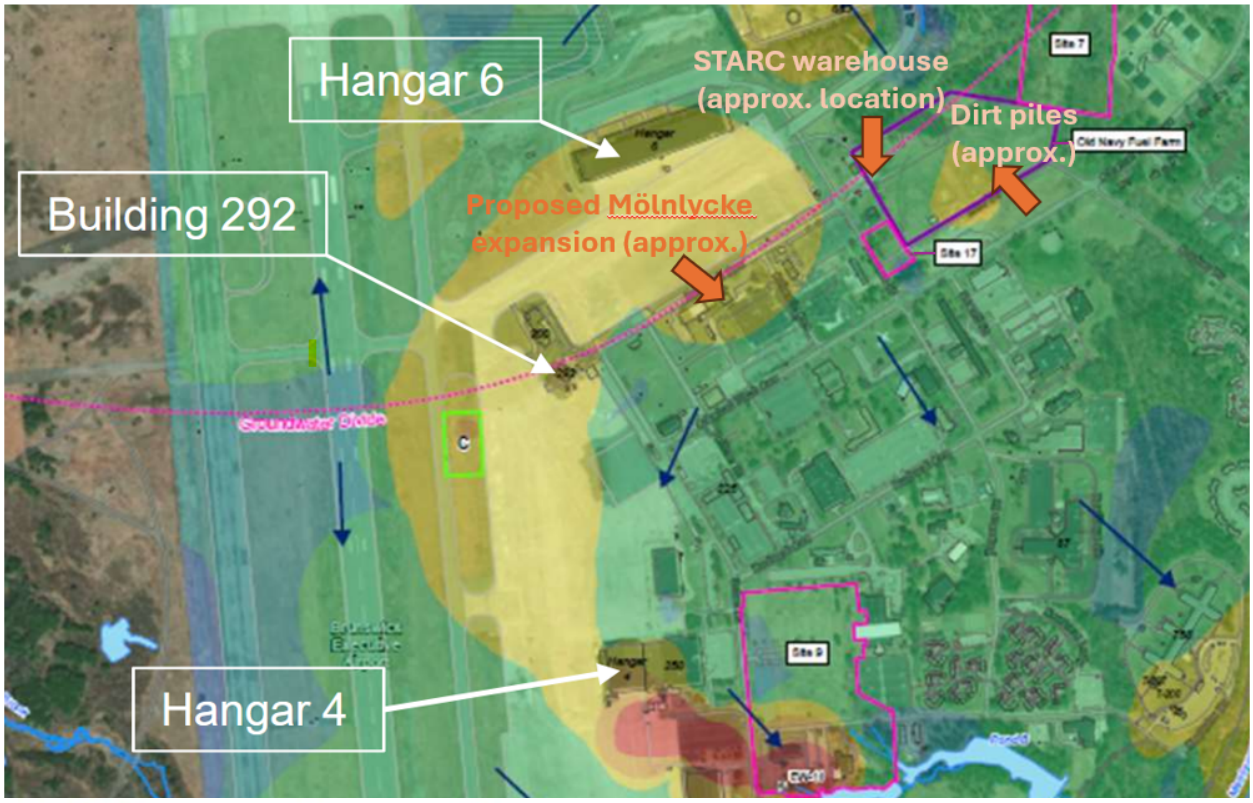
Figure 1: Excavated soil piled on the north side of Admiral Fitch Dr., between Line Dr. and Pegasus (across from the Sandpiper Apartments). The soil piles began appearing in October 2024; more soil and more piles were added over the ensuing months.

Figure 2: Google Maps view showing Hangars 4 and 6 of the Brunswick Executive Airport, the current Mölnlycke Health Care building proposed for expansion, the approximate location of the new STARC warehouse (constructed in 2024-2025). Significant historical releases of PFAS-containing firefighting foam have occurred in both Hangar 4 and Hangar 6.

Also shown is the approximate location of former Building 653, the site of the former AFFF storage "foam house."; Friends of Merrymeeting Bay detected high surface water levels of PFAS on 4/23/25 in a wet area immediately south of the concrete slab that was the site of Building 653.

Figure 3: Heat map showing color-coded contours of ground water PFAS contamination (source: Navy RAB meeting, October 2024), with approximate locations of Mölnlycke Health Care, STARC warehouse, and soil piles added in ORANGE.

Original:
https://www.brunswickme.gov/AgendaCenter/ViewFile/Item/2681?fileID=32543#page=16.



PLANNING BOARD REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT

Miscellaneous Zoning Text Amendments (#26-003)

Submitted to:	Brunswick Planning Board	**Prepared By:**	Julie Erdman Jimmy Dealaman
Public Hearing Date:	January 27, 2026	**Date:**	January 22, 2025

I. INTRODUCTION

Starting the new year, staff continue to assemble and draft potential updates to the zoning ordinance. Some of the more immediate and concise amendments staff are recommending include the following topics:

- Minimum Height Requirements (in GM6-7)
- Off-street Parking along Maine Street Frontages in GM6
- Façade Materials Allowed in Village Review Overlay
- Continuance Period for Nonconforming Uses

At this time, the Planning Board is requested to review the attached zoning amendments (Attachments 1-4) and provide a recommendation to the Town Council.

II. SUMMARY & BACKGROUND INFORMATION

Minimum Height Requirements in GM6-7 (Attachment 1):
The Growth Mixed Use (GM) 6 and 7 and Growth Residential 1 (GR1) zoning districts require a minimum height of 24[1] feet. Given the varying height of existing structures currently in the GM7 district (Brunswick Landing) and the wide range of uses that occur within the district, staff recommend adding additional flexibility for allowing minimum height to be determined based on average building height, as well as exempting existing buildings from being factored into the calculation. Because the GR1 district is immediately adjacent to GM7, staff recommend applying the same methodology in GR1 for consistency. In all three districts, exemptions are provided to clarify that certain architectural features, such as porches and porticos, are not subject to the minimum height requirement. In the GM7 and GR1, utility substations, accessory buildings, and similar structures or building components may be of a lesser height. In the GM6, the entire building would be required to meet the minimum height, and the language requiring the standard to be met at the front lot line has been removed to clarify that the requirement applies to the entire building.

Off-street Parking along Maine Street Frontages in GM6 (Attachment 2):
Maine Street is a vibrant pedestrian corridor lined with an abundance of commercial uses oriented towards Maine Street. However, there are occasional locations where properties prioritize vehicle access and parking lots are located along Maine Street frontages with buildings set farther back from the street. When this happens pedestrian walkability and active street engagement are negatively affected by various factors such as reduced visual interest, increased walking distances to building entrances, and disruption to the established rhythm of the street. While the GM6 zoning district includes a Build-to-Zone dimensional requirement (i.e. a required maximum building setback of 0-5 feet) on development to help improve this condition, future development could still incorporate accessory structured parking along the frontage, resulting in similar impacts to the pedestrian environment. To promote more walkable connections and support commercial-oriented, pedestrian-focused development, staff recommend an ordinance amendment that prohibits off-street parking

[1] The GM6 district requires a minimum height on the front lot line only if development is increasing the floor area by 50 percent.

within 20 feet of the edge of the public right-of-way along Maine Street. This requirement would apply in the GM6 to any development, or reconstruction of principal structure or redesign or substantial reconstruction of a parking area. Staff believe 20 feet is a reasonable depth to ensure future development supports pedestrian activity consistent with the character of the district.

Façade Materials Allowed in Village Review Overlay (Attachment 3):
The Village Review Overlay design review standards for new construction, additions, and alterations to existing structures prohibit use of cinder block, concrete and concrete block on any portion of a structure that is visible from the building's exterior, except on the building's foundation. Because the Village Review Board (VRB) already reviews projects to ensure they are designed to enhance or improve the structure's compatibility with nearby contributing resources staff believe this prohibition may unnecessarily limit the use of higher quality concrete-based materials that could be contextually appropriate. Given the VRB retains discretion over the materiality of structures, staff recommend allowing concrete-based products on exterior facades where the Board finds that the material closely resembles wood or stone in appearance thereby providing additional flexibility while providing oversight of the design.

Continuance Period for Nonconforming Uses (Attachment 4):
Outside of the APO, SPO, FPO, and WPO Districts, the Zoning Ordinance does not allow a nonconforming use to be re-established if it has been discontinued for a period of 36 months or more. This represents a relatively long continuance period compared to other communities, particularly given that many existing nonconforming uses were established under significantly older regulations that reflected different planning objectives and land-use priorities. Staff recommend reducing the discontinuance period from 36 months to 24 months so that nonconforming uses that have been inactive for an extended period are more promptly brought into alignment with current zoning standards and planning priorities.

