

GOSLINE + COMPANY

(207) 582-1100 • Fax 582-2755 • 118 LEWISTON RD. • P.O. BOX 247 • GARDINER, MAINE 04345-0247

NORMAN A. GOSLINE, CRE. MAI

Appraiser + Consultant

PLEASE MAKE CHECK PAYABLE TO NORMAN A. GOSLINE

July 2, 2007

James S. Cumming
Maine Department of Environmental Protection
17 State House Station
Augusta, ME 04333-0017

RE: Valuation of Haeefe Land, Annabessacook Lake, Winthrop, Maine
Invoice #07013G

FEE FOR THE APPRAISAL OF THE ABOVE - 25(±) HOURS @ \$200./HOUR.....\$5,000.

Office Preparation and Research Pre 6/11
Subject View and Town Office, Cobbossee Watershed 6/11/07
Sales Data Research 6/12-15/2007
Sales View and "Pickup" 6/15/07
Office Report Preparation 6/18-22/2007

TOTAL DUE \$5,000.

Thank you.

Norman A. Gosline

8/1/07

8/2/07
James S. Cumming
James S. Cumming
Appraiser + Consultant

Gosline + Company is an affiliation of Independent Fee Appraisers and Real Estate Consultants in private practice who have joined together for professional sharing of office support functions, data sharing and in-office consultation. Under such arrangement, each performs their day to day functions as an Independent Consultant while enjoying the benefits of group practice.

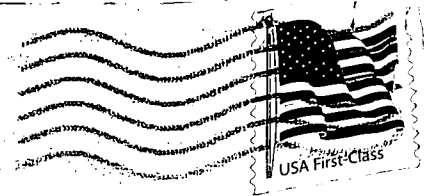
RECEIVED

2007 AUG -2 A 9:40

MAINE D.E.P.

GOSLINE + COMPANY
GARDINER, MAINE 04345-0247

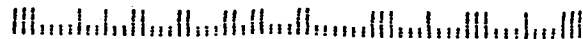
SO. MAINE P&DC 040
01 AUG 2007 PM 4 L



James S. Cumming
Maine Department of Environmental Protection
17 State House Station
Augusta, ME 04333-0017

08-02 06:28

04333+0017



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Office Report Preparation 6/18-22/2007

TOTAL DUE \$5,000. ✓

Thank you.

Norman A. Gosline

OLB "vc" →
5006368420

CONTRACT # R-U039307052

APPROVED FOR PAYMENT

vc _____ docid# PV06A

fnd 014 agcy 06A org 1517 suborg _____ appr 442 3PDC

objt _____ subobjt _____ revsre _____

job A1572005 reptcat _____

amount \$ 5,000.00

AUTHORIZED SIGNATURE _____

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James S. Cumming 7/3/07
Norman A. Gosline 7/3/07

APPRaisal

WTS/SGT
W
7/10/07 0815

Administrative considerations

→ R6

Went out
(15 minutes)

→ OK

~~R17~~

"24/26" LAB, KEE

R26 UN JS

Quality of materials

→ R31

Red to green thru

USE THIS → ACCOUNTANT

PROPERTY 'BAKED OFF' ...

... with ...

1998 APPROXIMATE DATE → FAIR

PRE-SALE

→ USE BANK BAL TO FINE WORK & PROVISION IN TAXES

RECEIVED

2006 OCT 23 A 9:21

MAINE DEP.

Handwritten notes at the top left of the page.

Handwritten text at the top right of the page.

→ (CC) → SAMPLE RPT to SCOTT (11/11) →

FURNISH OF OFFER ?

→ WRITTEN (11/11)

7/10/07

0900 - I PROVIDED SCOTT OF JOHN BARKER RPT + SCOTT W/...

↓ SCOTT GAVE COPY OF APPROVAL TO GIVE TO MARK FOR RW.

1544 SCOTT W/ DURING JP'S REVIS COMMENTS FROM MARK OF LTR YKT → TUGS-HILL NO

1904

1/9/07

100% CE of APPROXIMATE 7 SECT W.

for the run.

+ Additional content on MARKS LTR
from MARK HYLANT

I would like to have other
this week. GUESTS on the

100% BULKY MARKS (HYLANT)

→ BULKY (HYLANT) on MARKS LTR

→ LTR of REAR FLOOR THIS Friday.

He can not see MARKS + APPROX

RECEIVED

2007 JUN -4 A 10:42

MAINE D.E.



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI
GOVERNOR

DAVID P. LITTELL
COMMISSIONER

June 27, 2007

Certified No. _____

Kevin M. York
153 Braintree St.
Portland, ME 04103

Dear Mr. York:

Our records show that you have not replied to our letter of May 21, 2007 (copy enclosed) regarding the deductible balance from the cleanup of an oil spill from your aboveground storage tank in January 2007.

Since our records show that you have not provided the documentation requested for the work covered by your \$303.96 payment to Webber Oil, we are unable to apply a credit toward your Insurance Fund deductible. Therefore, your \$500.00 deductible remains due in full. Your check or money order should be made payable to **Treasurer, State of Maine**, and reference **Spill number P-19-2007**. Please mail your remittance to the following address:

Department of Environmental Protection
Attn: Rebekah Koroski
17 State House Station
Augusta, Maine 04333-0017

If we do not receive at least an installment payment of \$25.00 within 14 days of your receipt of this letter, your debt may be referred for more formal collection action (liens, tax offsets, etc.) without further notice.

If further information or clarification is needed, please contact me at (207) 287-7860. Your prompt attention to this matter is required.

Sincerely,

James S. Cumming
Oil Remediation and Claims Unit
Bureau of Remediation and Waste Management

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 760-3143

NORTH GO SLIDE

PHOTO CON

→ AFTER VALUE

502-1100

7/2/07 (1430)

→ ~~NO~~ BY COMPARISON → NO PROS
w/ CONTAMINATION

→ STILL WASTEFUL ANALYSIS (VIEW ONLY)
"BUT CAN USE FOR SURVEILLANCE, ETC."

→ WHOLE LOT IS ADVERSELY BECAUSE
KULAN POINT IS LAKE FRONT

→ MOVING - DRIV USE → BUT
BEFORE - WITH IS VALENTINE CASE

- SEVERAL SPILL

- HIS DISSEMINATION TAKEN INTO
ACCOUNT THE LOCALITIES
FOR FURTHER EVIDENCE SEARCH
AS ADV ON

**APPRAISAL OF
Haefele Land
Annabessacook Lake
Winthrop, Maine**

**Retrospective to
April 9, 2005**

**PREPARED FOR
Maine Department of Environmental Protection**

BY: Norman A. Gosline
Gardiner, Maine

FILE #07013G

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NORMAN A. GOSLINE, CRE, MAI

Appraiser + Consultant

June 28, 2007

James S. Cumming
Maine Department of Environmental Protection
17 State House Station
Augusta, ME 04333-0017

RE: Haefele Land, Annabessacook Lake, Winthrop, Maine

Dear Mr. Cumming:

Pursuant to your request, we have made an inspection of the above captioned property as more fully identified and described in the attached report for the purpose of estimating the Market Value impact upon its Fee Simple Interest.

As a result of said appraisal, we are of the opinion that said value, Retrospective to April 9, 2005 was:

<i>"Before" Value</i>	<i>\$121,000.</i>
<i>"After" Value</i>	<i><u>\$ 85,000.</u></i>
<i>Adverse Effect</i>	<i>\$ 36,000.</i>

The supporting data, analyses and conclusions, upon which this value is based, are contained in the accompanying report and/or the files of the undersigned.

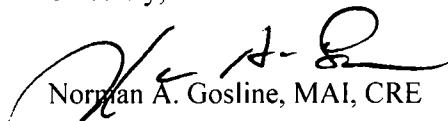
This appraisal is subject to General Assumptions, Limiting Conditions, and Certification together with any **Extraordinary Assumptions** or **Hypothetical Conditions** as set forth on following pages, and has been prepared referenced to the Uniform Standards of Professional Appraisal Practice (USPAP) as an Expanded Summary format.

Specifically noted, as an assist to the undersigned in the performance of this assignment, was the time, effort, and expertise of Donald Oyster, the affiliates and office staff of Gosline + Company and/or Norman A. Gosline.

By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance, in full, of associated professional fees. Furthermore, any claims against the appraiser, for whatever reason, are limited to the amount of said fees with responsibility of the appraiser limited to the client and not extending to any third party.

Thank you for the opportunity and privilege of being of service in this matter.

Sincerely,


Norman A. Gosline, MAI, CRE

Donald L. Oyster

NAG/dlp/dmb

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SUMMARY OF DATA AND CONCLUSIONS

NOTE: THIS APPRAISAL REPORT IS INTENDED FOR USE IN ITS ENTIRETY. HOWEVER, THIS SUMMARY MAY BE DETACHED OR USED SEPARATELY GIVEN PROPER RECOGNITION OF SOURCE AND WITH REFERENCE TO THE EXISTENCE OF SUPPORTING DOCUMENTATION OF THE APPRAISAL REPORT OF WHICH THIS SUMMARY PAGE IS A PART AND/OR SUPPORTING FILE NOTES AND ADDITIONAL DATA IN THE FILES OF THE APPRAISER.

REPORT STANDARDS: **Expanded Summary format.**

ADDRESS/LOCATION: **Annabessacook Lake, Kayla Drive to Holmes Road,
Winthrop, Maine**

OWNER: **William G. Haefele
Carol Haefele Malmsten
John Wilson Haefele**

INTEREST APPRAISED: **Fee Simple**

DEFINED VALUE: **Market Value impact of April 9, 2005 "incident."**

ZONED AS: **Shoreland and Limited Residential**

LAND DESCRIPTION: **10.99± Acres of which 1.60± Acres is Kayla Drive shared-use
right-of-way.**

IMPROVEMENTS: **None beyond natural growth woods and single lane gravel
driveway.**

HIGHEST & BEST USE: **Land for residential use as a single or subdivided for up to three (3)
parcels.**

VALUE: **Before \$121,000. RETROSPECTIVE TO:**
After \$ 85,000. April 9, 2005
Adverse Effect \$ 36,000.

GENERAL ASSUMPTIONS

This appraisal report has been prepared with the following **General Assumptions**:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations title to the property assumed to be good and marketable unless otherwise noted.
2. The property is appraised as if free and clear of any or all liens or encumbrances, if any, unless otherwise noted.
3. Responsible ownership and competent property management is assumed.
4. The information furnished by others is believed to be reliable, however, no warranty is given to its accuracy.
5. All engineering data is assumed to be correct. Plot plans and illustrative material in this report are not necessarily to scale and included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to determine.
7. It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is cited, defined, and/or reflected in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions are being complied with unless a nonconformity is noted, defined, and reflected in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there are no encroachment or trespass other than as may noted in this report.
11. It is assumed that the value of the property is not affected by the existence of endangered or as threatened wildlife, migratory or non-migratory, or plant life.
12. Unless, otherwise stated, it is assumed that the value of the property is not affected by conditions that may lead to its designation, in part or in whole, by any land use regulatory authority, as a "wetland."

GENERAL ASSUMPTIONS, CONT.

13. This property in the "Before" as of April 9, 2005 valued as though free of the effects of any environmental contamination beyond as may be in general for the Annabessacook Lake Watershed.

In the "After" as of April 9, 2005, it is valued contaminated as herein set forth.

EXTRAORDINARY ASSUMPTION(S)

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

It is required to properly develop credible opinions and conclusions;
 The appraiser has a reasonable basis for the extraordinary assumption;
 Use of the extraordinary assumption results in a credible analysis; and
 The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

None

HYPOTHETICAL CONDITION(S)

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
 Use of the hypothetical condition results in a credible analysis; and
 The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

None

GENERAL LIMITING CONDITIONS

This appraisal report has been prepared with the following **General Limiting Conditions**:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. **Copyright Pending - All Rights Reserved.**
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony or be in attendance in court hearing or the like with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.
5. Any value estimates provided in the report apply to the entire property with any proration or divisions of the total into fractional interests invalid unless such proration or division of interest is as set forth in the report.
6. Forecasts, projections or operating estimates contained herein are based upon the appraiser's perception of current market conditions and anticipated short term supply and demand factors with these forecasts, therefore, subject to changes in future conditions.
7. Please note that this appraisal report is intended for use in its entirety. Individual pages or sections of the report should not be used separately from the rest of the report.
8. By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance of associated professional fees in full. Furthermore, any claims against the appraiser, for whatever reason, are limited to the amount of said fees. The responsibility of the appraiser is limited to the client and does not extend to any third party.
9. The lease data contained in this report is supplied as supporting documentation for the determination of comparable market rental rates for the subject property(s). This information is intended to be held confidential and is not to be disseminated by any means without the written consent of the appraiser.
10. On any appraisal subject to satisfactory completion, repairs or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a professional workmanlike manner commensurate with use.

PURPOSE AND USE OF THE APPRAISAL

The Purpose of this Appraisal is to estimate the Retrospective to April 9, 2005 Value of the Fee Simple Interest in the property herein set forth with all reasonable effort made to follow the procedures and standards of the *Uniform Standards of Professional Appraisal Practice (USPAP)* of the Appraisal Foundation, the *Standards of Professional Practice* of the Appraisal Institute, *Title XI* of FIRREA, and *Uniform Appraisal Standards for Federal Land Acquisitions* as may be appropriate.

The Use of this Appraisal is exclusively and only to the referenced party to whom the report is addressed as the client, with no responsibility or liability what so ever extended to any unnamed, known or unknown, third party or parties with recognition that the Market Value estimate may be used for various purposes such as Asset Management, Loan Underwriting and Management Decisions, Property Tax Assessment or Appeal, Tax Planning Documentation, Just Compensation or other like uses.

The value conclusion is not influenced by the, stated or implied, use, needs or desires of the client or any other party.

DEFINITIONS

Market Value - The definition accepted by federal banking regulatory agencies change and reportedly FIRREA compliant is as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

The following definitions are from the 4th Edition of *The Dictionary of Real Estate Appraisal*, or 12th Edition of *The Appraisal of Real Estate* published by the Appraisal Institute and/or "Definitions" as promulgated by the **Appraisal Foundation**.

Fee Simple Estate "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

DEFINITIONS, CONT.**Retrospective Value
Opinion**

An opinion of value that is likely to have applied as of a specified historic date. A retrospective value opinion is most frequently sought in connection with appraisals for estate tax, condemnation, inheritance tax, and similar purposes.

Easement

An interest in real property that conveys use, but not ownership, of a portion of an owner's property. Access or right-of-way easements may be acquired by private parties or public utilities. Governments dedicate conservation, open space, and preservation easements.

Hazardous Waste

Any waste or combination of wastes that pose a substantial present or potential hazard to human health or living organisms.

Riparian Rights

The incidental right of an owner of land abutting a body of water to use the water area for piers, boat houses, fishing, boating, navigation, and the right of access for such purposes, limited by public need if on a navigable stream.

Environmental Contamination:

Adverse environmental conditions resulting from the release of hazardous substances into the air, surface water, groundwater or soil. Generally, the concentrations of these substances would exceed regulatory limits established by the appropriate federal, state, and/or local agencies.

FUNCTION OF THE APPRAISER

An appraiser, by definition, is "one who performs an appraisal," i.e., renders "an unbiased estimate of value," the key words being **unbiased** and **estimate**.

It must ever be kept in mind that an appraisal is but "an opinion (estimate) based upon facts" i.e., facts relating to the property in question, its size, quality, condition, etc. on one hand and market extracted data providing the foundation for the various Approaches on the other.

The nonadvocacy position of the appraiser cannot be overemphasized as it pertains to the unbiased portion of the charge. Given the same set of facts, an unbiased estimate of value may be developed regardless of the perspective of the client which is in keeping not only with the *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation and the *Standards of Professional Practice* of the Appraisal Institute, but also personal and professional integrity.

It should be emphasized, nonetheless, that once such an estimate is made and an opinion has been expressed, the appraiser must then be prepared to be an advocate for that position before any appropriate-authoritative body.

SCOPE

This valuation is based on *Gosline + Company* data files, which are regularly updated, as well as assignment specific research and analysis performed in the course of this assignment. The resources identified below were utilized relative to their appropriateness and availability in performing the appraisal.

REGIONAL, AREA AND NEIGHBORHOOD INFORMATION

Reviewed Gosline + Company files, the public record as in local planning documents, assessors' tax maps and data card information. Also contacted were brokers, local and regional economic development officials and others to ascertain the trend of regional to neighborhood economics and like factors affecting values.

PROPERTY DESCRIPTION

Reviewed as supplied or found surveys, deed descriptions with, if any, limitations or restrictions, zoning information, building plans coupled with an on-site inspection of the subject property and its neighborhood.

MARKET DATA

Researched public records, multiple listing data, interviewed brokers, investors, owners, property managers, lenders and developers for basic market data relative to trends in real estate sales and their demonstrated values, rental/vacancy rates, construction costs, if applicable, and investor motivations, etc.

VALUATION

After the relevant data collected by the appraiser such applied to recognized, as appropriate, valuation methods to estimate the value of the property, as in the Cost, Income and Comparable Sales Approaches.

Additional information relevant to the appraisal may be included in the Assumptions and Limiting Conditions section. Specific valuation approaches used in this appraisal are outlined in the body of the report introductory to and/or as a part of the appropriate following sections.

The valuation addressed in this assignment is referenced to the preceding toward a meaningful, objective and defensible opinion of value of the subject property regardless of the specific purpose or use of the same by the named addressee-client effective as of the date set forth and under any conditions and/or assumptions set forth.

SCOPE SPECIFIC TO THIS ASSIGNMENT

The valuation of the subject property addresses the impact upon its value due to the April 9, 2005 discovery of #6 fuel oil at this property at lakefront which prompted the activity and findings herein set forth or referenced.

In addressing via appraisal the impact on the property's market value, data relevant to such properties researched for the "Before" value as a traditional Sales Comparison Approach, i.e., relevant waterfront properties of Winthrop and Monmouth reviewed to the several set forth in this report.

The data as supplied reflecting the "incident" itself was prepared by a professional of that field which was reviewed and considered in the "After" value following field observation (6/07) of lingering evidence of the "incident" noted.

SCOPE SPECIFIC TO THIS ASSIGNMENT, CONT.

Based upon conditions of the post "incident" the Annabessacook Area again reviewed for market sales activity in such properties, but none apparently impacted to the degree of the subject found with only "Sales" #15 & #16 and they not to the degree of the subject thus an alternative method employed in final valuation.

The alternative being readdressing the sales employed in the "Before" adjusted by a degree of impact perceived.

It is noted that both Sales #15 & #16 are just (Tax Map 5) south of the subject. Sale #15 as land only sold three years prior (5&7/02) and now (6/07) being offered For Sale at three times its last transfer (\$178,000. vs. \$60,000.) following earlier listing (Post 4/9/05) at 3.5± times its last sale.

Sale #16, an improved property with an "estate level" older home at road front sold in a matter of three days in August 2005 at full asking price (\$425,000.) following its prior transfer in June 2000 at \$293,000. During the intervening period, reportedly only minor cosmetic and routine maintenance performed.

