

From: [Benjamin T. McCall](#)
To: [Anthony Ward](#)
Subject: FW: Easement Deed -- Robey Ventures LLC to Town of Casco
Date: Wednesday, August 13, 2025 2:35:51 PM
Attachments: [attachment-1.png](#)
[attachment-2.png](#)
[image001.png](#)

Hi Tony –

Please see below regarding the Thompson Lake boat ramp. Could you clarify with Grant exactly what type of language he would like to see re: potential expansion of the boat ramp in the future. Widening appears to be possible, but lengthening, for the reasons articulated below, appears to not be possible.

Thanks,
Ben

From: Kylie Germann <kgermann@lanmanrayne.com>
Sent: Wednesday, August 13, 2025 12:41 PM
To: Benjamin T. McCall <bmcCall@dwmlaw.com>
Cc: Trey R. Milam <tmilam@dwmlaw.com>; Shannon McConkey <smcconkey@lanmanrayne.com>
Subject: Re: Easement Deed -- Robey Ventures LLC to Town of Casco

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Hi Ben,

I spoke with my clients regarding the potential expansion of the boat ramp. They have some concerns and would like clarification on what the proposed expansion would entail.

At present, the launch has a jet ski dock situated between the launch dock and the first slip on the wooden dock (photos attached). If the plan is to lengthen the launch dock, this would eliminate the jet ski customer's space and, depending on the projected length, could also impact slip number 1.

While I appreciate that future plans are not always set in stone, any insight you can provide regarding the nature of the expansion would be helpful. If the change involves widening, it's likely workable; if it involves lengthening, I anticipate issues that would need to be considered.

Thank you!

Best,

Kylie

Kylie M. Germann

Attorney

Lanman Rayne

NELSON READE

103 Main Street, Suite 4

Bridgton, ME 04009

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From: Benjamin T. McCall <bmccall@dwmlaw.com>

Date: Thursday, August 7, 2025 at 10:40 AM

To: Kylie Germann <kgermann@lanmanrayne.com>

Cc: Trey R. Milam <tmilam@dwmlaw.com>, Shannon McConkey
<smcconkey@lanmanrayne.com>

Subject: RE: Easement Deed -- Robey Ventures LLC to Town of Casco

Hi Kylie –

I was able to discuss the easement with the Casco Selectboard earlier this week. Everything appears good on our end; however, the Selectboard would like the ability to expand the size of the existing boat ramp in the future, to accommodate greater public need. I don't think this possibility is expressly referenced in the current draft. Would your

client be agreeable to this, and if so, would you like me to provide a proposed redline on the same?

Thanks,
Ben

From: Kylie Germann <kgermann@lanmanrayne.com>
Sent: Monday, July 7, 2025 7:40 PM
To: Benjamin T. McCall <bmccall@dwmlaw.com>
Cc: Trey R. Milam <tmilam@dwmlaw.com>; Shannon McConkey <smcconkey@lanmanrayne.com>
Subject: Re: Easement Deed -- Robey Ventures LLC to Town of Casco

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Hi Ben,

No issues with your additions! I will forward to my client and ask what they would prefer for the signatures. I agree that signing after the town meeting might be better (I know I hate to keep originals around!).

I'll let you know!

Best,

Kylie

Kylie M. Germann
Attorney

Lanman Rayne
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From: Benjamin T. McCall <bmccall@dwmlaw.com>
Date: Monday, July 7, 2025 at 4:01 PM
To: Kylie Germann <kgermann@lanmanrayne.com>
Cc: Trey R. Milam <tmilam@dwmlaw.com>, Shannon McConkey <smcconkey@lanmanrayne.com>
Subject: RE: Easement Deed -- Robey Ventures LLC to Town of Casco

Hi Kylie –

Thanks for reviewing. I'm comfortable with the indemnification language, but please see a few additions on that point. Please let me know if you're comfortable with those.

Also, acceptance of this easement by the Town will require town meeting approval, which is likely to happen in January. I'm fine with your client signing now if that's easier, but would ask that you hold the document in escrow and not deliver it until the Town has legal authorization to accept. Because of the timeframe, it may just be easier to execute after town meeting.

Thanks,
Ben

From: Kylie Germann <kgermann@lanmanrayne.com>
Sent: Thursday, July 3, 2025 4:26 PM
To: Benjamin T. McCall <bmccall@dwmlaw.com>
Cc: Trey R. Milam <tmilam@dwmlaw.com>; Shannon McConkey <smcconkey@lanmanrayne.com>
Subject: Re: Easement Deed -- Robey Ventures LLC to Town of Casco

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Hello Attorney McCall,

Please find attached my edits to the easement, I only changed the portion about successors and assigns and included an indemnification provision. If this works, we are good to sign!

Best,

Kylie

Kylie M. Germann

Attorney

Lanman Rayne

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From: Kylie Germann <kgermann@lanmanrayne.com>

Date: Monday, June 30, 2025 at 9:05 PM

To: Benjamin T. McCall <bmccall@dwmlaw.com>

Cc: Trey R. Milam <tmilam@dwmlaw.com>, Shannon McConkey
<smcconkey@lanmanrayne.com>

Subject: Re: Easement Deed -- Robey Ventures LLC to Town of Casco

Hi Attorney McCall,

Thanks for this! I am reviewing now and will send to my clients for their review and questions!

Best,

Kylie

Kylie M. Germann

Attorney

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From: Benjamin T. McCall <bmccall@dwmlaw.com>

Date: Friday, June 20, 2025 at 10:33 AM

To: Kylie Germann <kgermann@lanmanrayne.com>

Cc: Trey R. Milam <tmilam@dwmlaw.com>

Subject: Easement Deed -- Robey Ventures LLC to Town of Casco

Hi Kylie –

I represent the Town of Casco. I understand that the Town has (at least in principle) agreed to accept an easement from your client, Robey Ventures LLC, to maintain public

access to Thompson Lake over a boat ramp located on your client's property. To that end, please see the attached proposed easement deed. I've also attached the survey that comprises Exhibit A in case you need to zoom in a bit more.

Please let me know if you have any suggested changes. I'm out of the office today, but will be available to discuss further on Monday if necessary.

Thanks,
Ben

Benjamin T. McCall
Attorney

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