III. CONSISTENCY WITH COMPREHENSIVE PLAN

In making its recommendation to the Town Council, the Planning Board will provide a recommendation whether the amendments are consistent with the town's Comprehensive Plan.

Staff have reviewed the proposed amendments and believe they are consistent with the following:

- Action Strategy A.5 promotes using form-based code (FBC) in the growth area to regulate new desired development and A.6 promotes using FBC to redevelop Brunswick Landing into a walkable Town Center, respectively. Minimum height is considered a tool of form-based zoning as it regulates the physical form, scale and relationship of buildings to the street. Prohibiting off-street parking along Maine Street is also form-based because it controls how the buildings actively relate to the public realm create walkable pedestrian-friendly character along the streetscape. The materiality of structures is also a common component of form-based codes as it relates to the physical form and character of the building and interaction with street and context-sensitive development.

- Action Strategy A.4 supports updating the zoning ordinance to bring the code in line with the comprehensive plan. Because zoning amendments must be consistent with the Comprehensive Plan, reducing the continuance period for nonconforming uses will help ensure future development aligns with the current zoning ordinance and, by extension, a code informed by the Town's most recent Comprehensive Plan.

NEXT STEPS

Staff request the Planning Board review the proposed amendments and vote on making a recommendation to the Town Council regarding their consistency with the Comprehensive Plan.

IV. ATTACHMENTS:

Attachment 1. Draft Amendments - Minimum Height Requirements (in GM6-7)
Attachment 2. Draft Amendments - Off-street Parking along Maine Street Frontages in GM6
Attachment 3. Draft Amendments - Façade Materials Allowed in Village Review Overlay
Attachment 4. Draft Amendments - Continuance Period for Nonconforming Uses
Attachment 5. Maine St in GM6 with 20-ft. Buffer from ROW

4.2.3. Growth Area Dimensional and Density Standards

Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts [Unless separate standards approved in Common Development Plan]

Stand	Current Zone	GR1	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4[1]	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GC5	GA	GI	GO	GN[2]
	1997 Zoning District	R-R	R1 & 8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4 I1, I-4	MU1, CC	HC1 & 2	TC1, 2, 3	,R-CMU	MUOZ	CU1 & 3	CU5 & 6	CU4 & 7	CU/TC	CU2	R-AR	I2,I3 & R-B&TI	R-R&OS	BCN
Lot area, min.[22]		n/a for residential uses; 7,000 sq. ft. for non-residential uses									n/a for residential uses; 7,000 sq. ft. for non-residential uses								n/a for residential uses; 7,000 sq. ft. for non-residential uses								
Density, max. (dwelling units per acre of net site area *see definition*)		8	4	6[3]	6	7	10	5	6	6	6	10	10	15	6	n/a	24	6	12	24 [4]	5 [5]	24	10	n/a	n/a	n/a	n/a
Lot width, min. (feet)		40	65	75	75	65	65	65	65	65	60	65	75	60	75	n/a [12]	n/a	75	65	65	65	40	65	50	50	n/a	n/a
Building frontage, min. (% of lot width)																75 [6]											n/a
Building frontage, max. (% of lot width)																100 [7]											n/a
Front setback, min. (feet)[8]		0	15	20	20	15	15	20	20	20	20	15	30	0	15	0[12]	0	20	15 [19]	15	15	10	15 [19]	0	10	0	n/a
Build-to Zone (feet)[8]														[9]		0-5 [10]											n/a
Rear setback, min. (feet)		0	20	20	20	20	15	20	20	20	20	20	30	15	15	0[12]	0	30	15 [19]	15 [19]	15	10	15 [19]	20	20	20	n/a
Side setback, min. (feet)		0	15	15	15	15	15	15	15	15	15	15	15	0	20	0[12]	0	30	15 [19]	15 [19]	15	10	15 [19]	15	15	10	n/a
Impervious surface coverage, max. (% of lot area)		45	35	35	35	35	50	35	35	35	75	50	60	80 [11]	70	100 [12]	100	50	60	50	50	50	50	80	80	10	[2]
Building height, min. (feet) [26]		24 [25]														24 [13]	24 [25]										n/a
Building height, max. feet[14]		50	35	35	35	35	35	35	35	35	40	35	60	60	45	40 [15]	50	40	70 [20]	45	35	70	55	100	60	35	n/a
Building footprint per structure, max. (1,000 square feet) [24]		20 [3]	5	5	5 [16, 19]	5 [19]	7.5	5	5	5	20	5	30 [21]	50 [18]	20 [23]	n/a [12]	n/a	25% of lot size	n/a	8.5	5 [17]	n/a	n/a	n/a	n/a	n/a	n/a

Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts [Unless separate standards approved in Common Development Plan]

Stand	Current Zone	GR1	GR2 & 10	GR3	GR4	GR5	GR6	GR7	GR8	GR9	GM1	GM2	GM3	GM4[1]	GM5	GM6	GM7	GM8	GC1	GC2	GC3	GC4	GC5	GA	GI	GO	GN[2]
	1997 Zoning District	R-R	R1 & 8	R2	R3, 4, 5, 6	R7	TR1	TR2	TR3 & 4	TR5	MU2	MU3 & 6	MU4 I1, I-4	MU1, CC	HC1 & 2	TC1, 2, 3	,R-CMU	MUOZ	CU1 & 3	CU5 & 6	CU4 & 7	CU/TC	CU2	R-AR	I2,I3 & R-B&TI	R-R&OS	BCN

NOTES:

[1] All new, enlarged, or redeveloped buildings and additions in the GM4 District subject to Development Review shall also be consistent with the Cook's Corner Design Standards, unless such design standards are waived in accordance with Subsection 5.2.9.0 (Waiver Provisions).

[2] Area of new disturbance per parcel shall not exceed 1% of total acreage, measured as of the effective date of this Ordinance.

[3] 1 du per 20,000 sf of net site area for developments using subsurface wastewater disposal systems.

[4] Except that lands north of Bath Road shall be limited to 8 du/ac.

[5] Except that parcel between South Street and Longfellow Avenue shall be limited to 10 du/ac.

[6] Applicable only to the first floor of buildings along Maine Street. Does not apply to buildings on Park Row.

[7] Does not apply to buildings on Park Row.

[8] Front setback averaging applies; See Subsection 4.2.5.B(4)

[9] See Cook's Corner Design Standards for maximum front setbacks applicable along Bath Rd., Gurnet Rd., proposed Perimeter Rd, Thomas Point Rd., and all public and private connector roads.

[10] Applicable only to ~~the first floor of~~ buildings along Maine Street. For all other buildings in the GM6 District, the build-to zone is determined by the range of front setback of principal buildings on the nearest occupied lots on either side on the same block face. Does not apply to buildings on Park Row.

[11] Limited to 50% impervious coverage and maximum building footprint of 20,000 sq. ft. north of Route 1.

[12] Except that parcels fronting onto Park Row front setbacks shall be consistent with the established average front setback (see subsection 4.2.5.B (4)), shall have minimum side and rear setbacks of 15 feet in width; a minimum lot width of 60 feet; a maximum footprint of 7, 500 square feet and a maximum impervious coverage of 45%;

[13] Expansions that will increase floor area by 50% or more require minimum height to be met for the entire building. ~~Minimum height is triggered if floor area is being increased by 50%, and must be met at front lot line.~~

[14] Unless restricted to a lower height by Flight Path Overlay (FO) District regulations (see Subsection 2.3.7).

[15] Except that lands north of U.S. Highway 1 shall have a maximum building height of 60 ft.

[16] May be increased to up to 30,000 square feet for a community living facility as defined by 30-A M.R.S. § 4357-A, , as amended, with a Conditional Use Permit approved in accordance with Subsection 5.2.2 (Conditional Permits).

[17] 10,000 square feet for multifamily dwellings, and 20,000 square feet for the Bowdoin College Edwards Center for Art and Dance building.

[18] 300,000 square feet if the structure meets one of the conditions listed in Subsection 4.2.5.B(9).

[19] See Subsection 4.2.5.B(4) for additional setback requirements.

[20] See Subsection 4.2.5.B.(7) for additional height requirements..