Recognizing that each of the properties (subject and two sales) are with individual characteristics, nonetheless the neighboring activity affords no evidence of the "incident" being catastrophic.

Researched beyond the sales referenced are sales of non-waterfront residential land (Sales #6 through #14) to recognize and reflect the indices of that component of the Winthrop area market.

REAL ESTATE QUALIFICATIONS: NORMAN A. GOSLINE, CRE, MAI

EDUCATION

University of Maine, Orono

B.A. Degree (Business & Economics)

Boston University

Post Graduate Study, (Real Estate Law and Finance)

American Institute of Real Estate Appraisers (AIREA) to 12/90

Courses relating to appraising and valuation successfully completed at University of Connecticut and Indiana University, plus seminars attended Portland, Bangor, Boston, Chicago, New York, Miami, San Francisco, Honolulu, Hartford, New Orleans, Ottawa, Dallas and others

Society of Real Estate Appraisers (SREA) to 12/90

Appraisal Seminars, Portland, Auburn, Bangor and Augusta, Maine
Boston, Massachusetts and Concord, New Hampshire
Instructors Clinic, Indiana University and Arlington, Virginia

Appraisal Institute (AI) 1/91 to date

Appraisal Seminars, New Orleans, Los Angeles, Atlanta, Miami, San Francisco, and Boston

Maine - New Hampshire Assessor's School

Assessment Appraising, Bowdoin College, Brunswick, Maine

Tri-State Realtors Institute

Courses 1, 2 & 3, (GRI Program), Concord, New Hampshire

PROFESSIONAL AFFILIATIONS AND DESIGNATIONS

American Society of Real Estate Counselors (ASREC)

CRE Designation #880

Regional & Chapter Activities Committee (1986-1989)

Governmental Affairs Committee (1990-1991)

Appraisal Institute (AI)

MAI Designation #4629

Director (1993-96)

Regional Chairs Committee (1996)

Northeast Region #4 Committee (1991-1996)

Vice Chair (1993-95)

Chair (1996)

Greater Boston Chapter

Director (1999)

Past Presidents Committee

State of Maine Chapter

State Legislation & Regulatory Committee (1992-93)

AIREA, President, New England Chapter (1985)

Northeast Regional Committee (1985-1990)

Northeast Region Coordinator, Legislative
and State Certification Committee (1987-1991)

SREA, President, Maine Chapter (1975-76 & 1981-82)

Former SRA & SRPA

National Association of Realtors (1960-1992)

Director (1967)

REAL ESTATE QUALIFICATIONS: NORMAN A. GOSLINE, CRE, MAI, CONT.

Maine Association of Realtors (1960-1992)
 President (1967)
 Affiliate Member, Commercial Investment Association (1995 to Date)
 Kennebec Valley Board of Realtors (1960-1992)
 President (1964)
 Realtor Member (1960-1992)
 Licensed Real Estate Broker
 Maine
 General Certified Real Estate Appraiser
 Maine Board of Real Estate Appraisers #GC36
 New Hampshire Real Estate Appraiser Board #GC33
 Temporary Certification specific to assignment
 VT., CT., & MA.

REAL ESTATE EXPERIENCE

1959-60	R.E. Sales
1960-To date	R.E. Appraisal and Business Valuation, Brokerage and Counseling.

MISCELLANEOUS INFORMATION

Qualified on numerous occasions, and as a regular activity, as an "expert witness" in real estate and valuation matters before the Maine State Claims Board, a majority of Maine and New Hampshire Superior Courts, Massachusetts Probate and Family Trial Court, various Boards of County Commissioners, Planning Boards, Maine Public Utilities Commission, etc., as well as the U.S. District Court.

Recognized for outstanding service to the Real Estate Profession by the annual meeting of the Maine Association of Real Estate Boards (1964).

"Realtor of the Year" (1967), Kennebec Valley Board of Realtors.

Appointed by the State Tax Assessor (Maine) to the Advisory Committee for the Bureau of Public Administration, University of Maine, reviewing property tax administration in Maine (1967-68).

Appointed by the Speaker of the House and President of the Senate (Maine) as a member of the "Joint Select Committee on State Property Taxation Valuation" (1976).

Appointed by the Governor (Maine) to the "Commission to Study Real Estate Appraisal Certification and Licensing" (1989).

Co-Founder (1967) and Dean (1971), Tri-State Realtors Institute (a nationally recognized Real Estate Education Program) sponsored by the Maine, New Hampshire and Vermont Associations of Realtors.

Former Instructor, Maine-New Hampshire Assessor's School, Bowdoin College, Brunswick, Maine. Former Instructor, Society of Real Estate Appraisers. Former Instructor in Real Estate Appraisal, University of Maine, Augusta.

Selected for and participated in the Eisenhower Foundation's "People to People" Citizen Ambassador Program visit to the Peoples Republic of China, June 1994 addressing the field of Real Estate and Real Estate Finance.

PERSONAL

Current and several recent editions of Marquis "Who's Who in America," "Who's Who in the East," "Who's Who in Finance and Business," "Who's Who in the World," and "Who's Who in Real Estate."

REAL ESTATE QUALIFICATIONS: DON OYSTER

Education

- Central Missouri State University
 - B. S. Degree in Education 1975
 - Industrial Arts and Technology
 - M. S. Degree 1980
 - Industrial Safety

Appraisal

- University of Southern Maine, Center for Real Estate Education
 - Principles of Appraisal
 - Virtual Appraisal
- Maine Chapter Appraisal Institute
 - Business Practices and Ethics
 - Residential Market Analysis & Highest & Best Use
 - Basic Income Capitalization
 - General Applications

Brokerage

- Associate Broker: Legal Issues
- Associate Broker: Practices

State of Maine Licenses

- Registered Appraiser Trainee # RA1990
- Real Estate Associate Broker # BA906187

Seminars

- University of Southern Maine, Center for Real Estate Education
 - 15 Hour Uniform Standards of Professional Appraisal Practice (USPAP)
- Maine Chapter Appraisal Institute
 - 15 Hour National Uniform Standards of Professional Appraisal Practice (USPAP)
 - Access Management & Corridor Planning Issues
 - Internet Research for Appraisers
- Maine Association of Realtors
 - Realtor Code Of Ethics
 - Maine Real Estate Information System (MREIS - MLS)
 - The Last Resort: Second Homes & Out of Sate Buyers
 - The Power of Exchange - How to Help Investors Build Wealth

Professional Affiliation

- Appraisal Institute, General Associate Member # 462920
- Maine Chapter, Appraisal Institute, General Associate Member
- National Association of Realtors, Realtor, # 467000158
- Maine Association of Realtors, Realtor
- Lincoln County Board of Realtors, Secretary 2004 to 2006

Real Estate Experience

- 2002 to Date - R.E. Sales
- 2003 to Date - R.E. Appraisal

DATA SOURCES

The undersigned would like to take this opportunity to acknowledge and thank the following persons and places of public record or sources of information, for assistance in completing this assignment.

Valuation Insights

Financial & Economic Indicators
Appraisal Institute
Chicago, Illinois

New England Financial Digest
New England Real Estate Journal
Accord, Massachusetts

New England Economic Indicators
Federal Reserve Bank of Boston
Boston, Massachusetts

Economic and Labor Market Information Bureau
State of New Hampshire
Concord, New Hampshire

Marshall Valuation Service
Marshall & Swift
Los Angeles, California

Labor Market Digest
Maine Department of Labor
State of Maine
Augusta, Maine

Maine Retail Sales Quarterly
Maine State Planning Office
Augusta, Maine

Maine Informational Real Estate Services, Inc.
Statewide Multiple Listing Service
Maine Association of Realtors
Augusta, Maine

Maine (Commercial) Association of Realtors
Property Database (MLS)
Portland, Maine

Several Cooperating Area Realtors,
Brokers and Appraisers

ASSESSOR'S RECORDS

Town of Winthrop
Winthrop, Maine

Town of Monmouth
Monmouth, Maine

REGISTRY OF DEEDS

Kennebec County
Augusta, Maine

LETTERS & REPORTS

Annabessacook Lake Watershed
Based Plan (1/07)

Investigation and Sampling Report
By John C. Beane (10/06 & 1/07)

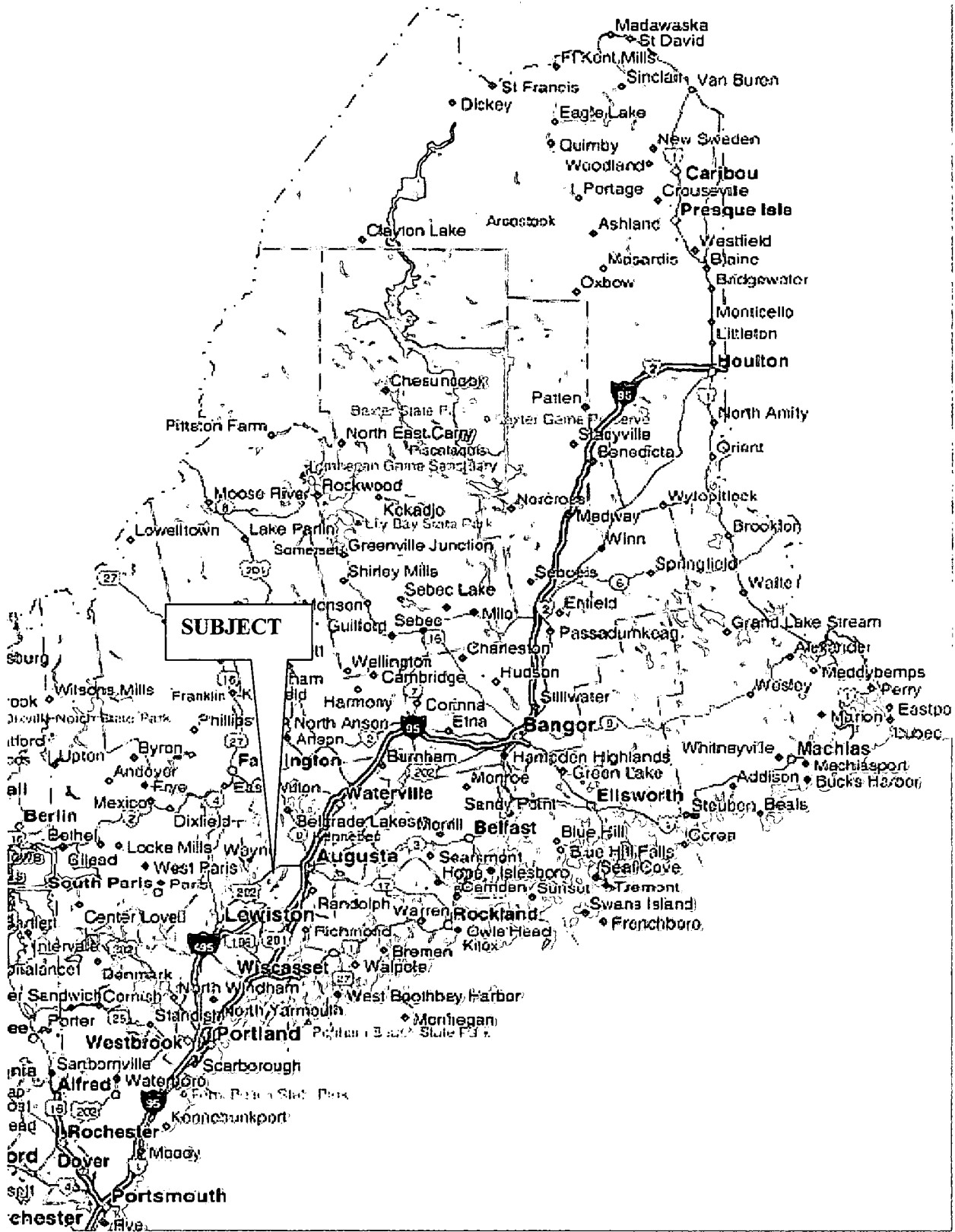
Letter from Linda Murphy
US/EPA (5/04)

OTHER

Wendy L. Dennis
Cobbossee Watershed District
Winthrop, Maine

And Others

COMMUNITY LOCATION MAP



COMMUNITY & NEIGHBORHOOD

First settled in 1765, the Town of Winthrop was incorporated as a municipality in 1771. The town center is located 10± miles west of Augusta and 15± miles northeast of Lewiston. A Selectman/Town Manager form of government administers municipal affairs with full-time Public Safety Department, Code Enforcement, Assessors, Town Clerk, etc., departments.

According to the 2003 U.S. Census figures, Winthrop has a population of 6,395, which represents a 2.6 increase over the 2000 U.S. Census of 6,232.

Historically, the town's economic base was dependent on textiles and agriculture and the town center is still physically dominated by the former Carleton Woolen Mill in process of redevelopment with a portion renovated into medical clinic and offices while the balance of the space awaiting a tenant of like re-use. Winthrop is now regarded as a bedroom community for the centers of Augusta and Lewiston-Auburn.

The most recent (late 1900's to date) major development affecting the local tax and economic base involves the warehouse facility of Progressive Distributors, a division of Hannaford Brothers, and the closure of the Carleton Mills.

Winthrop has a labor market which, as of April 2007, had a total civilian labor force of 3,565 with 3,421 employed with an unemployment rate of 4.0 according to the Maine Department of Labor. Winthrop also enjoys a substantial increase in summer population due to its extensive lake frontage seasonal residences along Maranacook, Annabessacook and Cobbosseecontee Lakes.

The major transportation corridor consists of Maine-U.S. Route #202 which runs east-west as the major access route to Augusta and Lewiston-Auburn. Major highway oriented development at Manchester, east of Winthrop, is with commercial development "creep" continuing from the I-95/Western Avenue interchange at Augusta.

The nearest full medical facilities are located again at Augusta and Lewiston-Auburn. The Town of Winthrop has its own school system with higher education available at the University of Maine at Augusta, and University of Southern Maine in Lewiston-Auburn. Kent's Hill School, a private high-prep school, is located in the Town of Readfield just north of Winthrop. Winthrop serves as a sub-regional service and retail center for the immediate and surrounding towns of Wayne, Readfield, and parts of Fayette and Mt. Vernon. The most recent commercial activity in Winthrop is centered around the Route #202 and Main Street intersection "at the top of the hill" 1± mile east of downtown.

The subject property is located on the Easterly shore of Lake Annabessacook off the Holmes Road just south of Route #202 and the outlet/discharge of "Mill Stream."

The subject Holmes Road neighborhood is characterized as being of mixed road and lakefront uses of scattered year-round and seasonal lakefront residences with intervening wooded areas and interior lands. Kayla Drive is, as set forth, a private shared use right of way as a residential subdivision with several late 1900's single family residences of low to mid six (6) digit values.

In review of the MLS reports from late (10-12) 1999 to current (6/07), there have been in Winthrop/Monmouth some 24/26 land, and land and buildings (residences) in total sold along Annabessacook Lake which range for residences 18/17 from \$26,000. to \$300,000./\$38,000. to \$287,000.

COMMUNITY & NEIGHBORHOOD, CONT.

Review of the data from the Cobbossee Watershed District's Annabessacook Lake Watershed Based Plan dated January 2007, it is noted "the major objective --- eliminate the occurrence of late summer-early fall nuisance algae blooms" cites:

- "A" "Cobbossee Watershed District (CWD) has classified the lake as having poor/restorable water quality based on over thirty years of data collected."
- "B" "--- it as a lake that does not meet State water quality standards."
- "C" " --- shoreline is modestly developed, with 182 shorefront residences, of which, approximately one-half are year-round residences. --- there is a large campground with approximately 100 sites --- one public boat access."
- "D" "--- although the lake has shown signs of improvement over the past decade, the lake continues to exhibit stress --- does appear to be approaching the point at which it could be removed from the --- list."
- "E" "The lake began experiencing algae blooms as early as 1939 ---. In mid-1960's residents responded to "pea soup" conditions and mats of rotting vegetation by treating the lake with copper sulfate, but to less than desired success. --- by 1972, a newly constructed trunkline sewer conveyed these discharges to the Augusta Sanitary District in Augusta, and by 1976, all point source discharges to the lake had been eliminated.

As per the Maine Department of Inland Fisheries and Wildlife "Fishing Depth Maps," Annabessacook Lake is with Large and Small Mouth Bass, White Perch and Pickerel, i.e., "warm water" species.

2004 EPA LETTER

May 18, 2004

Andrew Fisk
Maine Department of Environmental Protection
#17 State House Station
Augusta, Maine 04333-0017

SUBJECT: Notification of Approval of Annabessacook Lake TMDL

Dear Mr. Fisk:

Thank you for Maine's submittal of the Annabessacook Lake Total Maximum Daily Load (TMDL) for total phosphorus. This waterbody is included on Maine's 2002 303(d) list and was moved up as a priority for TMDL development from past listings due to the high level of stakeholder interest in this particular lake. The purpose of the TMDL is to address algae blooms due to excessive nutrient loading from nonpoint source pollution.

The U.S. Environmental Protection Agency (EPA) hereby approves Maine's May 10, 2004 Annabessacook Lake TMDL received by EPA on May 10, 2004 (electronically) and May 12, 2004 (signed hard copy). EPA has determined that this TMDL meets the requirements of §303(d) of the Clean Water Act (CWA), and of EPA's implementing regulations (40 CFR Part 130). Attached is a copy of our approval documentation.

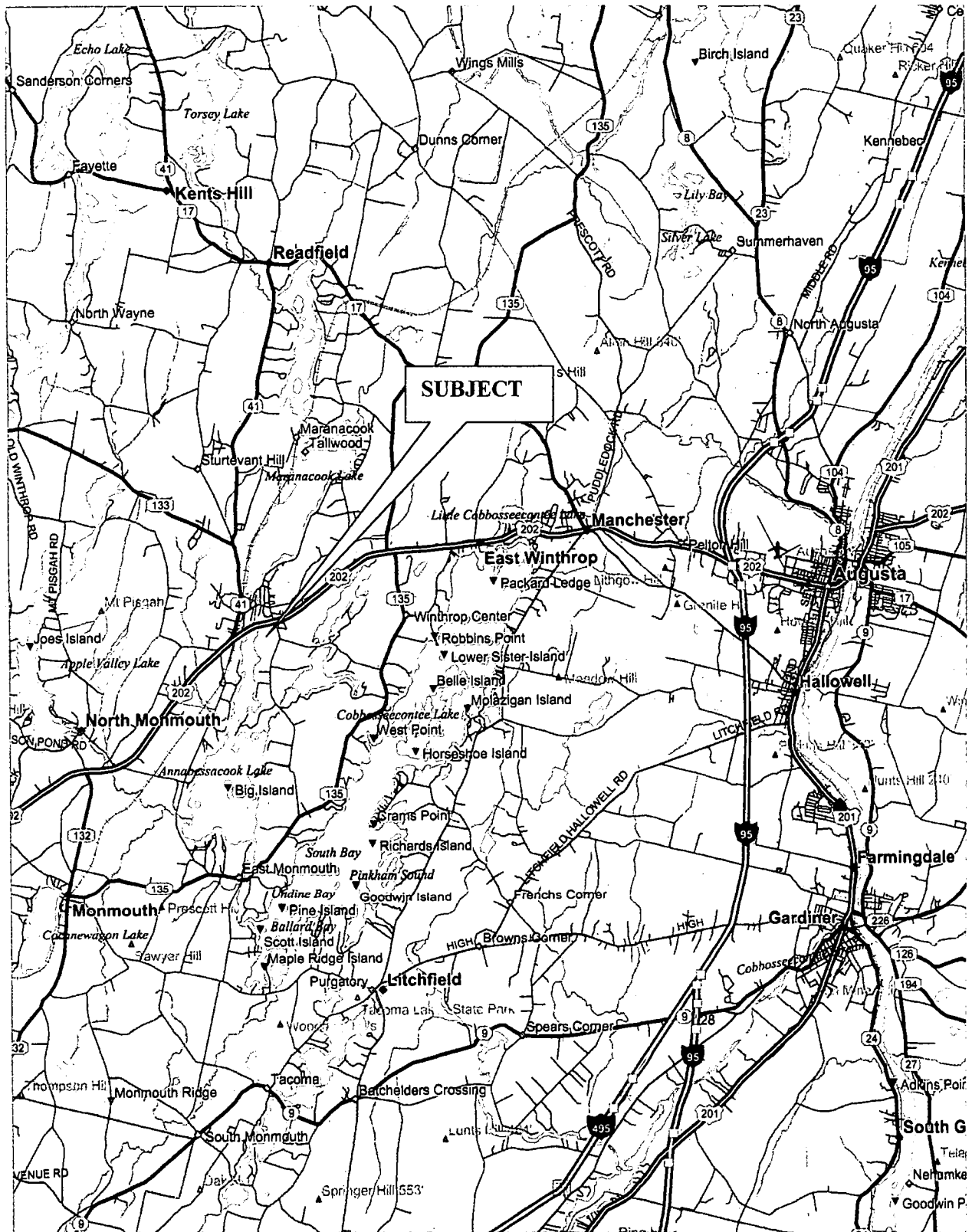
We are very pleased with the quality of your TMDL submittal. Your staff, and the Cobbossee Watershed District management and staff have done an excellent job of preparing and ground-truthing a comprehensive and informative TMDL report. The extent of local interest, collaboration, and long-term pollution control activity in this watershed is truly impressive. My staff and I look forward to continued cooperation with the ME DEP in exercising our shared responsibility of implementing the requirements under Section 303(d) of the CWA.

Sincerely,

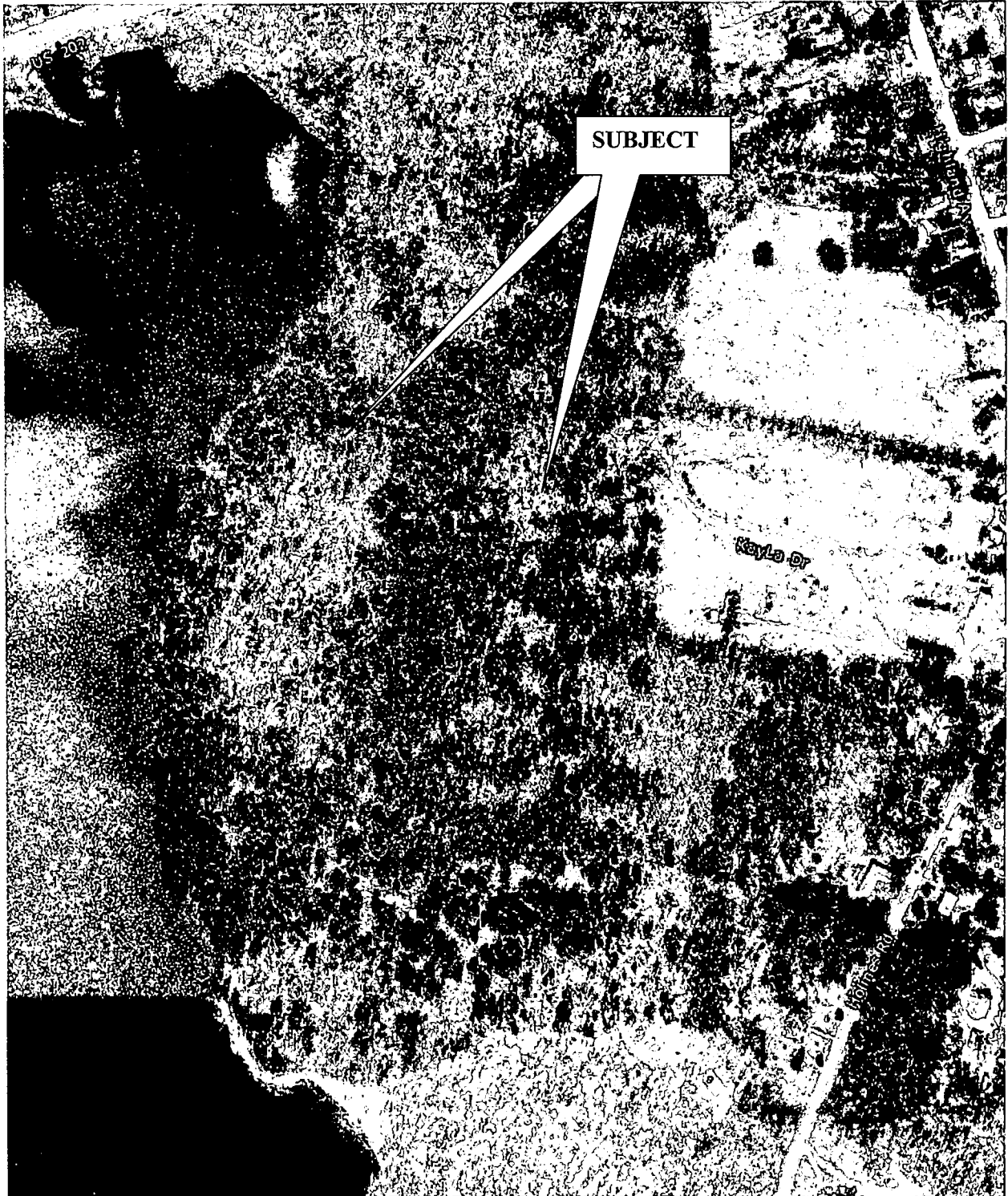
Linda M. Murphy, Director
Office of Ecosystem Protection

cc (electronic):

COMMUNITY/NEIGHBORHOOD LOCATION MAP



AERIAL PHOTO



PHOTOS OF THE SUBJECT



HOLMES ROAD TO KAYLA DRIVE (PRIVATE RIGHT OF WAY)



KAYLA DRIVE (PRIVATE RIGHT OF WAY) TOWARD HOLMES ROAD

PHOTOS OF THE SUBJECT, CONT.



SUBJECT ROADWAY AT END OF KAYLA DRIVE



STEEP GRADE OFF END OF KAYLA DRIVE

PHOTOS OF THE SUBJECT, CONT.



WETLANDS NORTHERLY OF ROADWAY



ROADWAY FROM 100±' x 100±' ABUTTING LOT TOWARD KAYLA DRIVE

PHOTOS OF THE SUBJECT, CONT.



SHORELINE AT ± 100' x 100' LOT WITH "SPILL LINE" (BAND ON TREE)



PIN (BASE OF LARGE TREE) AT NORTHWEST CORNER OF 100' x 100' LOT

PHOTOS OF THE SUBJECT, CONT.



INLAND FROM SHORELINE AREA AT SOUTHWEST CORNER OF 100' x 100' LOT



SHORELINE NORTHERLY FROM PREVIOUS PHOTO TO 100' x 100' LOT

PHOTOS OF THE SUBJECT, CONT.



FROM SHORELINE NORTHERLY



SHORELINE FROM ROUTE #202

IDENTIFICATION OF THE PROPERTY

PROPERTY, NOW OR FORMERLY, OF **William G. Haefele, Carol Haefele Malmsten
& John Wilson Haefele**

AT Holmes Road to Kayla Drive to Lake Annabessacook

TOWN OF Winthrop, Kennebec County, Maine

REFERENCED: Kennebec County Registry

BOOK 3785, PAGE 87

ASSESSOR'S MAP 5, LOT 40

DESCRIPTION OF THE SITE

According to Town Assessor Data, the site consists of **10.99± Acres** somewhat rectangular in the main portion, but overall irregular configuration including Right of Way of Kayla Drive as illustrated on a following sketch/plan, subject parcel at lakefront is of some 9.40± Acres.

DIMENSIONS:	See above referenced plan on a following page.
FRONTAGE OF:	450±' Total (50 + 400±') on the easterly shoreline of Lake Annabessacook.
	60±' Kayla Drive Right of Way on the Westerly line of Holmes Road to subject main portion.
ACCESS VIA:	Route #202 to Holmes Road to Kayla Drive
STREET IMPROVEMENTS:	Two (2) lane paved State and Town roads to Kayla Drive which is a private shared-use roadway at a 60' Right of Way. Travel way is gravel some 20±' (two lanes) wide which continues to be maintained by John Haefele.
PUBLIC UTILITIES:	Underground electricity/telephone at Kayla Drive.
ABUTTING/NEARBY USES:	See preceding Neighborhood Description
	Scattered residences at roadway to vacant land and recreational waterfront of Lake Annabessacook.
TOPOGRAPHY-GENERAL:	See following section of area USGS Topographic Map
	Near level at road front, steep down slope to slight rolling and drop to water
TOPOGRAPHY-TO-STREET	Water depth just off shore along Annabessacook Lake shoreline is from 3 to 11 feet at spillway elevation of 171'.
	Down slope from Holmes Road and follows grade along Kayla Drive to subject main portion.

DESCRIPTION OF THE SITE, CONT.

REPORTED SOILS: See following USDA/SCS Soils Map

ABNORMAL CONDITIONS: As follows cover page plus Conclusions and Interpretations Pages of DEP Geologist 10/06 Report (full 100+ page report on file).

HAZARDOUS MATERIALS: The property is valued as though free and reflective of the effects of contamination/hazardous substances.

This property is reported and considered to have been subjected to as defined contamination by #6 fuel oil at the shoreline. An investigation was conducted by Maine Department of Environmental Protection with summary of reports following from full copy in the Appraiser's file.

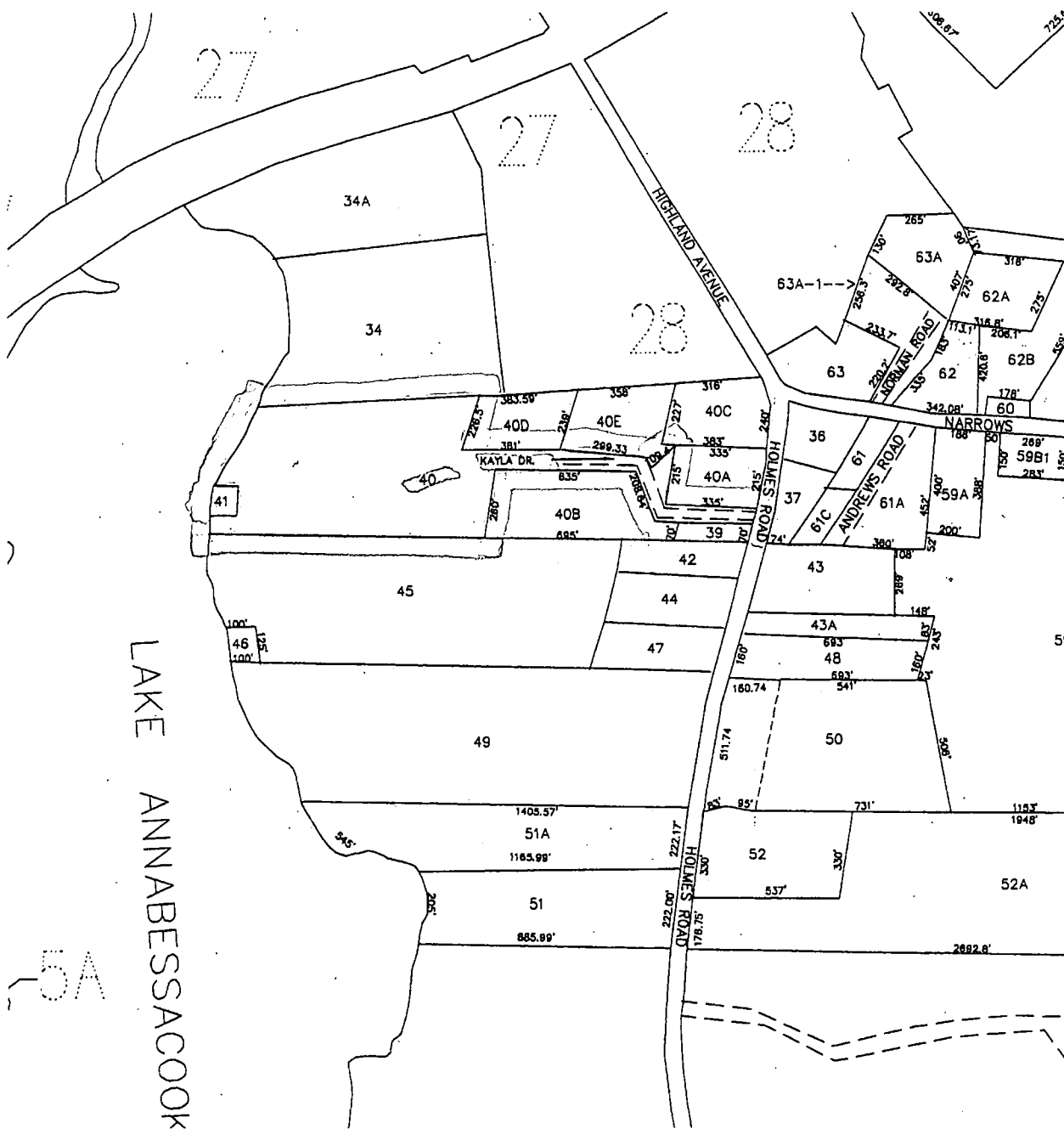
EASEMENTS: 60' Right of Way shared subject and neighboring properties for ingress, egress and utilities connecting with Holmes Road.

ENCROACHMENTS: None noted

TRESPASS: None noted

OTHER: The 100±' x 100±' (Map 5, Lot 41) "out-parcel" at lakefront is with no deed referenced access rights over the subject property, thus considered to be only lake accessible under its Riparian Rights.

SECTION OF PROPERTY TAX MAP #5

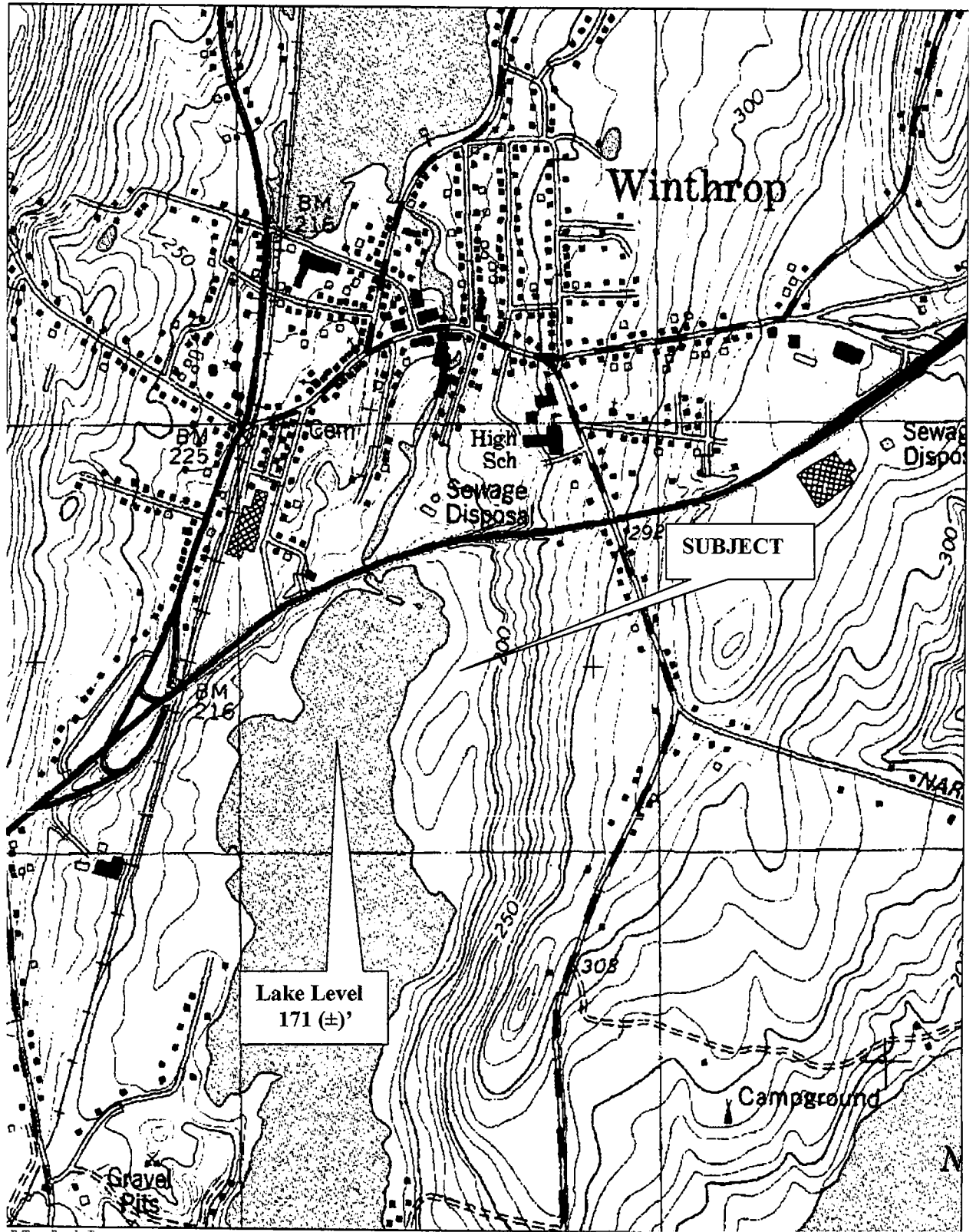


AREA SUMMARY

Total Area 10.99± Acres (Say)
 Kayla Drive (60' x 1,200±')
 Lakefront Main/Subject Parcel