[21] No building footprint restriction shall apply for properties located south of Route 1, along Cressey Road and Columbus Drive.

[22] See Subsection 4.2.5.F for minimum dimensional requirements for lots located within the Shoreland Protection Overlay.

[23] Except that public safety municipal facilities shall have no maximum building footprint per structure.

[24] Except that public school facilities shall have no maximum building footprint per structure.

[25] Minimum height shall be determined based on the average height of each building. Utility substations, accessory buildings, and similar structures or building components, where otherwise allowed, may be of lesser height. Buildings existing prior to January 1, 2026, shall be excluded from this calculation.

[26] Porches, porticos, and similar attached architectural features may be a lesser height.

Sec. 4.9. Parking and Loading.

4.9.1. Minimum and Maximum Vehicle Parking Requirements.

A. *General Standard.* A development shall provide adequate off-street parking and loading/unloading areas for motor vehicles and bicycles, or shall provide reasonable alternative parking.

B. *Specific Standards.*

(1) *Specific Standards: Minimum Number of Off-Street Vehicle Parking Spaces.* Except as otherwise provided in this Ordinance, new development shall provide the minimum number of off-street vehicle parking spaces in accordance with Table 4.9.1.A, based on the principal use(s) involved and the extent of development.

Table 4.9.1.A: Minimum Number of Off-Street Vehicle Parking Spaces		
Principal Use		Minimum Number of Vehicle Parking Spaces[1,2,3,4]
Residential Uses		
Household Living		
Dwelling, 1- or 2-family (includes all mobile homes; excludes accessory dwelling units)	2 or more bedrooms	2 per du
	1 bedroom or studio	1 per du
Dwelling, multifamily	2 or more bedrooms	2 per du
	1 bedroom or studio	1 per du
Group Living		
Assisted/Congregate Living Facility		1 per 3 beds
Boarding house		1 per guest room
Nursing home		1 per 5 beds
Residence hall		1 per 3 beds
Public, Institutional, and Civic Uses		
Community, Cultural, and Educational Uses		
Club or lodge		1 per 120 sf of assembly space
College		1 per 900 sf of academic space
Community center		1 per 300 sf
Day care facility, small		1 per 325 sf of licensed primary indoor space
Day care facility, large		
Hospital		1 per 3 inpatient beds
Library, museum, or art gallery		1 per 500 sf
Municipal facility		1 per 400 sf of office space + 1 per 600 sf of maintenance, distribution, or storage space
Park or conservation area		See Section 4.9.1.E
Religious institution		1 per 5 persons of maximum occupancy capacity in assembly space
School	High school	1 per classroom + 1 per 10 students
	Middle or elementary school	1 per classroom + 10 visitor spaces
Communication Uses		
Small-scale telecommunication tower		n/a
Telecommunication tower		1 space

Commercial Uses	
Agriculture, Aquaculture, and Animal Care Uses	
Aquaculture	See Section 4.9.1.E
Equestrian facility	1 per 5 stalls
Farm	n/a
Kennel	1 per 300 sf used for boarding
Plant nursery	1 per 1,000 sf of display area
Veterinary office	1 per 500 sf
Food, Beverage, and Entertainment	
Adult entertainment establishment	1 per 300 sf
Golf course	1 per 300 sf of indoor area + 1 per golf course hole
Recreation facility, as a principal use	See Section 4.9.1.E
Restaurant or dining facility	1 per 4 persons of maximum occupancy capacity of customer service area(s)
Theater	1 per 4 persons of maximum occupancy capacity of assembly space
Lodging	
Campground	1 per campsite + 1 space
Hotel	1 per guest room + 1 per 800 sf of assembly space
Retail Sales and Services	
Farmer's Market	1 per 400 sf of stall and vehicle space, and customer circulation area
Financial Institution	1 per 300 sf
Neighborhood store	1 per 300 sf
Office	1 per 400 sf
Office, Medical	1 per 200 sf
Retail, Class I	1 per 300 sf
Retail, Class II	1 per 300 sf
Service business, Class I	1 per 300 sf
Service business, Class II	1 per 300 sf
Studio	1 per 300 sf
Transportation and Vehicle-Related Uses	
Aviation operations	See Section 4.9.1.E
Aviation-related business	See Section 4.9.1.E
Bus or rail station	1 per 400 sf of passenger waiting area
Car wash	1 per 500 sf
Marina or boat storage	0.5 per boat slip or mooring
Parking facility, as a principal use	n/a
Ultra-light airpark	See Section 4.9.1.E
Vehicle fueling station	n/a
Vehicle sales, rental, or storage	1 per 400 sf of indoor sales display area and office space
Vehicle service or repair	1 per 500 sf
Industrial Uses	
Contractor's space	1 per 200 sf of office space
Industry, Artisan	1 per 600 sf
Industry, Class I	1 per 1,000 sf

Industry, Class II	1 per 1,000 sf
Junkyard or automobile graveyard	1 per 1,000 sf of storage area
Marine activity	See Section 4.9.1.E
Mineral extraction	See Section 4.9.1.E
Recycling collection facility, as a principal use	3 per station
Renewable energy generating facility, as a principal use	See Section 4.9.1.E
Utility facility, major	See Section 4.9.1.E
Utility facility, minor	n/a
Warehousing and storage	1 per 2,500 sf

NOTES:

1. When computation of the number of required parking spaces results in a fraction, the result shall be rounded upward to the next highest whole number.
2. Except as otherwise provided in this section, where the minimum off-street parking space requirement is based on square feet of floor area, all computations shall be based on gross floor area.
3. Except as otherwise provided in this section, where the minimum off-street parking space requirement is based on the maximum occupancy capacity, all computations shall be based on the occupant load of the building or facility as established in accordance with the Brunswick Building Code.
4. Except as otherwise provided in this section, where the minimum off-street parking space requirement is based on the number of employees, students, or residents, all computations shall be based on the largest number of persons working on any single shift (for employees), or the maximum enrollment (for students), or the fire-rated capacity (for residents), as appropriate.

C. ~~*Exemptions*~~ *Special Provisions in the Growth Mixed-Use 6 (GM6) District.*

(1) Off-street vehicle parking spaces are not required for a use in the GM6 District that:

(~~1~~i) Is located on a lot less than 10,000 square feet in size; or

(~~2~~ii) Is housed in an existing building with less than 10,000 square feet of gross floor area.

(2) There shall be no off-street vehicle parking located within 20 feet of the edge of the public right-of-way of Maine Street. Compliance with this provision shall be required notwithstanding any nonconforming status of a structure or use, and shall be implemented upon any reconstruction of the principal structure. Compliance shall also be required upon redesign or substantial reconstruction of the parking area, to the extent reasonably practical.

D. *Applicability to Existing Development Use Changes and Expansions.*

(1) A change in the use of an existing development shall be accompanied by the provision of any additional off-street vehicle parking needed to make up the difference between the minimum number of spaces required by this Section for the existing use and the minimum number of spaces required by this Section for the new use.

(2) If an existing structure or use is expanded in terms of the size unit used in this Section to determine the minimum number of off-street vehicle parking spaces required for the applicable use (e.g., dwelling units, floor area, seating capacity), such expansion shall be accompanied by the provision of any additional off-street vehicle parking needed to make up the difference between the minimum number of spaces required by this section for the existing development and the minimum number of spaces required by this section for the expanded development.

E. *Uses with Variable Parking Demands.* Some uses have widely variable parking demand characteristics that make it difficult to establish a single appropriate minimum off-street vehicle parking standard. On receiving an application proposing such a use (as designated by reference to this Subsection in Table 4.9.1.A), the Director, in consultation with the Code Enforcement Officer, is authorized to apply a minimum requirement for a listed use deemed most similar to the proposed use, establish the minimum requirement by reference to a standard parking standards resource, or establish the minimum requirement based on a parking demand study prepared by the applicant using data from the Institute of Traffic Engineers (ITE) or other acceptable source.

F. *Requirements for Developments with Multiple Uses.* Developments containing more than one (1) principal use shall provide vehicle parking spaces in an amount equal to the total of the requirements applied to all individual principal uses. This does not limit the opportunity to reduce the resulting minimum requirement through approval of an alternative parking plan justifying shared parking (see Subsection 4.9.4.A (Shared Parking).