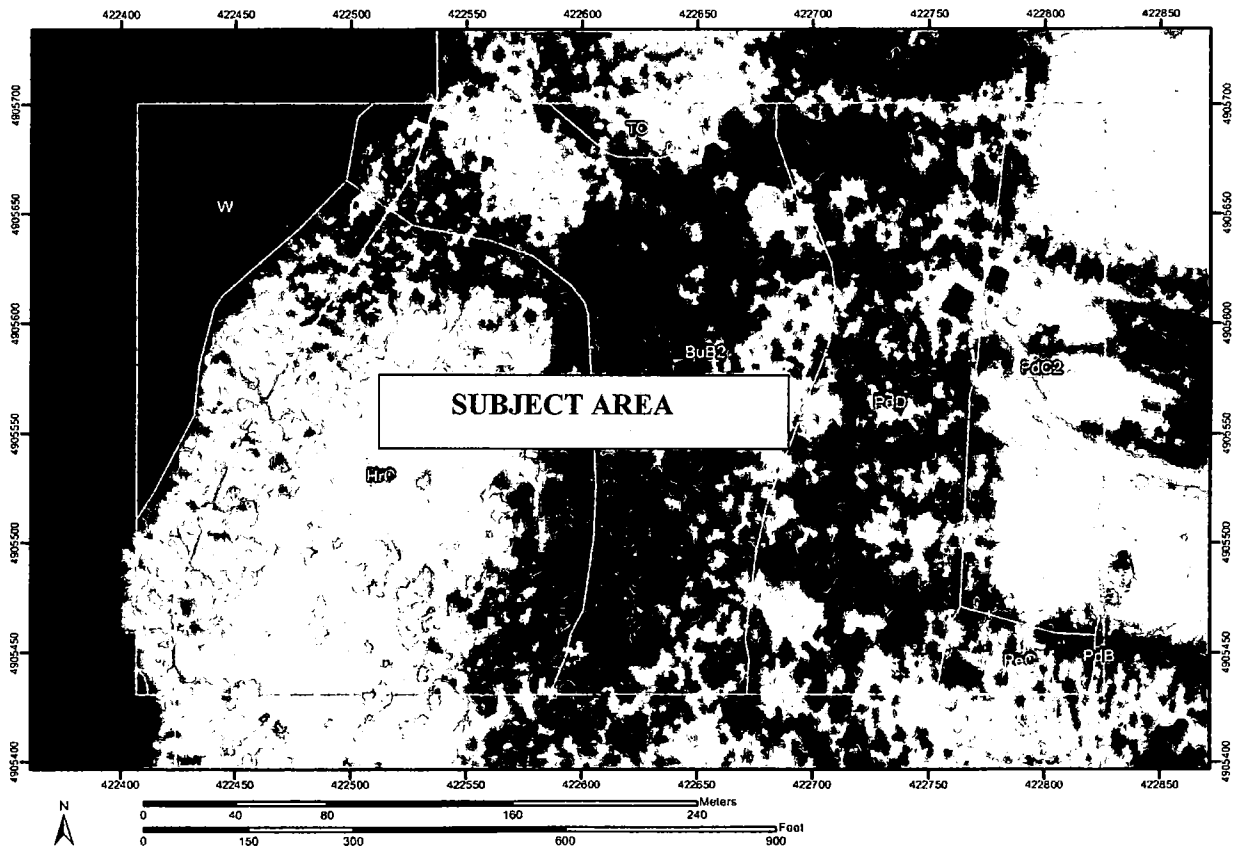
11.00± Acres
1.60± Acres
 9.40± Acres

TOPO MAP



SOILS MAP

Soil Map—Kennebec County, Maine



USDA Natural Resources Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

6/11/2007
Page 1 of 3

Kennebec County, Maine (ME011)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB2	Buxton silt loam, 3 to 8 percent slopes, eroded	7.1	25.4%
HrC	Hollis fine sandy loam, 8 to 15 percent slopes	9.2	33.0%
PdB	Paxton-Charlton fine sandy loams, 3 to 8 percent slopes	0.1	0.3%
PdC2	Paxton-Charlton fine sandy loams, 8 to 15 percent slopes, eroded	3.2	11.3%
PeD	Paxton-Charlton very stony fine sandy loams, 15 to 30 percent slopes	5.4	19.2%
TO	Togus fibrous peat	0.3	1.0%
W	Water bodies	2.2	8.0%
Totals for Area of Interest (AOI)		28.0	100.0%

SITE IMPROVEMENTS

GROUND COVER: **Mature mixed growth**

ONSITE:

WATER SOURCE **None noted or reported**

SEPTIC **None noted or reported**

LANDSCAPING: **None**

DRIVEWAY, PARKING: **Single lane gravel to single lane "Camp road" from Kayla Drive end to 100' x 100' out-parcel of others.**

YARD LIGHTING: **None**

FENCING: **None of contributory value.**

PROPERTY OPERATION/USE

TYPE & # OF UNITS: **The subject property consists of a 10.99± (say) 11.0± Acre parcel inclusive of the shared use right of way Kayla Drive with 9.40± Acres considered to be the subject of this valuation.**

HISTORIC USE: **The subject parcel is the remainder land of long term Haefele Family property which has been subdivided and residentially used/developed.**

OBSERVED/REPORTED STANDARDS: **Fair to good residential level.**

TREND OF USE: **Land parcels and development stabilized as "sold out."**

SPECIFIC DATA: **See following DEP report with Summary of Conclusions and Interpretations.**

OWNERSHIP, INTEREST AND TRANSFER RECORD

Deed to current ownership at Kennebec County Registry
Book 3785, Page 87 dated August 8, 1990 with copy following.

As researched at Multiple Listing Service reports, other private data sources, interview with owner/agent, the subject property **found not** currently, as of June 2007, being marketed/under purchase and sale or option to purchase.

The subject property, as per MLS Records, listed for sale in recent years as:

- (A) 11/4/06 Listing withdrawn 4/30/07± of 4.00± Acres with 450±' on lake (x 390±') at an original price of \$499,000. reduced to \$399,000. before withdrawal. Reportedly during the listing period, there had been an interested buyer who "backed off" due to the most recent "incident" of April 23, 2007.
- (B) 7/31/06 Listing of 10.99± Acres at \$499,900. or as 6.50± Acres with lake frontage of 220±' plus shared 50±' at \$279,900. or 4.50 Acres with 230' lake frontage at \$224,900. These listings were withdrawn after 10-14 days (8/10-14/06).
- (C) 4/21/98 Listing as 10± Acres with 450±' on lake at \$37,500. which unsold, the listing expired 4/21/99.

As indicated by the deed as dated above, the property **has not** been transferred within the past three (3) years.

PROPERTY INSPECTION

Property viewed on: June 11, 2007

Interior of improvements: None

Contact Person: Steve Wood following referral and arrangements by John Haefele on June 11, 2007 and by telephone June 13, 2007 with Mr. Haefele.

MUNICIPAL ASSESSMENT & PROPERTY TAXES

The subject property was reportedly assessed for the 2005-2006 tax year at a Total of \$80,600. (Land \$80,600.) which reportedly, as per Town Office was, before any assessment adjustments, at a 91% assessment ratio.

ZONING

The subject property, as per records, is zoned Shoreland Zoning District to 250' dimension and as Limited Residential District inland of Shoreland to Holmes Road.

The subject property is assumed to be sufficiently in conformity, and/or "grandfathered" to ensure continued current use and afford opportunity for one to several residential home sites.

Per the Flood Hazard Map dated August 15, 1980 by HUD/FEMA as follows, the subject is Partially flood prone at lakefront only.

LEGAL DESCRIPTION

BK 705 PG 087

MAP 5 LOT 40

QUIT-CLAIM DEED
(RELEASE)

NO TRANSFER
TAX PAID

*Released
def
estate*

KNOW ALL MEN BY THESE PRESENTS, 019250

THAT, I, Ann Wilson Roth, a married woman, of Winthrop, County of Kennebec and State of Maine,

In consideration of one dollar and other valuable consideration,

paid by William G. Haefele of Trenton, Maine; Carol Haefele Malmsten and John Wilson Haefele, of Winthrop, County of Kennebec and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby REMISE, RELEASE, SURRENDER, SELL AND CONVEY, and forever QUIT-CLAIM unto the said William G. Haefele, Carol Haefele Malmsten and John Wilson Haefele, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings and improvements thereon, situated in the County of Kennebec and State of Maine, bounded and described as follows:

Being the same premises described in deed of Evelyn Lister Dickey to Daisy I. Wilson dated May 19, 1939 and recorded in the Kennebec County Registry of Deeds in Book 750, Page 509 excluding therefrom a parcel conveyed to Ann Roth by deed in Book 1502, Page 103. Also being a parcel adjacent to Book 750, Page 509 described in deed of Daisy I. Wilson and Depositors Trust Company dated June 25, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1471, Page 535.

Reference is made to the Second Codicil of Daisy I. Wilson dated March 7, 1978 probated in the Kennebec Probate Court on October 13, 1981.

Excepting an outconveyance to John Wilson Haefele and Celeste G. Haefele dated March 17, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3197, Page 58.

Excepting an outconveyance to Carol Malmsten recorded in Book 2874, Page 153.

MEANING and INTENDING to release all my interest in and to the above described property. Reference is made to deed dated October 13, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2514, Page 206.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said William G. Haefele, Carol Haefele Malmsten and John Wilson Haefele, their heirs and assigns forever.

LAW OFFICES OF - PARRIS & BUR - 281 WATER STREET - P. O. BOX 130, GARDNER, MAINE 04240

ENC (1)

LEGAL DESCRIPTION, CONT.

BK 9785 PG 088

IN WITNESS WHEREOF, we, the said Ann Wilson Roth and Clyde Roth, husband of the said Ann Wilson Roth, have hereunto set our hands and seals this 8th day of August in the year of our Lord one thousand nine hundred and ninety.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

<u>[Signature]</u>	<u>Ann Wilson Roth</u> Ann Wilson Roth
<u>[Signature]</u>	<u>Clyde Roth</u> Clyde Roth

STATE OF MAINE, Kennebec, ss. August 8, 1990

Personally appeared the above-named Ann Wilson Roth and acknowledged the above instrument to be her free act and deed.

Before me,

[Signature]
Notary Public (print name)
J. SCOTT LAQR
EXPIRES 8-10-92

RECEIVED KENNEBEC SS.

1990 AUG 20 AM 9:00

LAW OFFICES OF — FRANK E. BIRD — 111 WEST 11TH STREET — P. O. BOX 120, BANGOR, MAINE 04403
REGISTER OF DEEDS

ZONING MAP



ZONING DISTRICTS FOR SUBJECT PROPERTY

“SHORELAND” TO 250’ DIMENSION
INLAND OF SHORELAND AS “LIMITED RESIDENTIAL”

ZONING ORDINANCE

3.3. Shoreland Zoning District

The Shoreland Zoning District covers land areas within 250 feet of major lakes and ponds of Winthrop, and provides for limited seasonal and year-round residential and recreational development. Development in shoreland areas, due to their proximity to surface waters, requires closer scrutiny than development situated further away in order to protect the water resources of Winthrop.

- A. The following uses are permitted by right:
 - 1. Open space uses
 - 2. Earth-moving less than 10 cubic yards
 - 3. Signs
- B. The following require a Codes Enforcement Officer permit:
 - 1. Single-family dwelling, including mobile home
 - 2. Two-family dwelling
 - 3. Earth-moving 10 to 25 cubic yards
 - 4. Timber harvesting or clearing of land
 - 5. Temporary piers and docks
 - 6. Accessory structures
 - 7. Individual, private campsites
 - 8. Uses similar to these uses
- C. The following uses require a Conditional Use Permit from the Planning Board:
 - 1. Agriculture or livestock keeping
 - 2. Earth-moving greater than 25 cubic yards
 - 3. Mineral extraction
 - 4. Recreational facilities
 - 5. Campgrounds
 - 6. Multi-family dwelling
 - 7. Marina or boat yard
 - 8. Public Buildings
 - 9. Permanent piers and docks, breakwaters, causeways, and bridges
 - 10. Home occupations
 - 11. Essential services
 - 12. Uses similar to these uses
- D. [reserved]
- E. The dimensional requirements of the Zoning District are as follows:
 - 1a. Minimum lot size (sewered) 40,000 sq. ft.
 - 1b. Minimum lot size (non-sewered) 80,000 sq. ft.
 - 2. Minimum road frontage 100 feet
 - 3. Minimum shore frontage 200 feet
 - 4. Minimum shoreline setback 100 feet
 - 5. Minimum road setback 40 feet
 - 6. Minimum sideline setback 20 feet
 - 7. Minimum rearline setback 20 feet
 - 8. Maximum building height 35 feet
 - 9. Maximum impervious area 20 percent
 - 10. Setbacks from public or private ways shall be measured from the edge of the right-of-way. [effective 7/5/95]

ZONING ORDINANCE CONT.

3.7. Limited Residential Zoning District

The Limited Residential Zoning District includes areas currently developed primarily as residential neighborhoods and areas experiencing residential subdivision and construction in recent years. The District extends to land suited to such development due to physical site characteristics and proximity to town services, such as water and sewer, schools, fire protection, and other services. It provides areas limited primarily to single family housing.

- A. The following uses are permitted by right:
 - 1. Open-space uses
 - 2. Earth-moving less than 10 cubic yards
 - 3. Signs

- B. The following require a Codes Enforcement Officer permit:
 - 1. Single-family dwelling
 - 2. Earth-moving 10 to 100 cubic yards, and for earth-moving greater than 100 cubic yards in conjunction with initial residential construction on lots in subdivisions that have Planning Board approval.
 - 3. Timber harvesting or clearing of land
 - 4. Accessory structures
 - 5. Home occupations
 - 6. Uses similar to these uses

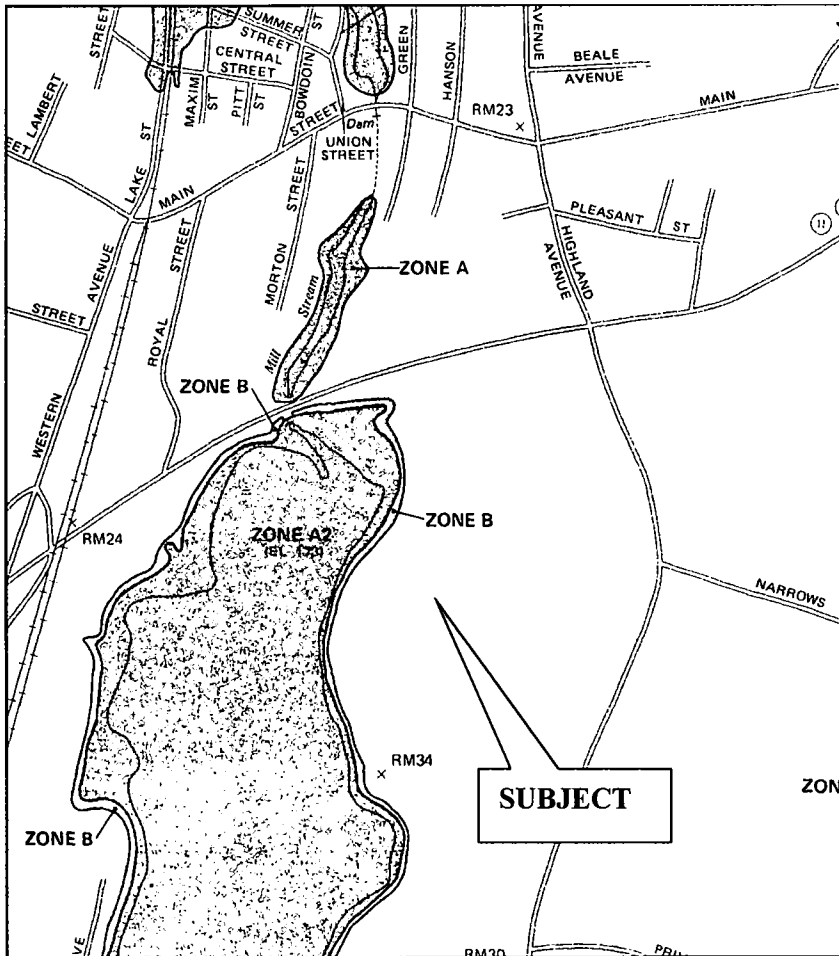
- C. The following uses require a Conditional Use Permit from the Planning Board:
 - 1. Earth-moving greater than 100 cubic yards
 - 2. Recreational facilities, such as parks and golf courses
 - 3. Uses similar to these uses

- D. [reserved]

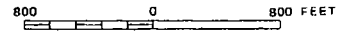
- E. The dimensional requirements of the Zoning District are as follows:

1a. Minimum lot size (sewered)	40,000 sq. ft.
1b. Minimum lot size (non-sewered)	80,000 sq. ft.
2. Minimum road frontage	125 feet
3. Minimum road setback	35 feet
4. Minimum sideline setback	20 feet
5. Minimum rearline setback	20 feet
6. Maximum building height	35 feet
7. Maximum impervious area	15 percent
8. Setbacks from public or private ways shall be measured from the edge of the right-of-way. [effective 7/5/95]	

FLOOD HAZARD BOUNDARY MAP



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
WINTHROP,
MAINE
KENNEBEC COUNTY

PANEL 15 OF 20

COMMUNITY-PANEL NUMBER
230072 0015 B

EFFECTIVE DATE:
AUGUST 15, 1980



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the site block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov

HIGHEST AND BEST USE “BEFORE” (INCIDENT OF APRIL 9, 2005)

The following definitions (*) are from the Fourth Edition of *The Dictionary of Real Estate Appraisal* published by the Appraisal Institute.

*** Highest and Best Use**

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

It must be emphasized that any projected Highest and Best Use must be able to stand testing of any one of its legs of support, i.e., as being, Legal Permissibility which addresses such questions as zoning and like land use standards as well as deed or title limitations, restrictions, etc., Physical Possibility which addresses the physical capabilities to support and accommodate the suggested use and, Economic Feasibility addresses the reality of potential of anticipated market acceptance and monetary support.

In all instances, the probability and potential for change, positive or negative, must be recognized and with reference to such words as "likely," "probable," etc.

The appraiser then offers to the above, after analysis, a projection as set forth statement of judgment or opinion.

*** Highest and Best Use of Land or a Site As Though Vacant Land**

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

Physical Possibility - The capabilities of the subject property are foreseen as being use as a large lot single or subdivided for up to three (3) single-family seasonal/year-round home sites much in keeping with neighboring or area lakefront lands.

Legal Permissibility – The principle limitation of use is with Town of Winthrop “Zoning” and related Land Use Ordinances which permit under either the “Shoreland” or “Limited Residential” Districts single-family dwellings on minimum lots of 80,000 S.F. for non-sewered parcels.

Economic Feasibility – The economic viability of such lands is as demonstrated by the market level which is dependent upon the comparative desirability of the body of water.

Highest and Best Use (Land) – The Highest, Best, and Most Profitable use is as a parcel of land for residential use as a single or as subdivided for up to three (3) parcels.

“INCIDENT” OF APRIL 9, 2005

The valuation of the subject property (Map 5, Lot 40) is performed on a “Before and After” format perpetrated by the reported April 9, 2005 discovery of an oil discharge “incident.”

The property in the “Before” situation being, as set forth in the preceding material, a parcel of land totaling 10.99± Acres with 50±' + 400±' Annabessacook Lake frontage accessed via the 60-foot shared-use Kayla Drive from Holmes Road.

The April 9, 2005 reported oil discharge or “incident” caused, by others, summarized in the Beane January 4, 2007 material (copy on file) which sets forth that on that date the property was subjected to #6 fuel oil contamination at and along the lake frontage with remaining residue.

DEP CONCLUSIONS AND INTERPRETATIONS

("Incident" of April 9, 2005 cover page – Full report on file)

Investigation and Sampling Report
Winthrop Commerce Center LUST Site
Haefele Damage Claim
October 2006

John E. Beane, Senior Geologist
Bureau of Remediation and Waste Management
Maine Department of Environmental Protection
January 4, 2007

Introduction

~~The purpose of this investigation was to provide data on the existence of any persisting #6 fuel oil contamination at the Haefele shoreline that might affect the real value of the property in support of an appraisal of the property and determination of compensable damages. The specific objectives and planned methods are described in *Sampling And Analysis Plan Haefele Property Winthrop Commerce Center LUST Site(A-157-05)(2006)(Appendix D).*~~

Tuesday October 24, 2006

Sean Dougherty (Geology Technician II) and John Beane (Senior Geologist) arrived at the site at about 10:40. The vehicle was parked in the Haefele yard and staff walked down to the lake shore carrying the necessary equipment. The day was overcast but dry. The purpose of the day's activity was to survey the sampling grid and mark it with pin flags for sampling that was scheduled to take place on Saturday (10/28/06). The first 30 minutes were used to simply look for property boundary markers and to observe the occurrence and distribution of oil staining and contamination along the shoreline on the subject property and on properties to the south. ~~Several locations were identified where multiple oil stains occurred on a single tree trunk at different elevations. Clumps of leaves and stems cemented together by heavy oil were observed on the ground surface and cemented to tree trunks, as if rafts of oily flotsam had washed ashore at the time of the discharge.~~ Two newly placed apparent corner pins (steel pipes) were found that appear to mark the western corners of Lot 41 (Figure 1).

The shoreline sampling grid was established by marking twenty-foot increments north along the shoreline beginning at the southern steel pin. Because the southern pin does not appear to be the southern boundary of the Haefele property, the grid may have missed the southern sixty feet or so of the Haefele shoreline. Pin flags were placed along the shoreline at twenty-foot intervals and they were marked with the distance north of the southern steel pin (Figure 2; SL-60=shoreline 60 feet).

The elevation of the highest oil stains on nine trees were estimated relative to an arbitrary datum (a stump surface) and relative to that day's lake level using a builders sight level. The purpose of estimating the oil stain elevations was to determine the highest level that

DEP CONCLUSIONS AND INTERPRETATIONS, CONT.

(Full 100 + page report on file)

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The PAH concentrations in SS-2 were so small that they were mostly below their respective detection limits. SS-2 was collected where there was no duff and the topsoil was exposed at the surface. These results provide some indication that the topsoil below the duff is not appreciably contaminated with fuel oil and PAH.

The PAH contamination in SS-3 is similar to that in SS-1, but at about a third or a half of the concentrations in SS-1.

The four shallow-water bottom sediment samples fall neatly into two compositional pairs. The PAH concentrations of SL-140SED and SL-180SED are nearly identical, and the PAH concentrations of SL-100SED and SL-120SED are nearly identical to each other (Table 5). The PAH concentrations of SL-100SED and SL-120SED are a little more than twice those of SL-140SED and SL-180SED and it appears that the increase may be largely explainable by the addition of oil, using OS-9 as a model oil composition. SS-140SED and SL-180SED may or may not represent background PAH concentrations (uncontaminated by the recent oil discharge). The range of PAH concentrations in the shallow-lake-bottom sediments is similar to the range in the forest duff/leaf litter samples (OS-9, SS-1, SS-3).

Four attempts were made to characterize the chemical composition of sheens mobilized by intentional disturbance of the bottom sediments in shallow water. In all four cases the sheens were captured in 1 liter amber bottles normally used for semi-volatile organic water samples. The oil comprising the sheens was not abundant enough in one liter water samples to be detected by the laboratory at microgram per liter (ppb) levels for PAHs or at 50 micrograms per liter for Diesel Range Organics (DRO). This result does not mean that the observed sheens were not oil, but it does indicate the mobile droplets of oil that rise to the surface of the lake are rather small.

Conclusions and Interpretations

Many, and perhaps most, of the questions that this study was designed to answer were answered by observations in the field, without the information provided by the laboratory analyses. The laboratory analyses have shed some light on the magnitude of any problems that may remain.

The first objective of the investigation was to evaluate the degree to which separate phase petroleum residues can be transferred from soils, vegetation and bottom sediments by casual contact to people and pets using the area for recreation. The answer comes from several lines of observation and reasoning. Firstly, Sean and I spent a few hours at the site on three separate days in late October, and we did not come away with oil stains on our clothing or shoes. We observed dozens of oil stains on leaves, stems, twigs, plastic litter that washed onto the shore during the oil slick, and on the trunks of trees. In all but one case the oil stains were dry and hardened, without detectable tackiness. Only at OS-9 could appreciable oil be transferred by contact with pressure (Appendix C), without also rubbing the stain, but that was after the clump of leaves and stems had been pulled apart to reveal fresher oil surfaces. Those freshly exposed surfaces were tacky. Millimeter-

DEP CONCLUSIONS AND INTERPRETATIONS, CONT.

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sized black stains were transferred by pressure at OS-6 (Appendix C). Rubbing any of the dried oil stains with a plastic sampling glove would transfer some of the dried oil to the glove (OS-2 photo, Appendix-C). Finally, sheens that were observed are clear evidence that there was oil on the bottom of the lake in shallow water near the Haeefe shoreline. All of the sheens that were seen as evidence of this oil on the bottom were small, discrete and discontinuous. The sheens were in the order of five inches in diameter or less, down to fractions of an inch in diameter. The scale of the oil sheens observed was more consistent with sunken waterlogged oily debris than with "tar balls" or such larger aggregations of sunken oil. Thus, casual recreation on land is not very likely to result in appreciable transfer of oil to persons or pets although small stains are certainly possible. Swimmers would be likely to mobilize small oily sheens and to swim through them.

The locations of oil contamination on land are limited to elevations below about 2.25 ft. above the summer lake level. That level is marked by the most prominent oil stains on the trees along the shoreline. Field observations convincingly showed that oil stains occur mostly at the 2.25 contour, but can occur at any level below that. Locations within that area that might be expected to be more abundantly oil-stained would be west or northwest facing slopes that are directly exposed to the lake. It appears that the floating oil adhered to other floating debris in the freshet including leaves, twigs and anthropogenic trash which then blew onto the shore along with floating free oil. The oil occurs as stains and coatings on surfaces. Representative PAH concentrations in soil are listed in Table 5 (SS-1, SS-2, and SS-3). The concentrations of regulated PAH compounds in the samples are below the regulatory action guidelines, even in samples intentionally biased toward contamination (SS-1 and OS-9).

The distribution of oil contamination on the bottom of the lake is less easily inferred. Sunken oil appears to have deposited on the lake bottom by adhering to floating debris that then became waterlogged and sank. If that model is accurate, then the oil would be distributed haphazardly on the bottom, depending on where the debris sank and on where it might have been moved by wave action and littoral currents. Six small oil sheens were created by disturbing the bottom sediments at twenty-one locations in shallow water along the shore (28%). Thus, the oil appears to be widely distributed but not particularly abundant at any given location.

The oil coatings and stains on shore have dried and hardened due to selective evaporation of the most volatile constituent compounds and leaching (dissolution) of the most soluble compounds. Those weathering processes will continue to break down the oil over the years; but it will be progressively slower as the volatile and soluble constituents are depleted, until a hardened tar-like residue remains. Old oil-stained plastic trash on the Haeefe property served as examples of the endpoint of this process. In particular a dish detergent bottle, half buried in the forest soil and photodegraded so that the exposed half was largely broken away, had an oil coating that showed how it had floated on the lake during an earlier oil discharge event (photograph in Appendix C). The residue that remains has been exposed to weathering for decades; it is hard and dry, but it hasn't disappeared. The threat that oil contamination from the 2005 discharge will be

DEP CONCLUSIONS AND INTERPRETATIONS, CONT.

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transferred to people and pets using the area for recreation is already small, and it will continue to diminish as the seasons pass.

The prognosis for natural cleanup of the subaqueous oil contamination is less certain. The fact that sheens continue to surface spontaneously from the bottom means that the reservoir of submerged contamination is continuously diminishing. It is not possible to predict how long that process and other dispersion and weathering processes will require to mitigate the nuisance oil sheens.

HIGHEST AND BEST USE “AFTER” (INCIDENT OF APRIL 9, 2005)

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It must be emphasized that any projected Highest and Best Use must be able to stand testing of any one of its legs of support, i.e., as being, Legal Permissibility which addresses such questions as zoning and like land use standards as well as deed or title limitations, restrictions, etc., Physical Possibility which addresses the physical capabilities to support and accommodate the suggested use and, Economic Feasibility addresses the reality of potential of anticipated market acceptance and monetary support.

In all instances, the probability and potential for change, positive or negative, must be recognized and with reference to such words as "likely," "probable," etc.

The appraiser then offers to the above, after analysis, a projection as set forth statement of judgment or opinion.

*** Highest and Best Use of Land or a Site As Though Vacant Land**

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

Physical Possibility – The capabilities of the subject property in the “After” situation being as in the “Before” as potential site/sites for residential improvements but with limitations to upland use only with any future active use of the lake waters or its immediate shoreline limited to view and/or at-risk use only.

Legal Permissibility – The principle limitation of use is with Town of Winthrop “Zoning” and related Land Use Ordinances which permit under either the “Shoreland” or “Limited Residential” Districts single-family dwellings on minimum lots of 80,000 S.F. non-sewered parcels.

Economic Feasibility – The economic feasibility for such lands continue to be as demonstrated by market activity which might be limited or continue dependent upon the body of water upon which it fronts. Direct access to the water, i.e., limited or inhibited direct accessibility to and from the water due to residue and/or potential future discharge.

Highest and Best Use (Land) – The Highest, Best, and Most Profitable use of the property is again as land for residential use as a single parcel or divided up to three (3) lots with note the preceding concern and consideration/concern for direct water accessibility.

VALUATION

LAND VALUATION

The valuation of a property considered to be as land only with, if any, contribution to value of land improvements is most appropriately processed through an application of a Sales Comparison Approach employs the same general fundamentals in Land Valuation as would be employed for an improved property, the rationale being that the Principle of Substitution suggests that an informed and prudent purchaser will pay no more for a property than the cost of acquiring a substitute with the same amenities and potential uses.

In the application as reflective of the Principle of Substitution, recent sales of comparable or competitive transactions which have taken place in the open market are employed as a guide to a most probable value. It is for this reason that a search be made through authoritative and knowledgeable sources for data relating to recent sales activity of sufficiently similar properties to provide a market derived foundation for a value estimate. These market derived indicators are then reflected against the characteristics of the subject in an adjustment process wherein various elements of comparison including physical characteristics might be reflected upon and adjusted by an appropriate degree, if and, when appropriate.

For the purpose of comparison, the appraiser has the option of several alternative units of comparison, the most notable being direct overall parcel to parcel comparison or with sales broken down into a "unit of comparison" such as price per front foot, price per square foot, price per acre, etc. The selection of the unit of comparison is dependent upon the character of the property and the observed actions of the market participants, i.e., buyers and sellers.

As basic fundamental to the procedure, it must be emphasized that an accurate understanding of the characteristics of the properties in question, both subject and sales, are a highly necessary ingredient as they provide the factual foundation upon which the adjustment process is made and conclusions reached.

The following is a brief discussion for the reasoning behind the various adjustment categories. It should be noted that not all categories in all comparisons will have an indicated adjustment as either (A) no adjustment is felt appropriate or necessary, or (B) there may be counteracting forces within the category tending to offset one another.

The following is a discussion of the general characteristics of the various categories.

In the adjustment process, it should be emphasized that adjustments are made from the characteristics of the sale to the characteristics of the subject, i.e., going from the known to the unknown. Thus, if the subject is better, a positive adjustment is in order, if the sale is better, a negative adjustment in order.

Time has reference to the potential for changes in market values between the date of the sale and reference date of the appraisal which may be a result of the changes in market conditions, caused by inflation, deflation, changes in demand, etc., with particular note that not all classes of property nor geographic trend at the same rate or degree.

A Location adjustment is appropriate if the locational characteristics of the properties are significantly different. It is noted that no location is absolutely desirable or undesirable, but rather may vary by degree.

VALUATION

LAND VALUATION, CONT.

Topography has reference to the topographical characteristics of the properties in question and takes into consideration the level of the parcels at their frontage, as well as, the interior characteristics of the property. The degree or magnitude of adjustment predicated upon the reflection of the market and not necessarily the direct cost of bringing the properties to a common grade or character as might be developed via a "cost to cure" estimate.

Utilities is a category in which the availability and accessibility of the various public utilities might be reflected which again is an indice of the contributory impact upon value and not necessarily the direct cost of accessibility.

Size & Shape is a heading under which the width, depth, area or mass of the property is considered. Again the desirability and adaptability for the envisioned highest and best use of major concern with the size/area component reflecting, as the term would imply, the mass, while shape refers to the geometric shape and its adaptability.

Land Improvements Affords an opportunity to reflect as they as may be contribute to value.

Use & Desirability is a category in which the potential use of the property is noted if such difference exists, while desirability affords an opportunity to reflect upon the general overall appeal of the parcel for its perceived use.

Frontage affords an opportunity to reflect upon the relationship of the size/area of the property to its "frontage" and the quality of the same.

Any Other adjustments felt appropriate and/or necessary are considered under that heading.

VALUATION**LAND VALUATION, CONT.****LAND SALES SUMMARY**

The following sets forth in summary the basic characteristics of the land sales more fully outlined in the addendum of this report or at the files of the appraiser.

Land Sales

<u>Sale #</u>	<u>Date</u>	<u>Total \$</u>	<u>Acres</u>	<u>Water Frontage</u>	<u>Use</u>	<u>\$ Acre</u>
1	3/05	110,000.	5.20±	1,200±'	Residential development site	21,154.
2	6/05	134,000.	7.10±	625±'	Residential development site	18,873.
3	5/04	375,000.	12.80±	672±'	Residential development site	29,297.
4	5/03	59,900.	9.00±	900±'	Residential development site	6,656.
5	7/03	39,500.	6.23±	* 444±'	Residential development site	6,340.
6	7/03	28,000.	5.68±	None	Residential development site	4,930.
7	10/06	56,000.	12.00±	None	Residential development site	4,667.
8	6/05	94,500.	11.18±	None	Residential development site	8,453.
9	5/07	40,000.	7.50±	None	Residential development site	5,333.
10	4/05	62,000.	14.23±	None	Residential development site	4,357.
11	7/04	36,000.	13.00±	None	Residential development site	2,769.
12	9/05	75,000.	14.45±	None	Residential development site	5,190.
13	8/05	41,500.	6.69±	None	Residential development site	6,203.
14	4/07	66,000.	9.28±	None	Residential development site	7,112.
Land Offering						
15	Current	178,000.	6.20±	545±'	Residential development site	28,710.
Property Sale						
16	8/05	425,000.	19.80±	597±'	Continue as residence	21,465.
				Residence of 3,772± S.F., 12/4/1½/2c	\$/S.F.	113.

* Stream Frontage

VALUATION

LAND VALUATION "BEFORE" (INCIDENT OF APRIL 9, 2005)

Of the preceding, as more fully set forth in the addendum Sales Exhibit, Sales #1, #2 and #3 were selected as being most nearly like the subject and thus used in the following valuation, they demonstrating unit sales prices per Acre of \$21,154., \$18,873., and \$29,297., respectively.

Adjustments, if and when made, are resolved to an indice of value for the particular property with the range of adjusted values so developed then reviewed, re-analyzed and correlated into an indication of unit value.

Sale #1

No adjustment made under the heading of Time given the comparatively short period from the date of sale to the date of appraisal. Location, a positive minor to modest adjustment in recognition of the superiority of the subject property, although on the same body of water (Annabessacook Lake), the subject at the open lake section vs. the sale at cove/stream outlet. Topography, a negative minor adjustment in recognition of the subject's severe topography at the upland portion. Utilities, equal. Size & Shape, a negative minor to modest for land area differentials with an adjustment made predicated upon the observation that the larger the parcel, the lower its per unit value for this class of property. Use & Desirability, equal. Frontage as to quality and lineal feet, a negative minor to modest adjustment given the magnitude of water frontage of the sale in comparison to the relationship of the same at the subject. Under the heading of Other, Kayla Drive portion is considered noncontributory as the acreage of that portion is for the main lot portion shared access with the general Kayla Drive area.

Sale #2

Again no Time adjustment. Location considered equal or of insufficient difference to warrant further refinement in recognition of the sale which is considered superior, it being on Cobbosseecontee Lake vs. the subject's Annabessacook Lake with the sale located on a side cove type area. Topography, a negative minor adjustment in recognition of the severe subject topography. Utilities, equal. Size & Shape, a negative minor adjustment while Use & Desirability are considered equal. Frontage, again for the quality of lake frontage of the sale balanced against lineal feet results in a negative token to minor adjustment. As with the preceding Sale #1 under Other, the contribution of the Kayla Drive right of way prompts a negative token to minor adjustment.

Sale #3

Time, a positive token to minor adjustment in recognition of the appreciation in values from the date of sale to the date of appraisal. Location, a negative modest to substantial adjustment given the sale's superiority on the main Cobbosseecontee Lake body of water further refined as it in one of the most desirable sections of the same. Topography, a negative minor adjustment for the subject's superior topography. A negative token to minor adjustment for Frontage quality. A like level adjustment made as in the preceding at Other for the negative contribution of the Kayla Drive common shared area.

Upon completion of the adjustment process above, a resulting range of from \$11,045. to \$11,094. to \$11,381. developed with an indicated value of \$11,000. as most representative and indicative of the unit value of the subject.

The indicated value of \$11,000. per Acre then applied to the subject area of 10.99± Acres results in a value of \$120,890., as rounded to \$121,000.

VALUATION

LAND VALUATION “AFTER” (INCIDENT OF APRIL 9, 2005)

As with the “Before” Land Valuation, as more fully set forth in the addendum Sales Exhibit, Sales #1, #2 and #3 were selected as being most nearly like the subject and thus used in the following valuation, they demonstrating unit sales prices per Acre of \$21,154., \$18,873., and \$29,297., respectively.

Adjustments, if and when made, are resolved to an indice of value for the particular property with the range of adjusted values so developed then reviewed, re-analyzed and correlated into an indication of unit value.

Sale #1

No adjustment made under the heading of Time given the comparatively short period from the date of sale to the date of appraisal. Location, a positive minor to modest adjustment in recognition of the superiority of the subject property, although on the same body of water (Annabessacook Lake), the subject at the open lake section vs. the sale at cove/stream outlet. Topography, a negative minor adjustment in recognition of the subject’s severe topography at the upland portion. Utilities, equal. Size & Shape, a negative minor to modest for land area differentials with an adjustment made predicated upon the observation that the larger the parcel, the lower its per unit value for this class of property. Use & Desirability, equal. Frontage as to quality and lineal feet, a negative minor to modest adjustment given the magnitude of water frontage of the sale in comparison to the relationship of the same at the subject. Under the heading of Other, Kayla Drive portion is considered noncontributory as the acreage of that portion is for the main lot portion shared access with the general Kayla Drive area. Other, as a measure of the April 9, 2005 incident, a negative minor adjustment for the adverse effect upon the property.