G. *Maximum Number of Off-Street Vehicle Parking Spaces.* For Retail Class II uses with more than 50,000 square feet of gross floor area, the number of off-street vehicle parking spaces shall not exceed 125 percent of the minimum number of spaces required by this Section unless the additional spaces are located within a parking structure or are allowed through approval of an alternative parking plan pursuant to Subsection 4.9.4.C (Provision over the Maximum Allowed).

H. *Accessible Parking Spaces.* Within each off-street vehicle parking area, a portion of the total number of parking spaces shall be spaces specially designated, located, and reserved for use by persons with physical disabilities ("accessible parking spaces") in accordance with the standards of the Americans with Disabilities Act.

4.9.2. Minimum Bicycle Parking Requirements.

A. All parking areas containing ten (10) or more vehicle parking spaces shall provide bicycle parking facilities (e.g., bike racks/lockers) to accommodate the parking of at least two (2) bicycles for every ten (10) vehicle parking spaces required, provided that no more than 20 bicycle parking spaces shall be required in any one (1) parking lot.

B. Any bicycle parking facilities shall be located in a well-lit location that is conveniently accessible to a primary entrance(s) to the development's principal buildings, does not interfere with pedestrian traffic, and is protected from conflicts with vehicular traffic.

4.9.3. Design, Construction and Maintenance of Parking Areas.

A. *Location and Configuration.*

(1) Each parking area shall be designed with adequate access, turning radii and snow storage areas. Minimum dimensional standards shall apply as follows in Table 4.9.3:

Table 4.9.3: Minimum Parking Space Dimensional Standards

Parking Angle (degree)	Stall Width (feet/inches)	Skew Width (feet/inches)	Stall Depth (feet/inches)	Aisle Width (feet/inches)
90	9'0"	0"	18'	24'0"
60	8'6"	10'5"	19'0"	16'0" (1-way)
45	8'6"	12'9"	17'5"	12'0" (1-way)
30	8'6"	17'0"	17'5"	12'0"

(2) No parking area may be constructed within a required setback.

(3) Where practicable, in the GM6 District and Village Review Overlay Zone, off-street parking shall be located to the rear of the development's principal building and shall be accessed from a secondary street.

(4) In all Growth Mixed-Use (GM) and Growth College (GC) zoning districts, a maximum of one (1) row of off-street parking may be located in front of the principal building being served (but not within the required front yard).

(5) Parking lots shall be designed and landscaped to avoid long, uninterrupted rows of parked vehicles. Surface parking lots containing more than 30 spaces shall be broken into separate parking areas by the use of landscaped islands, pedestrian and bicycle areas, or buildings.

(6) The Review Authority may waive the requirements of this Subsection where a primary structure already exists on the parcel and there is no other alternative for siting parking, or where compliance would be impractical.

B. *Landscaping.* The following landscaping standards shall apply to all surface parking areas other than those for single and two-family dwellings on a single lot.

(1) *Perimeter Landscaping.*

a. Where a parking lot is within 50 feet of and visible from a street, other development (except another parking lot), or vacant property, perimeter landscaping shall be provided and maintained within a strip of land between the parking lot and the adjacent street right-of-way or easement or property line except where such strip is crossed by an authorized vehicular, bicycle, or pedestrian accessway, or utility easement.

b. The perimeter landscaping strip shall be at least the minimum width necessary to adequately accommodate the proposed plantings and other screening material and avoid damage to such materials by parked vehicles.

c. Perimeter landscaping shall consist of any combination of trees, evergreen shrubs, berms, walls, and fences that form a continuous solid/completely opaque screen not to exceed four (4) feet in height along the perimeter of the parking lot that is designed to screen the headlights of vehicles in the parking lot yet allow security surveillance of the parking lot from the adjacent street.

(2) *Interior Landscaping.*

a. Parking lots containing more than 30 parking spaces shall provide and maintain landscaped islands:

i. At the end of every row of parking spaces;

ii. Along a long row of parking, spaced no more than 20 parking spaces apart; and

iii. Between at least every three (3) parallel parking bays.

b. Islands shall be at least the minimum width necessary to adequately accommodate the proposed plantings and any proposed walkway through it and avoid damage to landscaping by parked vehicles.

c. Each landscaped island shall include at least one (1) shade tree, provided that understory trees may be substituted for canopy trees in areas beneath overhead utility lines.

C. *Surfacing, Drainage, Lighting.*

(1) Parking areas shall be constructed with a suitably durable surface that minimizes dust and is appropriate for the use of the land, with adequate drainage.

(2) Surfacing, grading and drainage shall facilitate groundwater recharge by minimizing impermeable pavement and run-off. Oil traps may be required for larger paved parking lots.

(3) Parking areas shall be lighted in a manner that does not result in direct lighting to or glare to abutting residential properties or cause a traffic hazard due to glare.

D. *Modification/Waiver of Design Requirements.* The Review Authority may waive or modify the design and construction standards in this subsection on finding that the total number of parking spaces required for the use cannot be accommodated in accordance with the standards, that the site layout prevents compliance with the standards, or that existing development on the site has been determined by the Code Enforcement Officer to be nonconforming with the standards.

E. *Maintenance.* All parking lot areas shall be maintained pursuant to Section 4.15 (Maintenance).

4.9.4. Parking Alternatives.

The Review Authority may approve alternatives to complying with the requirements in Subsection 4.9.1 in accordance with the following standards.

A. *Shared Parking.*

(1) The Review Authority may allow use of a common parking facility to meet the minimum parking requirements for multiple uses or uses on multiple lots on finding that the uses generate parking demands during different times, or have characteristics making it likely that a significant portion of people will use the same parking space to access the other uses sharing the parking facility.

(2) Shared parking spaces shall be located within 1000 feet walking distance of the primary pedestrian entrance to all uses.

(3) The Review Authority may require cross easements or other legally enforceable documents that ensure the participating uses or property owners the right to joint use of the parking facility as long as the shared spaces are needed to comply with this Ordinance. If the shared parking becomes unavailable to a participating use, the uses shall provide alternative means of meeting off-street parking requirements.

B. *Off-Site and Satellite Parking.*

(1) The Review Authority may allow use of a parking facility located on one (1) lot to meet the minimum parking requirements for a use located on a separate lot.

(2) The Review Authority may require legally enforceable documents that ensure that the served use has the right to use the off-site or satellite parking facility as long as the spaces are needed to comply with this Ordinance. If the off-site or satellite parking facility becomes unavailable to the served use, the use shall provide alternative means of meeting off-street parking requirements.

C. *Provision over the Maximum Allowed.* The Review Authority may allow the maximum parking requirement applicable to a development in accordance with Subsection 4.9.1.G to be exceeded on finding that the additional spaces are justified by a parking demand study demonstrating that they are necessary to adequately serve a development.

D. *Parking Requirement Reductions.* The Review Authority may allow additional reductions of the minimum vehicle parking requirements in Subsection 4.9.1. To support a request for an additional reduction, the Review Authority may require a parking demand study showing reduce transportation and vehicle parking demand due to the location, characteristics, or committed operations of the particular use (e.g., type of development, proximity to transit, employee carpool/vanpool program, off-peak work schedules).

4.9.5. Minimum Off-Street Loading Requirements.

A. *Minimum Number of Off-Street Loading Spaces.*

(1) *General Standard.* New development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development site shall provide a sufficient number of off-street loading spaces to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner.

(2) *Specific Standards.*

a. Table 4.9.5.A(2) below sets forth the minimum number of off-street loading spaces that presumptively satisfies the loading space needs of medium-sized and large-sized delivery/shipping trucks based on the principal use and size of the development. It is assumed that the needs of small delivery/shipping trucks can be met through the temporary use of vehicle parking spaces or accessways, without impeding use of adjacent driveways or fire lanes.

b. The Review Authority may require a higher or lower number of off-street loading spaces based on a finding that the characteristics of the particular development warrant such an increase or decrease, and that the general standard in Subsection (1) above is met.

Table 4.9.5.A(2):
Minimum Number of Off-Street Loading Spaces

Gross Floor Area (GFA)	Medium-Sized Truck	Large-Sized Truck
Public, Civic, and Institutional Uses and Office Uses[1]		
Up to 10,000 sf	0	0
10,001 to 50,000 sf	1	0
Over 50,000 sf[2]	2	0
Commercial Uses Other than Office Uses[1]		
Up to 20,000 sf	0	1
20,001 to 50,000 sf	1	1
50,001 to 100,000 sf	1	2
100,001 200,000 sf	2	2
Over 200,000[2]	3	2
Industrial Uses		
Up to 5,000 sf	0	0
5,001 to 10,000 sf	1	0
10,001 to 50,000 sf	0	1
50,001 to 100,000 sf	0	2
Over 100,00 sf[2]	0	3

NOTES:

1. For mixed-use developments, gross floor area devoted to residential uses is excluded.

2. Additional spaces may be required based on development-specific assessment relative to size.

B. *Exemptions in Growth Mixed-Use District 6 (GM6).* Off-street loading spaces are not required for a nonresidential use in the GM6 District that:

(1) Is located on a lot less than 10,000 square feet in size; or

(2) Is housed in an existing building with less than 10,000 square feet of gross floor area.

C. *Applicability to Existing Development Expansions.* If the gross floor area of an existing structure is expanded, such expansion shall be accompanied by the provision of any additional off-street loading needed to make up the difference between the minimum number of spaces required by this section for the existing development and the minimum number of spaces required by this Section for the expanded development.

D. *Design and Use of Off-Street Loading Areas.*

(1) Each loading space shall be of sufficient size to accommodate the types of vehicles likely to use it.

a. The minimum loading space that presumptively satisfies loading space needs of a medium-size truck is at least 12 feet wide and 35 feet long, and has at least 13 feet of vertical clearance.

b. The minimum loading space that presumptively satisfies loading space needs of a large-size truck is at least 12 feet wide and 75 feet long, and has at least 14 feet of vertical clearance.

c. The Review Authority may require larger or smaller loading spaces on finding that the characteristics of the particular development warrant the variation, and the general standard in Subsection (1) above is met.

(2) Where practicable, off-street loading areas shall be located to the rear of the principal building(s) it serves.

(3) Loading areas shall be located and designed so vehicles can maneuver safely and conveniently to the loading space(s) and complete loading/unloading without interfering with vehicular, bicycle, or pedestrian traffic or use on streets, bike lanes, crosswalks, and parking areas.

(4) Off-street loading areas shall be located and designed to screen and otherwise mitigate their potential adverse visual and noise impacts on adjacent streets and properties by any combination of buildings, walls or fences, or dense continuous hedge.

Sec. 5.2. Specific Procedures.

5.2.8. Village Review Overlay Design Review.

C. *Review Standards.*

(1) *General Standard.*

a. All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance.

b. In meeting the standards of this Ordinance the applicant and Village Review Board in its review shall be informed by guidance from the U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings and the Village Review Zone Design Guidelines.

(2) *New Construction and Additions and Alterations to Existing Structures.*

a. In approving applications for a Certificate of Appropriateness for new construction or additions or alterations to contributing resources, the Review Authority shall make findings that the following standards have been satisfied:

i. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.

ii. Alterations shall remain visually compatible with the existing streetscape.

iii. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in- kind replacement and/or accurate reproductions.

iv. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.

v. When constructing additions, the applicant shall maintain the structural integrity of existing structures.

b. In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multifamily, and other non-residential structures, the Review Authority shall make findings that the following additional standards have been satisfied:

i. Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.

ii. Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.

iii. All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.

iv. Roof-top-mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.

v. A concrete product may be used on the exterior of a building if the Board finds the product resembles wood or stone to a high degree.~~The use of cinder block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.~~

vi. The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.

vii. Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.

viii. No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.

ix. No building on Maine Street shall have more than 15 feet horizontally of windowless wall.

x. All new buildings and additions on Maine Street shall be built to the front property line. This may be waived if at least 60 percent of the building's front façade is on the property line, and the area in front of the setback is developed as a pedestrian space.

xi. If more than 50 percent new floor area is added to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.

xii. The first floor façade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher percentage of solid wall, between 15 percent and 40 percent glass.

c. Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resource.

(3) *Signs.* Signs shall comply with Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.

(4) *Demolition and Relocation.*

a. Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or noncontributing accessory buildings and structures not visible from the public right-of-way, located on the same property, shall be prohibited unless the proposed replacement structure or reuse of the property is deemed to be as appropriate and compatible with the existing streetscape and surrounding contributing resources and the application satisfies at least one (1) of the following criteria:

i. The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Code Enforcement Officer and photographs depicting the current condition of the building.

ii. The condition of the structure is such that it cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure. An opinion shall be provided from an architect, licensed engineer, developer, real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same.

b. Demolition, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition.

D. *Expiration of Certificate of Appropriateness.* If two (2) years after issuance of a Certificate of Appropriateness, the approved work is not found to be complete by the Code Enforcement Officer, the approval shall lapse. The applicant may, at any time before the date of approval expiration, make a written request to the Village Review Board for an approval time extension. This request shall explain the reasons why the improvements have not been completed and indicate how the applicant expects to complete the project if the Board grants an extension. The Board may consider any changes to this Ordinance or any other new information relevant to the application when considering an extension request.

1.6.3. Nonconforming Uses.

The following standards apply both within and outside the SPO District, unless otherwise specified below.

A. *Continuance.* A nonconforming use may be continued even though it does not conform to the use standards for the base zoning district (and any overlay district) in which it is located. A nonconforming use that is discontinued, whether or not there was an intent to abandon, for ~~36~~ 24 consecutive months or more outside the APO, SPO, FPO, and WPO Districts, or for 12 consecutive months or more within the APO, SPO, FPO, or WPO Districts, may not be re-established except in compliance with the current standards of this Ordinance.

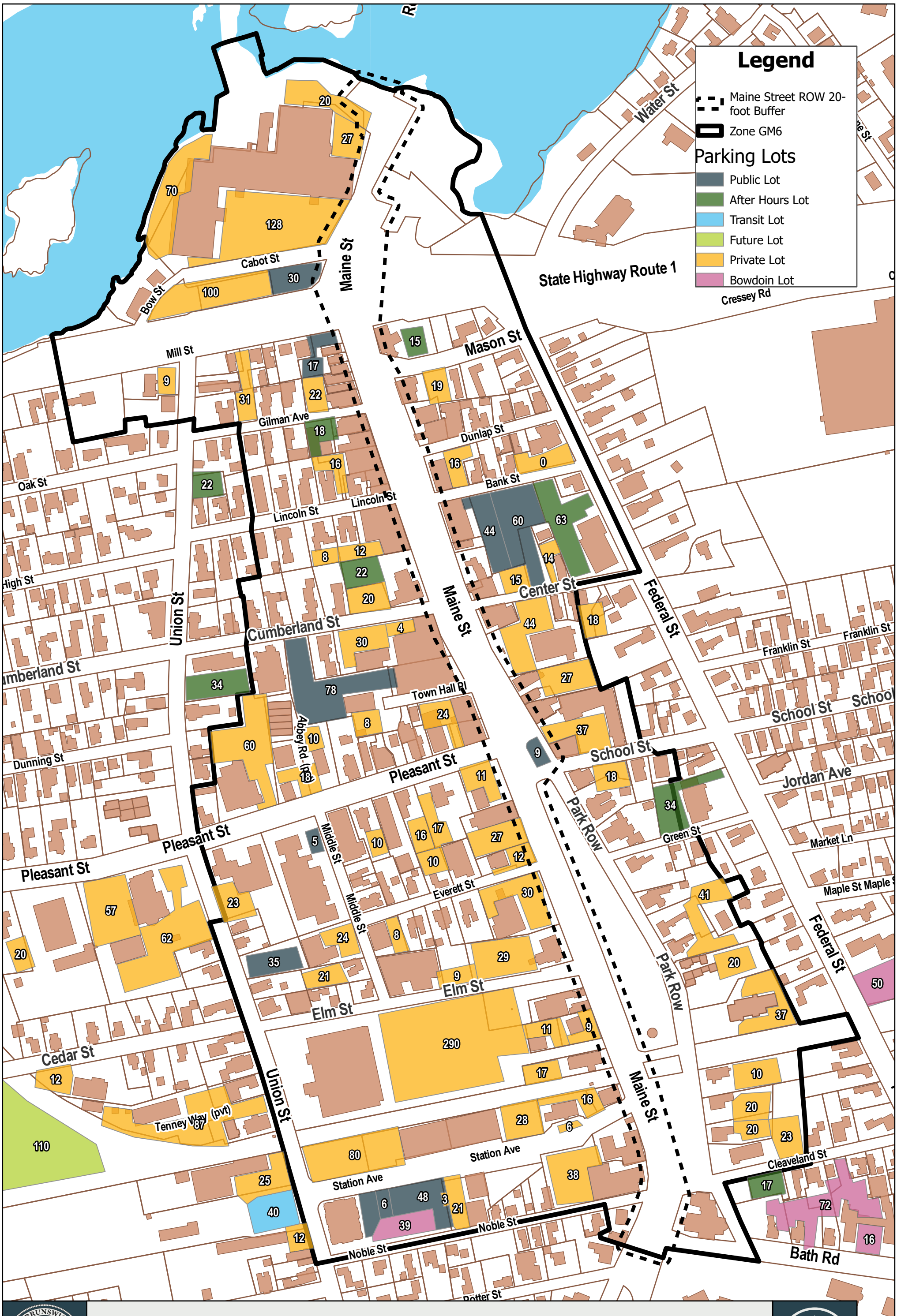
B. *Change in Use.* A nonconforming use may be replaced by another use not allowed in the base zoning district (or any overlay district) if the Staff Review Committee determines that the new use will have no greater adverse impact on the water body, tributary stream wetland, aquifer, or on adjacent properties and resources, than the existing use. To show that no greater adverse impact will occur, the Change of Use application shall include written documentation assessing the probable effects on public health and safety, traffic, erosion and sedimentation, water quality, fish and wildlife habitat, vegetative cover, visual and actual points of public access to waters, scenic features, as delineated in the 2002 Brunswick Parks, Recreation and Open Space Plan, as amended, flood plain management, archaeological and historic resources, commercial fishing and marine activities, and other functionally water-dependent uses.