Sale #2

Again no Time adjustment. Location considered equal or of insufficient difference to warrant further refinement in recognition of the sale which is considered superior, it being on Cobbosseecontee Lake vs. the subject’s Annabessacook Lake with the sale located on a side cove type area. Topography, a negative minor adjustment in recognition of the severe subject topography. Utilities, equal. Size & Shape, a negative minor adjustment while Use & Desirability are considered equal. Frontage, again for the quality of lake frontage of the sale balanced against lineal feet results in a negative token to minor adjustment. As with the preceding Sale #1 under Other, the contribution of the Kayla Drive right of way prompts a negative minor adjustment. Other, as a measure of the April 9, 2005 incident, a negative minor adjustment for the adverse effect upon the property.

Sale #3

Time, a positive token to minor adjustment in recognition of the appreciation in values from the date of sale to the date of appraisal. Location, a negative modest to substantial adjustment given the sale’s superiority on the main Cobbosseecontee Lake body of water further refined as it is one of the most desirable sections of the same. Topography, a negative minor adjustment for the subject’s superior topography. A negative token to minor adjustment for Frontage quality. A like level adjustment made as in the preceding at Other for the negative contribution of the Kayla Drive common shared area. Other, as a measure of the April 9, 2005 incident, a negative minor adjustment for the adverse effect upon the property.

VALUATION**LAND VALUATION "AFTER" (INCIDENT OF APRIL 9, 2005), CONT.**

Upon completion of the adjustment process above, a resulting range of from \$7,732. to \$7,766. to \$7,967. developed with an indicated value of \$7,750. as most representative and indicative of the unit value of the subject.

The indicated value of \$7,750. per Acre then applied to the subject area of 10.99± Acres results in a value of \$85,173., as rounded to \$85,000.

SALES SUMMARY**Land Sales**

<u>Sale #</u>	<u>Date</u>	<u>Total \$</u>	<u>Acres</u>	<u>Water Frontage</u>	<u>Use</u>	<u>\$ Acre</u>
1	3/05	110,000.	5.20±	1,200±'	Residential development site	21,154.
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7	10/06	56,000.	12.00±	None	Residential development site	4,667.
8	6/05	94,500.	11.18±	None	Residential development site	8,453.
9	5/07	40,000.	7.50±	None	Residential development site	5,333.
10	4/05	62,000.	14.23±	None	Residential development site	4,357.
11	7/04	36,000.	13.00±	None	Residential development site	2,769.
12	9/05	75,000.	14.45±	None	Residential development site	5,190.
13	8/05	41,500.	6.69±	None	Residential development site	6,203.
14	4/07	66,000.	9.28±	None	Residential development site	7,112.

Land Offering

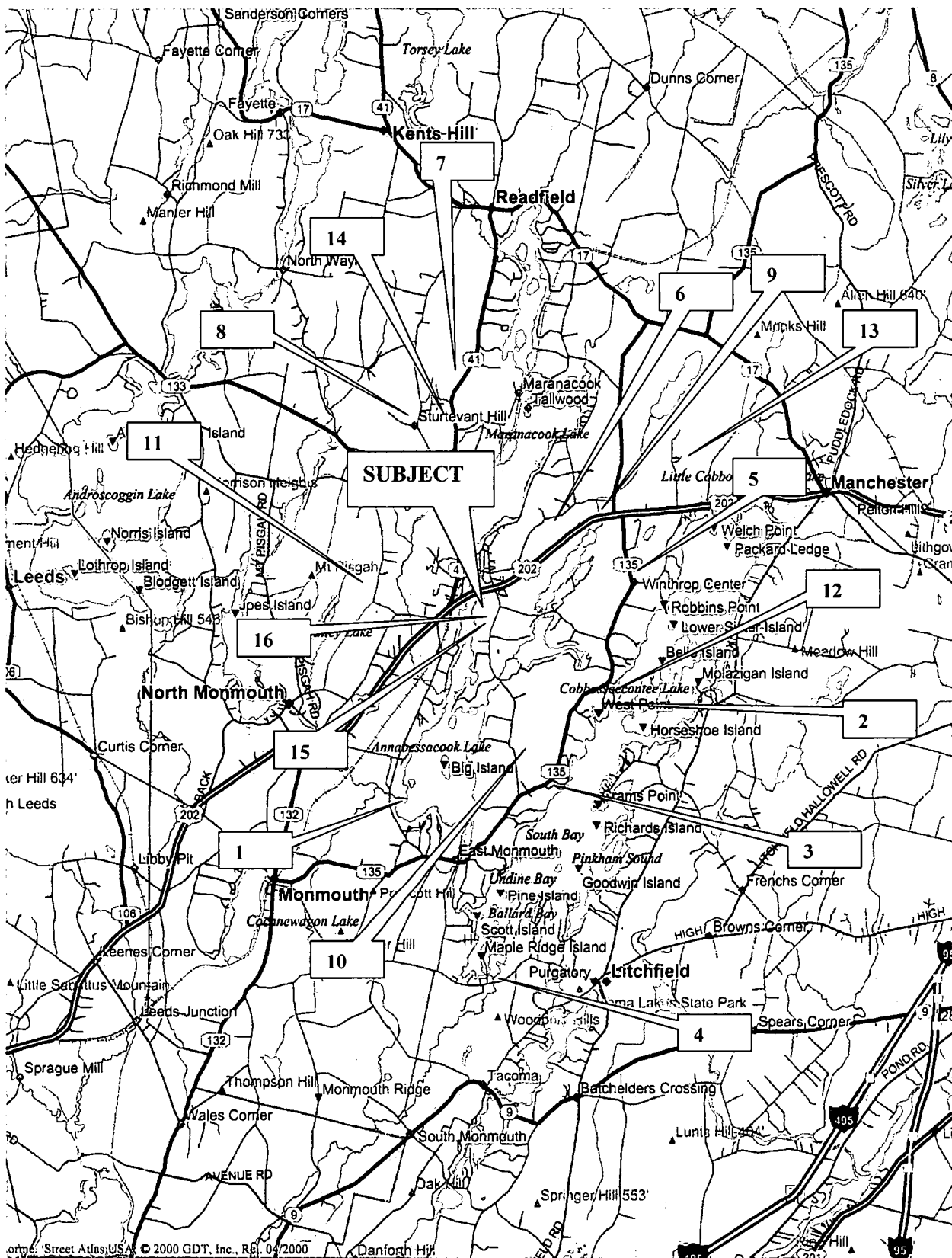
15	Current	178,000.	6.20±	545±'	Residential development site	28,710.
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Property Sale

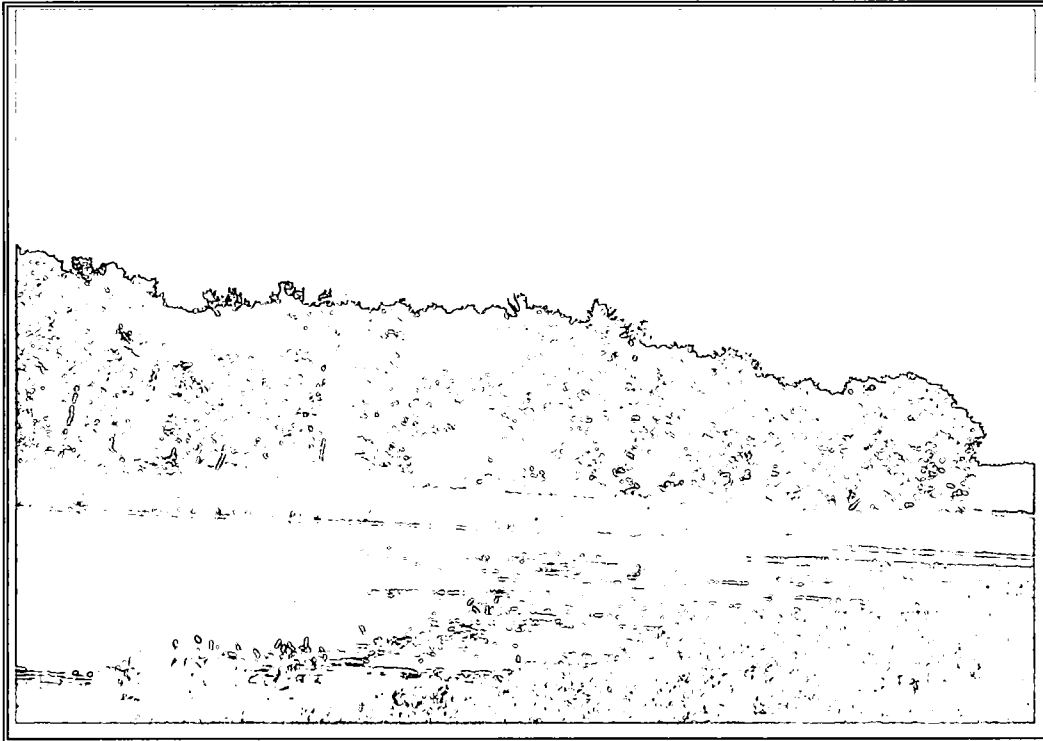
16	8/05	425,000.	19.80±	597±'	Continue as residence	21,465.
				Residence of 3,772± S.F., 12/4/1½/2c	\$/S.F.	113.

* Stream Frontage

SALES LOCATION MAP



Source: Street Atlas USA © 2000 GDT, Inc., R.E. 04/2000



<u>LAND SALE #1</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS: 262 Waugan Road to</u> <u>Lake Annabessacook</u>	<u>MAP 41</u>	<u>LOT 48 & 49</u>
<u>TOWN: Monmouth</u>	<u>COUNTY: Kennebec</u>	<u>STATE: Maine</u>
<u>REFERENCE: Kennebec</u>	<u>REGISTRY, BOOK 8353</u>	<u>PAGE 121</u>
<u>GRANTOR: Mary Ann Courbron</u>		
<u>GRANTEE: Carol Ann Mills</u>		
<u>DATE: 3/29/05</u>	<u>DEC./MLS \$110,000.</u>	
<u>REPORTED: \$110,000.</u>		
<u>FINANCING BY: Skowhegan Savings Bank</u>		
<u>CONDITIONS OF SALE: Brokered sale, reported as Arms Length</u>		
<u>LOCATION: Rural lakefront</u>		
<u>ZONING: Shoreland Residential District</u>		
<u>HIGHEST AND BEST USE: Potential residential development site</u>		
<u>DATA BY: N.A.G & D.O.</u>	<u>DATE: 6/07</u>	
<u>LAND: TOTAL AREA: 5.2± Acres</u>	<u>FRONTAGE: 105±' on road</u> <u>1,200±' on Lake Annabessacook</u>	
<u>DEPTH: Varies</u>	<u>SHAPE: Irregular</u>	
<u>TOPO: OVERALL: Level</u>	<u>TO ROAD: At grade</u>	
<u>UTILITIES: Electricity/Telephone accessible</u>		
<u>LAND IMPROVEMENTS: Mature mixed growth</u>		
<u>INDICATED: \$/Acre 21,154.</u>	<u>(\$110,000. ÷ 5.2± Acres)</u>	



<u>LAND SALE #2</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS:</u> Longfellow Cove Road to Cobbossee Lake	<u>MAP 3</u>	<u>LOT 9D</u>
<u>TOWN:</u> Winthrop	<u>COUNTY:</u> Kennebec	<u>STATE:</u> Maine
<u>REFERENCE:</u> Kennebec	<u>REGISTRY, BOOK 8453</u>	<u>PAGE 32</u>
<u>GRANTOR:</u> Linda L. Hallet & James A. Randall		
<u>GRANTEE:</u> Linda A. Schumacher - Ferro & Gregory W. Ferro		
<u>DATE:</u> 6/13/05	<u>DEC./MLS \$134,000.</u>	
<u>REPORTED:</u> \$134,000.		
<u>FINANCING BY:</u> Kennebec Savings Bank		
<u>CONDITIONS OF SALE:</u> Brokered sale, reported as Arms Length		
<u>LOCATION:</u> Rural residential subdivision		
<u>ZONING:</u> Shoreland and Resource Protection Districts		
<u>HIGHEST AND BEST USE:</u> Potential residential development site		
<u>DATA BY:</u> N.A.G & D.O.	<u>DATE:</u> 6/07	
<u>LAND: TOTAL AREA:</u> 7.1± Acres	<u>FRONTAGE:</u> 481±' on road 625±' on Cobbossee Lake	
<u>DEPTH:</u> Varies	<u>SHAPE:</u> Irregular	
<u>TOPO: OVERALL:</u> Slope down to interior	<u>TO ROAD:</u> At and follows grade	
<u>UTILITIES:</u> None		
<u>LAND IMPROVEMENTS:</u> Mature mixed growth		
<u>MISC:</u> New house on site		
<u>INDICATED:</u> \$/Acre	18,873.	(\$134,000. ÷ 7.1± Acres)



(Photo by others)

<u>LAND SALE #3</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS: Off Route 135 to</u> Cobbossee Lake	<u>MAP 43</u>	<u>LOT 25-1</u>
<u>TOWN: Monmouth</u>	<u>COUNTY: Kennebec</u>	<u>STATE: Maine</u>
<u>REFERENCE: Kennebec</u>	<u>REGISTRY, BOOK 7944</u>	<u>PAGE 276</u>
<u>GRANTOR: Robert F. Woolworth Trust, Pauline E. Woolworth, Robert F. Woolworth and Victor Raby,</u> Trustees		
<u>GRANTEE: Jeffrey D. & Nellam Hiatt</u>		
<u>DATE: 5/14/04</u>	<u>DEC./MLS \$375,000.</u>	
<u>REPORTED: \$375,000.</u>		
<u>FINANCING BY: Reported as cash to Seller</u>		
<u>CONDITIONS OF SALE: Brokered sale, reported as Arms Length</u>		
<u>LOCATION: Rural lakefront</u>		
<u>ZONING: Shoreland Residential District</u>		
<u>HIGHEST AND BEST USE: Potential residential development site</u>		
<u>DATA BY: N.A.G & D.O.</u>	<u>DATE: 6/07</u>	
<u>LAND: TOTAL AREA: 12.80± Acres</u>	<u>FRONTAGE: 60±' R/W</u> 672±' on Cobbossee Lake	
<u>DEPTH: Varies</u>	<u>SHAPE: Irregular</u>	
<u>TOPO: OVERALL: Near level</u>	<u>TO ROAD: N/A</u>	
<u>UTILITIES: Electricity/Telephone accessible</u>		
<u>LAND IMPROVEMENTS: Wooded</u>		
<u>MISC. New house on site</u>		
<u>INDICATED: \$/Acre</u>	29,297.	(\$375,000. ÷ 12.80 ± Acres)



<u>LAND SALE #4</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS: 825 Cobbosseecontee Road</u> to Cobbossee Lake	<u>MAP 24</u>	<u>LOT 117</u>
<u>TOWN: Monmouth</u>	<u>COUNTY: Kennebec</u>	<u>STATE: Maine</u>
<u>REFERENCE: Kennebec</u>	<u>REGISTRY, BOOK 7384</u>	<u>PAGE 287</u>
<u>GRANTOR: Johannes P. & Louise M. Duplessis</u>		
<u>GRANTEE: David M. & Lisa Y. Quinn</u>		
<u>DATE: 5/3/03</u>	<u>DEC./MLS \$59,900.</u>	
<u>REPORTED: \$59,900.</u>		
<u>FINANCING BY: Reported as cash to seller</u>		
<u>CONDITIONS OF SALE: Brokered sale, reported as Arms Length</u>		
<u>LOCATION: Rural lakefront</u>		
<u>ZONING: Resource Protection District</u>		
<u>HIGHEST AND BEST USE: Potential residential development site</u>		
<u>DATA BY: N.A.G & D.O.</u>	<u>DATE: 6/07</u>	
<u>LAND: TOTAL AREA: 9.0± Acres</u>	<u>FRONTAGE: 1,200±' on road</u> 900±' on Cobbossee Lake	
<u>DEPTH: Varies</u>	<u>SHAPE: Irregular</u>	
<u>TOPO: OVERALL: Slope down to water</u>	<u>TO ROAD: Below and follows grade</u>	
<u>UTILITIES: Electricity/Telephone accessible</u>		
<u>LAND IMPROVEMENTS: Wooded</u>		
<u>MISC.: New house on site</u>		
<u>INDICATED: \$/Acre</u>	6,656.	(\$59,900. ÷ 9.0 ± Acres)



<u>LAND SALE #5</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS: 127 Winthrop Center Road</u> to Kezar Stream	<u>MAP 9</u>	<u>LOT 2</u>
<u>TOWN: Winthrop</u>	<u>COUNTY: Kennebec</u>	<u>STATE: Maine</u>
<u>REFERENCE: Kennebec</u>	<u>REGISTRY, BOOK 7491</u>	<u>PAGE 58</u>
<u>GRANTOR: Patrick E. Larochelle</u>		
<u>GRANTEE: Christian H. & Lauri A. Carson</u>		
<u>DATE: 7/1/03</u>	<u>DEC./MLS \$39,500.</u>	
<u>REPORTED: \$39,500.</u>		
<u>FINANCING BY: Reported as cash to seller</u>		
<u>CONDITIONS OF SALE: Brokered sale, reported as Arms Length</u>		
<u>LOCATION: Rural residential</u>		
<u>ZONING: Mixed Zone District</u>		
<u>HIGHEST AND BEST USE: Potential residential development site</u>		
<u>DATA BY: N.A.G & D.O.</u>	<u>DATE: 6/07</u>	
<u>LAND: TOTAL AREA: 6.23± Acres</u>	<u>FRONTAGE: 340±' on road</u> 444±' on Kezar Stream	
<u>DEPTH: Varies</u>	<u>SHAPE: Irregular</u>	
<u>TOPO: OVERALL: Slight slope down to interior</u>	<u>TO ROAD: Below grade</u>	
<u>UTILITIES: Electricity/Telephone accessible</u>		
<u>LAND IMPROVEMENTS: Mature hardwood growth</u>		
<u>MISC.: New house on site</u>		
<u>INDICATED: \$/Acre</u> 6,340.	<u>(\$39,500. ÷ 6.23± Acres)</u>	