C. *Expansion of Use.*

(1) *Outside SPO.* A nonconforming use may be expanded throughout the existing structure housing the use. A nonconforming use may also be expanded throughout any expansion of the existing structure allowed by this Ordinance. Any additional expansion of area occupied by the use, whether from expansion of the structure or extension of the use to additional land area, shall be limited to 1,000 square feet over a five-year period; provided that further additional expansion of a nonconforming use may be allowed through approval of a Special Permit in accordance with Subsection 5.2.3.C.

(2) *Within SPO.* Expansions of nonconforming uses are prohibited, except that nonconforming residential uses may, after obtaining a permit from the Code Enforcement Officer, be expanded within existing residential structures or within expansions of such structures as allowed in Subsection 1.6.4.B(2).

D. *Reconstruction of Structure with a Nonconforming Use.* If a structure housing a nonconforming use is destroyed, removed or damaged by any cause, the nonconforming use may be re-established in the structure if it is restored or reconstructed provided that a Building Permit for the restoration or reconstruction is obtained within three (3) years after the date of destruction, removal or damage, if the property is located outside the APO, SPO, FPO or WPO Districts; or within one (1) year of the date of destruction, removal or damage, if the property is located within the APO, SPO, FPO or WPO Districts.


Legend
Maine Street ROW 20-foot Buffer
Zone GM6
Parking Lots
Public Lot
After Hours Lot
Transit Lot
Future Lot
Private Lot
Bowdoin Lot
Water St
State Highway Route 1
Cressey Rd
Maine St
Cabot St
Bow St
Mill St
Mason St
Gilman Ave
Dunlap St
Bank St
Oak St
Lincoln St
High St
Union St
Cumberland St
Center St
Federal St
Franklin St
School St
Jordan Ave
Town Hall Pl
Abbey Rd
Pleasant St
Middle St
Everett St
Park Row
Green St
Market Ln
Dunning St
Elm St
Cedar St
Tenney Way (pvt)
Station Ave
Noble St
Cleaveland St
Bath Rd
Potter St
MAINE ST ROW WITH 20-FOOT BUFFER
ZONE GM6, WITH PARKING LOT INVENTORY ALSO SHOWN
TOWN OF BRUNSWICK, MAINE
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PLANNING BOARD REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT

Off-Premises Signage Amendments (#26-005)

Submitted to:	Brunswick Planning Board	**Prepared By:**	Julie Erdman Jimmy Dealaman
Workshop Date:	January 27, 2026	**Date:**	January 22, 2025

I. INTRODUCTION SUMMARY

A primary reason why the Town's zoning ordinance expressly prohibits off-premises signs in all zoning districts is because the cumulative impact of allowing off-premise signs for individual properties would contribute to greater visual clutter along public roads, create driver distraction, and make the Town's sign standards more difficult to administer and enforce. However, in locations where multiple businesses exist closely together, consolidated off-premises signage could improve wayfinding and may help shift larger signage away from building frontages resulting in less visually cluttered building elevations.

Last year staff received concerns from the business community that the ordinance's limitations included not allowing for off-premises business directory signs. A good example is where entrance roads leading into industrial parks exist outside of the park property, businesses cannot use external signage to communicate those businesses contained therewithin. Allowing off-premise signs in these cases would improve advertising of businesses that do not have the benefit of being located along a commercial corridor, as well as helping vehicles better navigate to these locations. Staff are recommending the attached zoning amendments to allow for business directory signage clustered in an off-premise location to address signage challenges like those experienced at industrial parks, as well as supporting more consolidated signage and orderly wayfinding.

At this time, the Planning Board is requested to review the attached zoning amendments (Attachments 1) and provide feedback in advance of a future public hearing.

NEXT STEPS

Staff will review any feedback provided by the Planning Board, return with updated draft ordinances, and schedule a public hearing for the Board's recommendation to the Town Council.

II. ATTACHMENTS:

Attachment 1. Draft Zoning Text Amendments - Off-Premises Signage

Sec. 4.13. Signs.

4.13.1. General Standard.

All new outdoor signs must be compatible in design and scale with their surroundings and shall not unreasonably interfere with the safe operation of adjoining roads, sidewalks, parking areas, or uses.

4.13.2. Specific Standards.

Signs may not unduly impact property values and should enhance and protect the physical appearance of the community, avoid distractions and obstructions, and reduce hazards that may be caused by signs.

A. *Standards and Permits Required.*

(1) No sign shall be erected or altered unless it conforms to these regulations. Signs must be kept clean, legible, and free from all hazards, such as, but not limited to, faulty wiring, loose fastenings, or deterioration, and must be maintained at all times in such condition so as not to be detrimental to the public health or safety, or constitute a distraction or obstruction that may impair traffic safety. Any such sign that becomes a nuisance or a hazard to public safety shall be removed from the premises if so ordered by the Code Enforcement Officer.

(2) A permit is not required if the area of the sign is one (1) square foot or less.

(3) If applicable, no sign shall be erected or altered unless it conforms to the Cooks Corner Design Standards, or meets the intent of design guidelines established for the Village Review Overlay Zone, or the Brunswick Landing Design Guidelines (administered by the Midcoast Regional Redevelopment Authority).

(4) The construction, alteration, maintenance and repair of all signs shall conform to all applicable building and electrical codes adopted by the Town of Brunswick.

B. *Nonconforming Signs.*

(1) *Continuance.* A nonconforming sign may be continued even though it does not conform to the requirement of this Ordinance.

(2) *Change.* Any change in the content of a nonconforming sign shall not constitute a change requiring the sign's compliance with the current sign standards in this Section 4.13 provided that, the sign is not a prohibited sign under subsection 4.13.2.C (Signs Expressly Prohibited), the changes do not make the sign more nonconforming, and a permit is obtained for the changes from the Code Enforcement Officer.

(3) *Termination of Identified Use or Activity.* If a sign becomes nonconforming because the associated use or activity it identifies is terminated the sign face shall be removed within 30 days after the date the use or activity is terminated. If the sign face is not reused by another use or activity occupying the same site within one (1) year after the termination of the previous use, the entire sign, including all mountings, brackets, poles, sign faces, and other signage material, shall be removed.

(4) *New Signs and Waivers.* New signs may be proposed for a site that contains nonconforming signs, provided that all new signs comply with this Section 4.13. The Review Authority may waive sign standards to allow new signs on a site containing nonconforming signs provided it finds that extenuating circumstances render compliance with this Section 4.13, infeasible or impractical, and that the signage plan for the entire site furthers the spirit and intent of this Ordinance by reducing visual clutter, or otherwise improves the aesthetic appearance of the signage on site by bringing the overall site into closer compliance with the requirements of this Section 4.13.

(5) *Restoration and Reconstruction.* Any nonconforming sign that is destroyed or damaged by any cause may be restored or reconstructed to its pre-destruction or pre-damage condition provided that a permit for the restoration or reconstruction is obtained within one (1) year after the date of destruction or damage, and no existing nonconformity is increased and no new nonconformity is created. Any restoration or reconstruction of the sign approved more than one (1) year after the destruction or damage shall comply with all requirements of this Ordinance.

C. *Signs Expressly Prohibited.* The following signs are prohibited in all zoning districts:

(1) Off-premise signs. Except that business directory signs for three (3) or more businesses may be clustered in an off-premises location, to allow for wayfinding at entrances to development, only when sufficient right, title, and interest is recorded at the Cumberland County Registry of Deeds, and the Planning Board finds that the following are met:

i. Only one business directory sign is proposed per entrance to a development,

ii. Signage is equally sized for each respective business

iii. All applicable Section 4.13 requirements are met

The Code Enforcement Officer or his/her duly authorized representative has the authority to immediately remove any unauthorized off-premise sign.

(2) Flashing illuminated signs, with the exception of Changeable Message signs allowed in Subsection 4.13.3.D.

(3) Moving signs, including but not limited to inflatable/expandable object signs, wind/feather signs, streamers, pennants, large bundles of balloons [more than six (6)] and other signs with moving parts meant to attract the attention of the general public.

(4) Roof signs.

(5) Portable signs.

(6) Distracting glare signs.

(7) Signs located in, on, or projecting over any public right-of-way with the exception of signs as permitted in Subsection 4.13.2.D.

D. *Exemption of Town Council-Authorized Signs.* Signs authorized by the Brunswick Town Council for installation on town-owned or leased property, or over public rights-of-way shall be permitted.

E. *Calculation of Size of Sign.*

(1) *Two-Sided Sign.* Only one (1) side of a sign shall be counted when determining the size of a two-sided sign.

(2) *Signs Within or on Structures.* When the graphic representation of the sign occurs on a sign board, the size of the sign shall include the square footage of the sign board. For illuminated signs, all proportions of the sign that are illuminated shall be included in the square footage. Where individual sign graphics are attached to a structure and no sign board is used, the sign area is the sum of the areas of each of the graphic elements.

F. *Illumination.*

(1) *Directly Illuminated Signs.*

a. The light emitted from a directly illuminated sign shall not result in light trespass beyond the intended area of illumination.

b. Directly illuminated signs located in Growth Residential or any Rural zoning district are permitted only between the hours of 7:00 am and 11:00 pm or during hours open to the public, whichever is less.

(2) *Internally Illuminated Signs.* Internally illuminated signs are permitted only in the GM4, GM5, GM7, GM8 (Bath Road only), GA, and GI zoning districts.

(3) *Tube Illuminated Signs.* Tube illuminated signs, including neon signs, shall not result in excessive light trespass or glare in accordance with Subsection 4.14.1.J.

G. *Maximum Sign Size.* No sign shall exceed 200 square feet, except for:

(1) Any sign for which a smaller sign area is indicated in this Section 4.13; and

(2) Wall signage on structures greater than 30,000 square feet, which shall not exceed 250 square feet.

H. *Sign Maintenance.* All signs shall be maintained pursuant to Section 4.15 (Maintenance).

4.13.3. Standards for Sign Types Requiring Permits.

Signs are permitted as indicated in each Subsection below subject to a permit issued by the Code Enforcement Officer. The permit application shall indicate the type, size, and location of the sign and shall be accompanied by a fee as determined by the Town Council.

A. *Awning Signs.*

(1) The area of an awning sign shall not be included in the total building sign area permitted by this Ordinance.

(2) The total area of awning signage shall not exceed one (1) square foot for each one (1) linear foot of awning width up to a maximum of 16 square feet.

(3) A vertical clearance of no less than eight (8) feet shall be maintained for all parts of an awning.

B. *Campus-Type Signs.* The following signage is permitted on parcels of land developed in a campus-type environment and shall supersede standards for the specific sign type.

(1) *Vehicle Entrance Signs.* A freestanding pole or monument sign may be located at main vehicular entrances to the campus. Each sign shall comply with the following standards:

a. Freestanding pole signs shall not exceed 25 square feet in total sign area nor exceed 15 feet in height.

b. Freestanding monument signs shall not exceed 32 square feet in total sign area nor exceed ten (10) feet in height.

c. Vehicle entrance signs shall be sited within the boundaries of the campus and shall not be located within the right-of-way of any public street nor create or aggravate a traffic hazard.

d. For a campus-type parcel with multiple vehicular entry points, additional vehicle entrance signs, installed in accordance with Subsections a through c above, may be sited at each vehicular entry point.

(2) *Interior Campus Signs.* Interior campus signs may be installed and shall comply with the following standards:

a. Interior campus signs shall not exceed 15 square feet in size nor exceed ten (10) feet in height.

b. Interior campus signs shall be sited within the boundaries of the campus and shall not be located within the right-of-way of any public street, nor create or aggravate a traffic hazard.

c. Internal campus signs not exceeding a total sign area of six (6) square feet nor ten (10) feet in height are exempt from the requirement of obtaining a sign permit.

C. *Canopy Signs.* Canopy signs are allowed in addition to other types of signs permitted by this Section 4.13. The sign area shall not extend beyond the edges of the canopy and shall comply with one (1) of the two (2) following alternative provisions:

(1) The total sign area shall not exceed nine (9) percent of the total square footage of all sides of the canopy with no more than two (2) signs located anywhere on the canopy.

(2) The total sign area shall not exceed 15 percent of the area of the side of the canopy on which it is located with no side containing more than one (1) sign.

D. *Changeable Message Signs.* All changeable message signs shall comply with the following standards.

(1) Changeable message signs shall only be permitted in the GM4, GM5, and GM8 (Bath Road frontage only) zoning districts.

(2) Each sign shall meet the dimensional requirements per Section 4.13 of this Ordinance.

(3) Messages shall remain fixed on the display surface for not less than five (5) seconds and may transition as rapidly as technologically practicable, but not to exceed a transition time of one (1) second, with no phasing, rolling, scrolling, flashing, or blending of content.

(4) Such signs shall be equipped with a sensor or other device that automatically determines the ambient illumination conditions and be programmed to automatically dim the sign illumination to not exceed the ambient light conditions by more than 0.3 foot candles. The Code Enforcement Officer shall use the Illumination Measurement Criteria in accordance with the "Night-time Brightness Levels for On-Premise Electronic Message Centers" as recommended by the International Sign Association dated April 2011, as amended, which is on file in the Department of Planning and Development office.

(5) Such signs shall not be visible from a controlled-access highway or ramp.

E. *Multi-tenant Signs.* Multi-tenant signs are permitted at major entrances to multi-tenant developed properties and shall comply with the sign type standards in this Ordinance and may exceed such standards as follows:

(1) In the GA, GM1, GM2, GM3, GM4, GM5, GM7, GM8 (Bath Road frontage only), and GI zoning districts a multi-tenant sign may consist of 25 square feet per tenant; not to exceed a cumulative sign area of 200 square feet nor 15 feet in height.

(2) In the GM6, GM8 (excluding Bath Road frontage lots) and RM zoning districts a multi-tenant sign may consist of 18 square feet per tenant, not to exceed a cumulative sign area of 54 square feet nor 12 feet in height.

F. *Monument Signs.*

(1) In the GM1, GM2, GM3, GM4, GM5, GM7, GM8 (Bath Road frontage only), and GI zoning districts the size of the face of a monument sign shall not exceed 32 square feet nor a height of ten (10) feet.

(2) In the GC2 and 3, GM6, GM8 (excluding Bath Road frontage lots) and RM zoning districts the size of a monument sign shall not exceed 18 square feet nor a height of eight feet. The maximum height of a monument sign is ten (10) feet.

(3) In all other zoning districts the height of a monument sign shall not exceed six (6) feet nor 12 square feet in size.

(4) Only one (1) monument sign per 250 feet of lot frontage is permitted. For a lot of record with less than 250 feet of lot frontage, one (1) monument sign is permitted.

G. *Tube illuminated Window Signs.* Tube illuminated signs, including neon signs, that are placed inside a window are permitted, and shall not exceed 25 percent of the glass area of the window on which the sign is to be placed.

H. *Multiple-Driveway Signs.* A multiple-driveway sign may not exceed two (2) square feet in area and shall be placed so as not to impede sight distance.