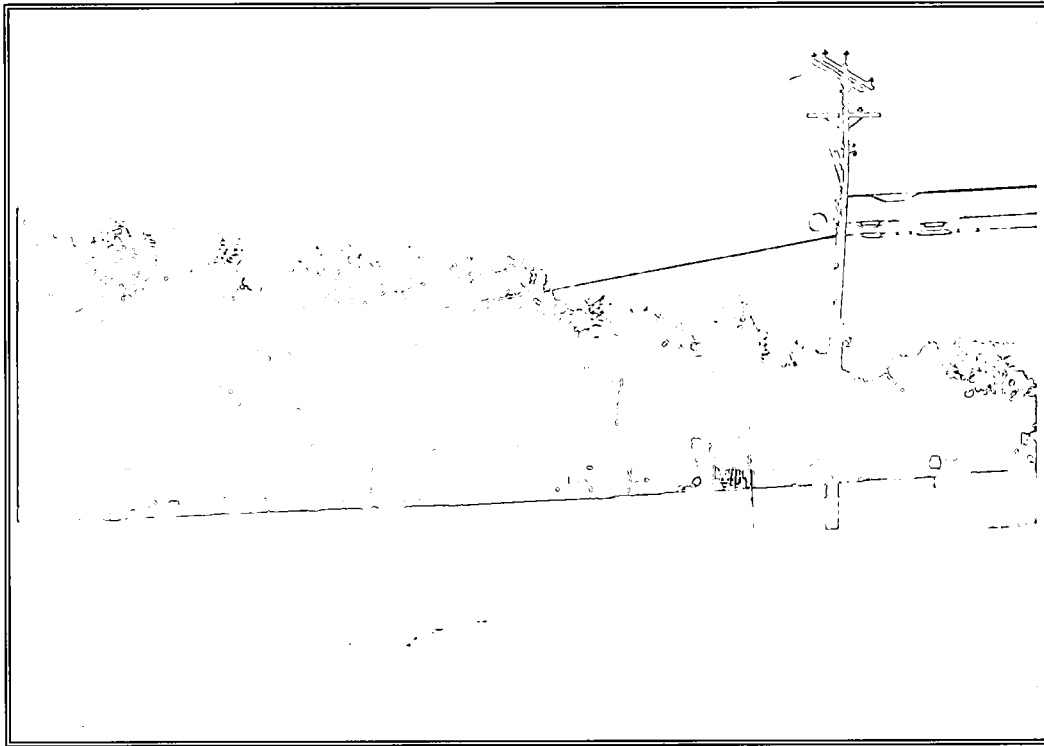


<u>LAND SALE #6</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS: 299 Metcalf Road</u>	<u>MAP 8</u>	<u>LOT 58-06</u>
<u>TOWN: Winthrop</u>	<u>COUNTY: Kennebec</u>	<u>STATE: Maine</u>
<u>REFERENCE: Kennebec</u>	<u>REGISTRY, BOOK 7493</u>	<u>PAGE 27</u>
<u>GRANTOR: Winthrop I</u>		
<u>GRANTEE: Emily & Barry Camp</u>		
<u>DATE: 7/2/03</u>	<u>DEC./MLS \$28,000.</u>	
<u>REPORTED: \$28,000.</u>		
<u>FINANCING BY: Reported as cash to seller</u>		
<u>CONDITIONS OF SALE: Brokered sale, reported as Arms Length</u>		
<u>LOCATION: Residential area</u>		
<u>ZONING: Rural District</u>		
<u>HIGHEST AND BEST USE: Potential residential development site</u>		
<u>DATA BY: N.A.G & D.O.</u>	<u>DATE: 6/07</u>	
<u>LAND: TOTAL AREA: 5.68± Acres</u>	<u>FRONTAGE: 750±' on road</u>	
<u>DEPTH: Varies</u>	<u>SHAPE: Irregular</u>	
<u>TOPO: OVERALL: Steep slope down to interior</u>	<u>TO ROAD: Below grade</u>	
<u>UTILITIES: Electricity/Telephone accessible</u>		
<u>LAND IMPROVEMENTS: Mature mixed growth</u>		
<u>MISC.: New house on site</u>		
<u>INDICATED: \$/Acre 4,930.</u>	<u>(\$28,000. ÷ 5.68± Acres).</u>	



<u>LAND SALE #</u> 7	<u>FILE #</u> 07013G	<u>CLASS #</u>
<u>ADDRESS:</u> 422 Route # 41	<u>MAP</u> 10	<u>LOT</u> 20A-2
<u>TOWN:</u> Winthrop	<u>COUNTY:</u> Kennebec	<u>STATE:</u> Maine
<u>REFERENCE:</u> Kennebec	<u>REGISTRY, BOOK</u> 9123	<u>PAGE</u> 29
<u>GRANTOR:</u> Joseph J. & Sharon M. Presti		
<u>GRANTEE:</u> Dole Jr. & Jonell Bernadetto-Martin		
<u>DATE:</u> 10/24/06	<u>DEC./MLS</u> \$56,000.	
<u>REPORTED:</u> \$56,000.		
<u>FINANCING BY:</u> Sovereign Bank		
<u>CONDITIONS OF SALE:</u> Brokered sale, reported as Arms Length		
<u>LOCATION:</u> Rural highway residential		
<u>ZONING:</u> Rural District		
<u>HIGHEST AND BEST USE:</u> Potential residential development site		
<u>DATA BY:</u> N.A.G & D.O.	<u>DATE:</u> 6/07	
<u>LAND: TOTAL AREA:</u> 12.0± Acres	<u>FRONTAGE:</u> 165±' on road	
<u>DEPTH:</u> Varies	<u>SHAPE:</u> Irregular	
<u>TOPO: OVERALL:</u> Near level	<u>TO ROAD:</u> Above grade	
<u>UTILITIES:</u> Electricity/Telephone Accessible		
<u>LAND IMPROVEMENTS:</u> Hay field		
<u>INDICATED:</u> \$/Acre	4,667.	(\$56,000. ÷ 12.0 ± Acres)

LAND SALE #8ADDRESS: Sturtevant Hill Rd.TOWN: WinthropREFERENCE: KennebecGRANTOR: MaryLu & Stephen F. MinorGRANTEE: Pearl H. & George W. AmesDATE: 6/2/05REPORTED: \$94,500.FINANCING BY: Reported as cash to SellerCONDITIONS OF SALE: Brokered sale, reported as Arms LengthLOCATION: RuralZONING: Rural DistrictHIGHEST AND BEST USE: Potential residential development siteDATA BY: N.A.G & D.O.LAND: TOTAL AREA: 11.18± AcresDEPTH: VariesTOPO: OVERALL: Near levelUTILITIES: Electricity/Telephone accessibleLAND IMPROVEMENTS: Mature hardwood growthMISC.: New house in progressINDICATED: \$/Acre 8,453. (\$94,500. ÷ 11.18± Acres)FILE #07013GMAP 10COUNTY: KennebecREGISTRY, BOOK 8445DEC./MLS \$94,500.DATE: 6/07FRONTAGE: 831±' on roadSHAPE: IrregularTO ROAD: At gradeCLASS #LOT 13 A & BSTATE: MainePAGE 257 & 261



<u>LAND SALE #9</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS: Stanley Road & Route #202</u>	<u>MAP 9</u>	<u>LOT 24</u>
<u>TOWN: Winthrop</u>	<u>COUNTY: Kennebec</u>	<u>STATE: Maine</u>
<u>REFERENCE: Kennebec</u>	<u>REGISTRY, BOOK 9368</u>	<u>PAGE 259</u>
<u>GRANTOR: Carolyn B. & Robert B. Williams</u>		
<u>GRANTEE: Peter G. Deraps & Robert Eger</u>		
<u>DATE: 5/29/07</u>	<u>DEC./MLS \$40,000.</u>	
<u>REPORTED: \$40,000.</u>		
<u>FINANCING BY: Reported as cash to Seller</u>		
<u>CONDITIONS OF SALE: Brokered sale, reported as Arms Length</u>		
<u>LOCATION: Highway residential area</u>		
<u>ZONING: Rural & Resource Protection Districts</u>		
<u>HIGHEST AND BEST USE: Potential residential development site</u>		
<u>DATA BY: N.A.G. & D.O.</u>	<u>DATE: 6/07</u>	
<u>LAND: TOTAL AREA: 7.5± Acres</u>	<u>FRONTAGE: 1,169±' on road</u>	
<u>DEPTH: Varies</u>	<u>SHAPE: Irregular</u>	
<u>TOPO: OVERALL: Slope down to interior</u>	<u>TO ROAD: At and below grade</u>	
<u>UTILITIES: Electricity/Telephone accessible</u>		
<u>LAND IMPROVEMENTS: Mature hardwood growth</u>		
<u>MISC.: New double wide mobile home on site</u>		
<u>INDICATED: \$/Acre 5,333.</u>	<u>(\$40,000. ÷ 7.5± Acres)</u>	



<u>LAND SALE #</u> 10	<u>FILE #</u> 07013G	<u>CLASS #</u>
<u>ADDRESS:</u> Holmes Road	<u>MAP</u> 2	<u>LOT</u> 89A
<u>TOWN:</u> Winthrop	<u>COUNTY:</u> Kennebec	<u>STATE:</u> Maine
<u>REFERENCE:</u> Kennebec	<u>REGISTRY, BOOK</u> 8389	<u>PAGE</u> 297
<u>GRANTOR:</u> Nancy Long McClaine		
<u>GRANTEE:</u> David L. & Elizabeth J. Hickey		
<u>DATE:</u> 4/28/05	<u>DEC./MLS</u> \$62,000.	
<u>REPORTED:</u> \$62,000.		
<u>FINANCING BY:</u> Reported as cash to Seller		
<u>CONDITIONS OF SALE:</u> Brokered sale, reported as Arms Length		
<u>LOCATION:</u> Rural residential area		
<u>ZONING:</u> Rural District		
<u>HIGHEST AND BEST USE:</u> Potential residential development site		
<u>DATA BY:</u> N.A.G. & D.O.	<u>DATE:</u> 6/07	
<u>LAND: TOTAL AREA:</u> 14.23± Acres	<u>FRONTAGE:</u> 667.81±' on road	
<u>DEPTH:</u> Varies	<u>SHAPE:</u> Irregular	
<u>TOPO: OVERALL:</u> Level	<u>TO ROAD:</u> At grade	
<u>UTILITIES:</u> Electricity/Telephone underground		
<u>LAND IMPROVEMENTS:</u> Gravel driveway, drilled well, hay field		
<u>INDICATED:</u> \$/Acre	4,357.	(\$62,000. ÷ 14.23 ± Acres)



<u>LAND SALE #11</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS:</u> Turkey Lane	<u>MAP 4</u>	<u>LOT 37 A-2</u>
<u>TOWN:</u> Winthrop	<u>COUNTY:</u> Kennebec	<u>STATE:</u> Maine
<u>REFERENCE:</u> Kennebec	<u>REGISTRY, BOOK 8051</u>	<u>PAGE 111</u>
<u>GRANTOR:</u> Stephen M. Singleton		
<u>GRANTEE:</u> W & S Wood Products, Inc.		
<u>DATE:</u> 7/28/04	<u>DEC./MLS \$36,000.</u>	
<u>REPORTED:</u> \$36,000.		
<u>FINANCING BY:</u> Farm Credit of Maine ACA		
<u>CONDITIONS OF SALE:</u> Brokered sale, reported as Arms Length		
<u>LOCATION:</u> Rural		
<u>ZONING:</u> Rural District		
<u>HIGHEST AND BEST USE:</u> Potential residential development site		
<u>DATA BY:</u> N.A.G. & D.O.	<u>DATE:</u> 6/07	
<u>LAND: TOTAL AREA:</u> 13.0± Acres	<u>FRONTAGE:</u> 640±' on road	
<u>DEPTH:</u> Varies	<u>SHAPE:</u> Irregular	
<u>TOPO: OVERALL:</u> Rolling	<u>TO ROAD:</u> At grade	
<u>UTILITIES:</u> Electricity/Telephone accessible		
<u>LAND IMPROVEMENTS:</u> Cleared yard area		
<u>MISC.:</u> Prior sales 4/9/04 @ \$ 23,000.		
<u>INDICATED:</u> \$/Acre 2,769.	<u>(\$36,000. ÷ 13.0± Acres)</u>	

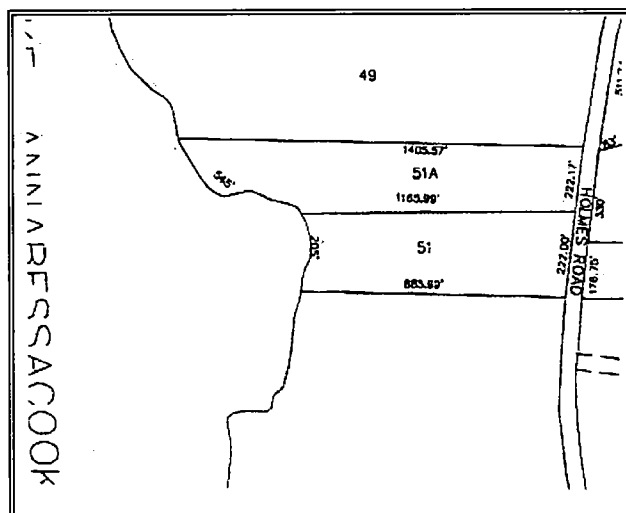
LAND SALE #12ADDRESS: Longfellow LaneTOWN: WinthropREFERENCE: KennebecGRANTOR: Albert J. BilodeauGRANTEE: Noel R. LaliberteDATE: 9/21/05REPORTED: \$75,000.FINANCING BY: Take backCONDITIONS OF SALE: Brokered sale, reported as Arms LengthLOCATION: Residential subdivisionZONING: Limited Residential DistrictHIGHEST AND BEST USE: Potential residential development siteDATA BY: N.A.G. & D.O.LAND: TOTAL AREA: 14.45± AcresDEPTH: VariesTOPO: OVERALL: RollingUTILITIES: Electricity/Telephone accessibleLAND IMPROVEMENTS: Mature mixed growthMISC.: Future spilt sale 7/05 of 8.66± Acres @ \$ 45,000.INDICATED: \$/Acre 5,190. (\$75,000. ÷ 14.45 ± Acres)FILE #07013GMAP 3COUNTY: KennebecREGISTRY, BOOK 8528CLASS #LOT 9 B2STATE: MainePAGE 60DEC./MLS \$75,000.DATE: 6/07FRONTAGE: 1,100± on roadSHAPE: TriangularTO ROAD: At grade



<u>LAND SALE #13</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS:</u> Partridge Run Drive	<u>MAP 12</u>	<u>LOT 68P</u>
<u>TOWN:</u> Winthrop	<u>COUNTY:</u> Kennebec	<u>STATE:</u> Maine
<u>REFERENCE:</u> Kennebec	<u>REGISTRY, BOOK 8530</u>	<u>PAGE 228</u>
<u>GRANTOR:</u> Fitzgerald Family Living Trust, Lawrence J. & Elaine Fitzgerald, Trustees		
<u>GRANTEE:</u> John & Lisa Dodd		
<u>DATE:</u> 8/15/05	<u>DEC./MLS \$41,500.</u>	
<u>REPORTED:</u> \$41,500.		
<u>FINANCING BY:</u> Reported as cash to Seller		
<u>CONDITIONS OF SALE:</u> Brokered sale, reported as Arms Length		
<u>LOCATION:</u> Residential subdivision		
<u>ZONING:</u> Residential District		
<u>HIGHEST AND BEST USE:</u> Potential residential development site		
<u>DATA BY:</u> N.A.G. & D.O.	<u>DATE:</u> 6/07	
<u>LAND: TOTAL AREA:</u> 6.69± Acres	<u>FRONTAGE:</u> 929± on road	
<u>DEPTH:</u> Varies	<u>SHAPE:</u> Irregular	
<u>TOPO: OVERALL:</u> Near level	<u>TO ROAD:</u> At grade	
<u>UTILITIES:</u> Electricity/Telephone accessible		
<u>LAND IMPROVEMENTS:</u> Mature mixed growth		
<u>INDICATED:</u> \$/Acre	6,203.	(\$41,500. ÷ 6.69± Acres)



<u>LAND SALE #14</u>	<u>FILE #07013G</u>	<u>CLASS #</u>
<u>ADDRESS: 288 Route #41</u>	<u>MAP 7</u>	<u>LOT 110</u>
<u>TOWN: Winthrop</u>	<u>COUNTY: Kennebec</u>	<u>STATE: Maine</u>
<u>REFERENCE: Kennebec</u>	<u>REGISTRY, BOOK 9320</u>	<u>PAGE 162</u>
<u>GRANTOR: Earl S. McCormick</u>		
<u>GRANTEE: Donna & Thane Bubier</u>		
<u>DATE: 4/12/07</u>	<u>DEC./MLS \$66,000.</u>	
<u>REPORTED: \$66,000.</u>		
<u>FINANCING BY: Reported as cash to Seller</u>		
<u>CONDITIONS OF SALE: Brokered sale, reported as Arms Length</u>		
<u>LOCATION: Rural highway residential area</u>		
<u>ZONING: Rural District</u>		
<u>HIGHEST AND BEST USE: Potential residential development site</u>		
<u>DATA BY: N.A.G. & D.O.</u>	<u>DATE: 6/07</u>	
<u>LAND: TOTAL AREA: 9.28± Acres</u>	<u>FRONTAGE: 270±' on road</u>	
<u>DEPTH: Varies</u>	<u>SHAPE: Irregular</u>	
<u>TOPO: OVERALL: Near level</u>	<u>TO ROAD: At grade</u>	
<u>UTILITIES: Electricity/Telephone</u>		
<u>LAND IMPROVEMENTS: Paved driveway, drilled well and septic system</u>		
<u>MISC.: Garage-two (2) car</u>		
<u>INDICATED: \$/Acre</u>	<u>7,112.</u>	<u>(\$66,000. ÷ 9.28± Acres)</u>

LAND OFFERING #15

ADDRESS: Holmes Road to
Lake Annabessacook

FILE #07013GMAP 5CLASS #LOT 51-ATOWN: WinthropCOUNTY: KennebecSTATE: MaineREFERENCE: Homestead Realty, MLS #839747SELLER: Thomas LacaueBUYER: Any qualified buyerDATE: As of 6/18/07MLS: Asking price \$178,000.

CONDITIONS OF OFFERING: Broker offering, reported as Arms Length, first recent MLS listing of 2/06 at \$209,735. reduced 6/06 to \$199,735., 4/07 at \$195,000., current (6/18/07) at \$178,000.

LOCATION: Rural highway to lakefront residential areaZONING: Shoreland and Limited Residential DistrictsHIGHEST AND BEST USE: Potential residential development siteDATA BY: N.A.G. & D.O.DATE: 6/07LAND: TOTAL AREA: 6.20± AcresFRONTAGE: 220±' on road
545±' on Lake AnnabessacookDEPTH: 1,166±' to 1,405±'SHAPE: Somewhat rectangular

TOPO: OVERALL: Near level at road front with
with steep down slope to near level at lake front

TO ROAD: At gradeUTILITIES: Electricity/TelephoneLAND IMPROVEMENTS: Mature mixed growthMISC.: Driveway being rebuilt (6/07)

INDICATED: \$/Acre 28,710. (\$178,000. ÷ 6.20 ± Acres)

PRIOR RELATED SALES: 15x 5/23/01 @ \$65,000. (\$5,910./Acre)
5/51 & 51-A as 11 (±) Acres with 750±' on lake, 444±' on road.
15y 5/17/02 @ \$63,000. (\$10,500./Acre)
5/51-A as 6.0± Acres with 400±' on lake, 222±' on road.
15z 7/19/02 @ \$60,000. (\$15,000./Acre)
5/51 as 4.0± Acres with 350±' on lake, 220±' on road

PROPERTY SALE #16

ADDRESS: 57 Holmes Road to
Lake Annabessacook

TOWN: Winthrop

REFERENCE: Kennebec

GRANTOR: Claire Fouquet & Robert K. Trench

GRANTEE: Bruce F. & Cristina C. Gomberg

DATE: 8/30/05

REPORTED: \$425,000.

FINANCING: Kennebec Savings Bank

CONDITIONS OF SALE: Brokered sale, reported as Arms Length

LOCATION: Rural lakefront

ZONING: Shoreland and Limited Residential Districts

HIGHEST AND BEST USE: Continue as residence

DATA BY: N.A.G. & D.O.