I. *Pole Signs.*

(1) Only one (1) pole sign per 250 feet of lot frontage is permitted. For a lot of record with less than 250 feet of lot frontage, one (1) pole sign is permitted.

(2) In the GA, GM1, GM2, GM3, GM4, GM5, GM7, GM8 (lots with Bath Road frontage only), and GI Districts, the height of the pole sign shall not exceed 15 feet and the size of a pole sign shall not exceed 25 square feet.

(3) In the GM6, GM8 (excluding lots with Bath Road frontage), GC2 and 3, and RM zoning districts, the height of a pole sign shall not exceed ten (10) feet and the size of the pole sign shall not exceed 18 square feet. Pole signs in these districts shall be constructed of materials that are made of or resemble wood.

(4) In all other zoning districts the height of a pole sign shall not exceed ten (10) feet and the size of a pole sign shall not exceed 15 square feet. Pole signs in these districts shall be constructed of materials that are made of or resemble wood.

(5) Pole signs shall be set back at least five (5) feet from a side or rear property line.

J. *Projecting Signs.*

(1) In all Growth Residential (GR) zoning districts, GM6, and GM8 (excluding lots with Bath Road frontage) zoning districts, Growth College (GC) zoning districts, and Rural Area zoning districts the size of a projecting sign shall not exceed six (6) square feet and the sign shall not project more than three (3) feet beyond the wall to which it is attached.

(2) In the GM1, GM2, GM3, GM4, GM5, GM7, GM8 (lots with Bath Road frontage only), and GI zoning districts, the size of a projecting sign shall not exceed 25 square feet.

(3) Where a projecting sign projects over a sidewalk, it must clear the sidewalk by at least eight (8) feet.

(4) Any use that contains a projecting sign may not contain a pole sign, unless the projecting sign is located 50 feet or more from a public right-of-way.

(5) Projecting signs shall not be placed above the first story of a structure unless it is related to a use that occurs above the first floor. Where a projecting sign occurs above the first story of a structure, it may not be placed higher than the midpoint of the second story.

K. *Wall Signs.*

(1) No wall sign shall protrude beyond the roof line or cornice structure of a building, and shall not cover windows, doors or architectural detailing of the building to which it is affixed.

(2) In the GA, GM1, GM2, GM3, GM4, GM5, GM7, GM8 (lots with Bath Road frontage only), and GI zoning districts, each establishment shall be allowed wall signage not to exceed a total of 25 square feet. However establishments occupying a portion of the building's principal façade shall be allowed wall signage not to exceed 25 square feet or ten (10%) percent of that portion of the principal façade occupied by that establishment, whichever is greater.

(3) In the GM6, GM8 (excluding lots with Bath Road frontage), GC2, GC3 and RM zoning districts, wall signs shall not exceed 16 square feet. Wall signs shall be placed on the building floor level of which the establishment is located.

(4) In all other zoning districts, each establishment shall be allowed wall signage not to exceed a total of 16 square feet. However, establishments occupying a portion of the building's principal façade shall be allowed wall signage not to exceed 16 square feet or ten (10) percent of that portion of the principal façade occupied by that establishment, whichever is greater.

4.13.4. Temporary Signs Allowed and Not Subject to Permitting.

Temporary signs are permitted as indicated below and are not subject to a permit. Temporary signs listed below shall not be placed in a position that will impair vision, obstruct traffic, or create a hazard or nuisance to the general public.

A. *Sidewalk or Sandwich Signs.*

(1) Sidewalk or sandwich signs, including but not limited to, easel signs and other similar signs are permitted in any district and shall be made of durable materials (i.e., not of cardboard or paper).

(2) Such signs shall be placed to allow at least five (5) feet of sidewalk width for unrestricted pedestrian movement and shall not create a vehicular traffic hazard.

(3) Such sign shall not exceed eight (8) square feet in size per side.

(4) Only one (1) sign per establishment is permitted and shall be removed each day at the close of business.

B. *Freestanding/Yard Signs.*

(1) The size of a freestanding/yard sign shall not exceed eight (8) square feet in GN, GR1-10, RR, RN, RF and RP1-2 Districts nor 24 square feet in all other zoning districts.

(2) With the exception of political signs, a freestanding/yard sign may be placed on-premise no more than three (3) days prior to the activity and shall be removed within three (3) days of the end of the activity.

(3) Political signs on private property may remain indefinitely, and shall not be located on Town-owned property, including but not limited to rights-of-way, schools, parks, cemeteries.

(4) Freestanding/yard signs are prohibited to be located within a public right-of-way.

C. *Window Signs.* Window signs are allowed provided they are placed on the inside of the window and occupy no more than 25 percent of the glassed area of the window on which the sign is to be placed.

D. *Flag Signs.* A flag sign is allowed in all zoning districts so long as such sign is attached to a structure.

4.13.5. Special Event Signs Requiring Notice to Code Enforcement Officer.

A. Prior to installing any special event sign, the building occupant or property owner shall submit written notification to the Code Enforcement Officer of the proposed sign's installation and removal.

B. No individual building occupant or property owner may install a special event sign for more than 90 days within a calendar year, provided that special event or notice signs for an event exceeding 90 days in length may remain in place for (a) a period not to exceed five (5) calendar days immediately following the conclusion of the event, or (b) 180 days per calendar year, whichever is less, upon written approval by the Code Enforcement Officer.

C. Special event signs shall not interfere with pedestrian or vehicular access.

D. Special event signs shall be located on the property of which the special event is to take place.

4.13.6. Special Requirements Signs.

The following signs are allowed subject to special requirements without obtaining a permit from the Code Enforcement Officer.

A. *Public Safety Signs.* Governmental bodies may erect and maintain signs necessary for the public safety and welfare, or as required by law, Ordinance or government regulation.

B. *Banners.* Town Council permission is required to raise a banner over a Town-owned public right-of-way and the Town Council or its designee may restrict where and when such banners may be displayed.

C. *Official Business Directional Signs.* An Official Business Directional Sign visible from a public way may be erected or maintained in the Town of Brunswick in accordance with the following standards and with applicable provisions of the Maine Traveler Information Services Act (23 M.R.S.A. § 1901-1925, as amended) and any related regulations of the Maine Department of Transportation (MDOT), not inconsistent with the provisions of this Section 4.13.

(1) *Qualifying Uses.* The following uses are qualifying uses:

a. Public and private schools and colleges.

b. Airports.

c. Cultural facilities and historic monuments.

d. Recreational facilities.

e. Municipal and other government facilities.

f. Nonprofit organizations.

g. Public accommodations and commercial businesses.

h. Retail agricultural operation.

(2) *Number of Signs.* Not more than four (4) official business directional signs may be permitted per each qualified use.

(3) *Placement of Signs.* Official Business Directional Signs may not be installed on a State-Aid highway/road frontage, a Bath Road frontage, in the GM6 zoning district, the Village Review Overlay District, or the Maine Street or Park Row right-of-way.

(4) *Additional Requirements.* The following additional requirements shall apply to Official Business Directional Signs:

a. Official Business Directional Signs shall be a standard size of 12"x48".

b. To obtain a permit for an Official Business Directional Sign, the business, service facility, or point of interest must be located within a five-mile radius of the proposed location of the sign.

c. The background color of all signs shall be blue and shall be in accordance with the highway blue color tolerance charts PR-Color#3. All legends and borders shall be silver.

d. All Official Business Directional Signs, apart from those proposed for Route 1 or Interstate 295, must direct travelers to a Brunswick based business, service facility or point of interest.

e. The minimum distance between Official Business Directional Signposts shall be at least 300 feet as measured along the shortest straight line.

f. No Official Business Directional Sign shall be placed closer than 200 feet from the property line of a commercial business offering directly competing goods or services.

g. An Official Business Directional Sign shall be located no closer than 200 feet, nor further than 2,500 feet, from an intersection where a change in direction as indicated on said sign is required.

h. No more than three (3) Official Business Directional Signs may be attached to an individual signpost assembly. No new signpost assembly shall be installed until existing signpost assemblies suitable for any newly proposed Official Business Directional Sign contain the maximum number of permitted signs.

(5) *Permitting and approval process.* Any entity wishing to erect an Official Business Directional Sign shall make application with the Maine Department of Transportation on an application form provided by MDOT. Prior to submittal to the MDOT for final review, the application will require the signature of the Brunswick Code Enforcement Officer certifying compliance with the Town's Zoning Ordinance and the approval of the Town's Police and Public Works Departments.