LAND: TOTAL AREA: 19.8± Acres

DEPTH: Varies

TOPO: OVERALL: Near level road front
with steep down slope

UTILITIES: Electricity/Telephone

LAND IMPROVEMENTS: Gravel driveway, drilled well and septic system

FILE #07013G

MAP 5

COUNTY: Kennebec

REGISTRY, BOOK 8573

DEC/MLS \$425,000.

DATE: 6/07

FRONTAGE: 547±' on road
597±' on Lake Annabessacook

SHAPE: Irregular

TO ROAD: At grade

CLASS #

LOT 49

STATE: Maine

PAGE 51

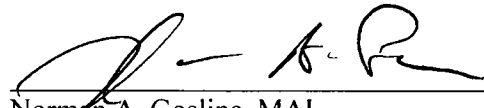
CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this report.
- No one other than as noted provided significant real property appraisal assistance to the person signing this certification.
- As of the date of this report, I have completed the continuing real estate appraisal education program of the Appraisal Institute and the States of Maine and New Hampshire.

Dated

6/29/07



Norman A. Gosline, MAI
Maine CG36
New Hampshire CG33



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI
GOVERNOR

DAVID P. LITTELL
COMMISSIONER

March 22, 2007

Norman A. Gosline
P.O. Box 247
Gardiner, ME 04345-0247

Dear Mr. Gosline:

I am writing as a follow-up to our phone conversation yesterday regarding the Department's need for a property appraisal at a property owned by William G. Haeefe, John W. Haeefe, and Carol H. Malmsten in Winthrop. Their deed to the property is recorded in Book 3785, Pages 87-88 of the Kennebec County Registry of Deeds. The Town of Winthrop identifies the property for tax purposes as Map 5, Lot 40. I have enclosed documentation in the form of copies of the deed and information from the Town of Winthrop's web site (enclosures (1) and (2)).

On April 9, 2005, an oil discharge was discovered in Annabessacook Lake. The oil had impacted the shoreline of the lake on its upper end, including the Haeefe property. The Department undertook an extensive investigation and cleanup of the discharge. The lake cleanup consisted of the use of containment boom to contain floating oil and sorbent materials to recover it. Oil debris was removed from shoreline areas and sorbent materials were used to recover residual oil. The source of the oil discharge was determined to be an underground #6 fuel oil storage tank on property owned by Winthrop Commerce Center (WCC). WCC was found eligible for Insurance Fund coverage by the Department on September 7, 2005 subject to a \$2,500.00 deductible. On July 16, 2006, John Haeefe filed a Third Party Damage Claim with the Department. Along with other damages, Mr. Haeefe sought compensation for the loss in value of his property as a result of residual oil contamination on the shoreline area. It should be noted that Mr. Haeefe resides with his wife Julie in a dwelling on a parcel identified by the Town of Winthrop as Map 5, Lot 40 D. Documentation of this parcel is provided as enclosure (3). A copy of an excerpt of the Town of Winthrop's Tax Map showing Lots 40 (waterfront) and 40 D (residence) is enclosed (enclosure (4)). The well serving the Haeefe residence was not impacted by the oil discharge from Winthrop Commerce Center.

To evaluate residual oil on Mr. Haeefe's waterfront property, Department staff visited the site on August 25, 2006. Since some residual oil was observed, the Department completed sampling of the property shoreline area in October 2006. The Department spent \$2,300.00 to analyze the samples. A copy of the "Investigation and Sampling Report" dated January 4, 2007 for the property is provided as enclosure (5). Page 7 of the report states that "worst case" sample from the property is below the "remedial action

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

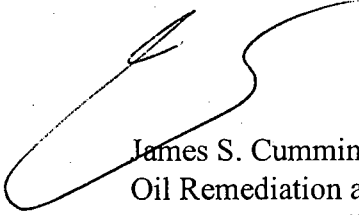
PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 760-3143

guideline”, indicating that no further investigation or remediation would be required.

In our discussion, I mentioned that a property down lake from the Haeefe property had sold subsequent to the April 2005 oil discharge. I have enclosed a copy of information from the Town of Winthrop’s web site on this parcel (Map 5, Lot 49) as enclosure (6).

I look forward to working with you on the property devaluation portion of this Third Party Damage Claim. Once you have a chance to review the information herein, I expect that it will necessary for us to meet or to further discuss it. In the interim, if you need additional information or assistance, please contact me directly at (207) 287-7860.

Sincerely,



James S. Cumming
Oil Remediation and Claims Unit
Bureau of Remediation and Waste Management

Enclosures (6)

BK 3785 PG 087

MAP 5 LOT 40

QUIT-CLAIM DEED
(RELEASE)

NO TRANSFER
TAX PAID

*Release of
deft
estate*

KNOW ALL MEN BY THESE PRESENTS, 019250

THAT, I, Ann Wilson Roth, a married woman, of Winthrop, County of Kennebec and State of Maine,

in consideration of one dollar and other valuable consideration,

paid by William G. Haeefe of Trenton, Maine; Carol Haeefe Malmsten and John Wilson Haeefe, of Winthrop, County of Kennebec and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUIT-CLAIM unto the said William G. Haeefe, Carol Haeefe Malmsten and John Wilson Haeefe, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings and improvements thereon, situated in the County of Kennebec and State of Maine, bounded and described as follows:

Being the same premises described in deed of Evelyn Lister Dickey to Daisy I. Wilson dated May 19, 1939 and recorded in the Kennebec County Registry of Deeds in Book 750, Page 509 excluding therefrom a parcel conveyed to Ann Roth by deed in Book 1302, Page 103; Also being a parcel adjacent to Book 750, Page 509 described in deed of Daisy I. Wilson and Depositors Trust Company dated June 25, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1471, Page 535.

Reference is made to the Second Codicil of Daisy I. Wilson dated March 7, 1978 probated in the Kennebec Probate Court on October 13, 1981.

Excepting an outconveyance to John Wilson Haeefe and Celeste G. Haeefe dated March 17, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3197, Page 58.

Excepting an outconveyance to Carol Malmsten recorded in Book 2874, Page 153.

MEANING and INTENDING to release all my interest in and to the above described property. Reference is made to deed dated October 13, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2514, Page 206.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said William G. Haeefe, Carol Haeefe Malmsten and John Wilson Haeefe, their heirs and assigns forever.

ENC (1)

BK370516 088

IN WITNESS WHEREOF, we, the said Ann Wilson Roth and Clyde Roth, husband of the said Ann Wilson Roth, have hereunto set our hands and seals this 3rd day of August in the year of our Lord one thousand nine hundred and ninety.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF.

<u><i>J. Scott LaDQ</i></u>	<u><i>Ann Wilson Roth</i></u> Ann Wilson Roth
<u><i>Clyde Roth</i></u>	<u><i>Clyde Roth</i></u> Clyde Roth

STATE OF MAINE, Kennebec, ss. August 8, 1990

Personally appeared the above-named Ann Wilson Roth and acknowledged the above instrument to be her free act and deed.

Before me,

J. Scott LaDQ
Notary Public (print name)
J. SCOTT LAOQ
11-9-90
EXPIRES 1-10-92

RECEIVED KENNEBEC SS.

1990 AUG 20 AM 9:00

LAW OFFICES OF *J. Scott LaDQ* REGISTER OF DEEDS — P. O. BOX 120, BARDINEY, MAINE 04345

Town of Winthrop

A Small Town with Big

Back

Map: 5 Lot: 40 Sub: Type:
Account: H0055R

HAEFELE WILLIAM G & JOHN W
MALMSTEN CAROL H
C/O JOHN HAEFELE P.O. BOX 99
WINTHROP, ME 04364

Property Location

00000 KAYLA DRIVE

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$80,600	\$80,600	\$0	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$0.00	\$0.00	\$0.00

Total Taxes

\$1,799.80

Property Information

Property Type	Use Description	Zoning	Story Height
LAND ONLY	V/L SHORE FR	MIXED ZONE	
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	10.99

Sales Information

Sales Date	Sales Price
	\$

Tax Information

Account Number	Total Tax Balance	Book	Page
H0055R	0.00	3785	087
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

ENCL (2)

Reference #	Transaction Type	Due Date	Amount	Number	Rec
0105	Tax	10/01/2005	\$899.90		
0205	Tax	04/01/2006	\$899.90		
0105	Tax Pay	10/06/2005	\$899.90	497595	10/0
0205	Tax Pay	04/24/2006	\$899.90	502897	04/2

Data current as of 3:59:28 PM Jul/28/2006

[Back](#)

RESIDENCE LOT

Town of Winthrop

A Small Town with Big

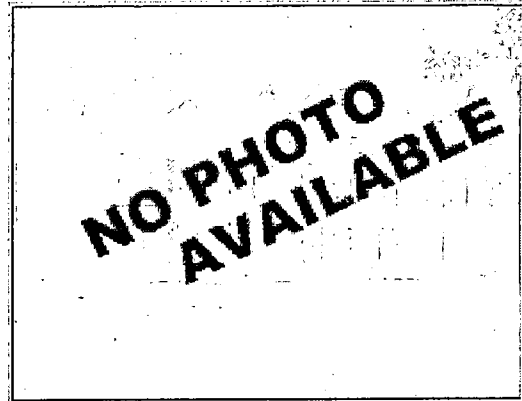
Back

Map: 5 Lot: 40 Sub: D Type:
Account: H0060R
HAEFELE JOHN W

PO BOX 99
WINTHROP, ME 04364

Property Location
00044 KAYLA DRIVE

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$90,700	\$19,300	\$71,400	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$0.00	\$0.00	\$10,790.00

Total Taxes

\$1,784.39

Property Information

Property Type	Use Description	Zoning	Story Height
RESIDENTIAL	1 FAM OCC.	LIMITED RES.	
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	2.00

Sales Information

Sales Date **Sales Price**
\$

Tax Information

Account Number	Total Tax Balance	Book	Page
H0060R	0.00	4592	345-6
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

ENCL (3)

Reference #	Transaction Type	Due Date	Amount	Number	Rec
0105	Tax	10/01/2005	\$880.59		
0205	Tax	04/01/2006	\$880.58		
0105	Tax Pay	10/26/2005	\$880.59	499196	10/2
0205	Tax Pay	05/17/2006	\$880.58	503490	05/

Data current as of 3:59:28 PM Jul/28/2006

[Back](#)

Town of Winthrop

A Small Town with Big

Back

Map: 5 Lot: 49 Sub: Type:

Account:

GOMBERG BRUCE F & CRISTINA C

57 HOLMES ROAD
WINTHROP, ME 04364

Property Location

00057 HOLMES ROAD

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$255,600	\$96,800	\$158,800	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$0.00	\$0.00	\$0.00

Total Taxes

\$5,707.55

Property Information

Property Type	Use Description	Zoning	Story Height
RESIDENTIAL	1 FAM OCC.	MIXED ZONE	2.25
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	20.00

Sales Information

Sales Date	Sales Price
08/2005	\$425,000

Tax Information

Account Number	Total Tax Balance	Book	Page
		8573	051
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$	\$	\$	\$

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

ENCLOSURE (6)

Reference #	Transaction Type	Due Date	Amount	Number	Rec
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Data current as of 3:59:28 PM Jul/28/2006

[Back](#)

GOSLINE + COMPANY

582-1100 • Fax 582-2755 • 118 LEWISTON RD. • P.O. BOX 247 • GARDINER, MAINE 04345-0247

NORMAN A. GOSLINE. CRE. MAI

Appraiser + Consultant

May 21, 2007

William G. Haefele
Carol Haefele Malmsten
John Wilson Haefele
c/o John W. Haefele
P.O. Box 99
Winthrop, ME 04364-0099

RE: Land at Tax Map 5, Lot 40, Winthrop

Dear Folks:

Call to this office Monday p.m. (5/21) from James Cumming of DEP was with the request that I reengage my appraisal activity of your Winthrop property after it placed on hold following the more recent event of April 23rd.

With the passage of time and new assignments committed, I advised Cumming that the earliest I can suggest is "sometime in July," thus when I can better commit I will call 207-377-2322 to arrange following my letter of April 13th.

Again, in the interim if there is a better (or not so good) period at that time or other contact you wish to make, please call me at 207/582-1100 or 1-800-339-6400.

Sincerely,



Norman A. Gosline

NAG/dmb/dlp

✓ cc: James Cumming, Maine Department of Environmental Protection

RECEIVED

2007 MAY 24 A 8:54

MAINE D.E.P.

Cumming, James

From: Cumming, James
Sent: Monday, May 21, 2007 3:03 PM
To: Hyland, Mark
Cc: Whittier, Scott
Subject: HAEFELE APPRAISAL

As per our discussion, I contacted Norm Gosline to schedule the subject appraisal. He will, in turn, be contacting the Haefeles to set up a time that works for them. Mr. Gosline stated that he is looking at July for the appraisal site visit due to other commitments. That time-frame is consistent with our other appraisers, who have stated that they will be looking at site visits 6-8 weeks after we call to schedule.

GOSLINE + COMPANY

(207) 582-1100 • Fax 582-2755 • 118 LEWISTON RD. • P.O. BOX 247 • GARDINER, MAINE 04345-0247

NORMAN A. GOSLINE, CRE, MAI

Appraiser + Consultant

April 13, 2007

William G. Haefele
Carol Haefele Malmsten
John Wilson Haefele
c/o John W. Haefele
P.O. Box 99
Winthrop, ME 04364-0099

RE: Land at Tax Map 5, Lot 40, Winthrop


Dear Folks:

I understand you have been advised by Mr. Cumming of the Maine DEP of my being retained to perform an appraisal of your property at Holmes Road, including Kayla Drive, to Annabessacook Lake referenced to an April 9, 2005 (discovery date) oil discharge.

As with any such assignment, my professional responsibility coupled with personal courtesy, I will contact you at 207-377-2322 to arrange for permission to view the property and hopefully meet with you, or at least telephone contact gathering data toward a basis for performing this valuation.

Given my schedule, I foresee my contact to be a few weeks away (mid to latter part of May), however, if in the interim there is any period when a work week meeting or telephone conference call is better or not convenient for you, please do not hesitate to contact me at 207-582-1100 or 1-800-339-6400.

Sincerely,



Norman A. Gosline

NAG/dlp

✓ cc: James Cumming, Maine Department of Environmental Protection

RECEIVED

2007 APR 17 A 10:19

MAINE D.E.P.

Cumming, James

From: Haefele, Julie F.
Sent: Friday, April 13, 2007 8:46 AM
To: Cumming, James
Subject: RE: PROPERTY APPRAISAL

Thank You.

From: Cumming, James
Sent: Friday, April 13, 2007 8:45 AM
To: Haefele, Julie F.
Subject: PROPERTY APPRAISAL

The Department has contracted Norman Gosline to perform an appraisal of your property as part of the third party damage claim process. Mr. Gosline will be contacting you directly in the near future for scheduling purposes. It is anticipated that his property visit for the appraisal will occur in May.

4/13/2007

Cumming, James

From: Cumming, James
Sent: Friday, April 13, 2007 8:45 AM
To: Haefele, Julie F.
Subject: PROPERTY APPRAISAL

The Department has contracted Norman Gosline to perform an appraisal of your property as part of the third party damage claim process. Mr. Gosline will be contacting you directly in the near future for scheduling purposes. It is anticipated that his property visit for the appraisal will occur in May.

4/13/07

0845 CONTACTS NORMAN GOSLINE

→ ADVISING HIM THAT HAEFELE'S
 WMY BROW CONTACTS I AM
 EXPECTING TO HEAR FROM HIM

→ REMINDED NORMAN TO LOOK AT
 SOUTHERN EXTENT OF STATE
 (MAPS. DID IT EXTEND TO
 PROPERTY THAT SOLD IN 8/2005?)
 (MAP 5, Lot 49)

2007

bow

Nov
to 1200
Ltr to
HARRIS

4/12/07

1330-1445

→ SCHEDULES

Ways in

ESSE of SCHEDULES
FACTS of SCHEDULES

✓ JUL 31 2006 WOULD
WATERMETER \$499.96
4.50 FRONTAGE AND
DRAWN

JUL 31 2006 WOULD PURCHASE
(4.5' ALIAS) 230' AND
224.96 (DRAWN)

JUL 31, 2006 WOULD PURCHASE
(WATER & DRAWN)

✓ CASH ON HAND 450.00
NOV 06 42

RT 9/126 on at GARD
PAIV OR
HIGH

~~BOUFFARD~~
~~FIVE~~

UP AIRL

~~A 2301~~

~~on 4/11/07~~
~~with~~
~~request~~

PHOTOS
SELF-
STORAGE
~~FOOTAGE~~

WORK G.

CAN PHONE &

242-9197

± Low 1147
PHOTOS 4/14/07
12/11/07

RECEIVED

2007 APR -2 P 1:55

MAINE D.E.P.

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

#2691

PROPERTY LOCATED AT: *0 Kayla Drive, Winthrop, ME 04364

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

A. UNDERGROUND STORAGE TANKS - Current or previously existing: Are there now, or have there ever been, any underground storage tanks on your property? ... IF YES: Are tanks in current use? ... What materials are, or were, stored in the tank(s)? ...

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.): This property was affected by oil spill in 2005. Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? ...

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II GENERAL INFORMATION

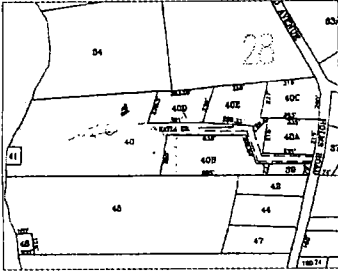
Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? ... IF YES: Explain: There will be a 60 foot ROW to the property. What is your source of information: seller ...

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. [Signatures and dates for John W. & William G. Haele and Carol H. Malmsten]

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____ BUYER _____ DATE _____

Land - AGENT SYNOPSIS



MLS#: 809219 **Status:** Withdrawn
Lot C Kayla Drive Winthrop, ME 04364

List Price: \$ 499,900
Original Price: \$ 499,900
List Date: 07/31/06

Directions: From Rt. 202 take Highland Avenue (across from credit union) approx. 3/4 mile. Veer right at fork, take right onto Kayla Drive, stay right.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 10.990	Road Frontage+/-:	Surveyed/Seasonal: Yes/No
Flood Zone: Unknown	Water Body: Annabessacook, Lake	Zoning: Mixed
Amt Wtr Frntge+/-: 450	WF Owned/Shared+/-: 450/ 50	WtrFrft: Yes

Remarks

Beautiful, one-of-a-kind waterfront lot. Possibly build your year-round dream home or just a get-away. Wonderful recreation spot. Also available as 2 smaller lots: see MLS # 809209 and 809211. #2687

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Right of Way, Scenic View, Wooded
Driveway: Gravel
Parking: On Site
Location: Rural
Uses: Other Uses, Development Potential, Mixed Use, Recreational, Residential
Restrictions: No Restrictions
Rec. Water: Waterfront Deep, Water View
Roads: Paved, Public
Transportation: Deep Water Access
Electric: No Electric
Gas: No Gas
Sewer: No Sewer
Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 3785/087/No	Map/Block/Lot: 5/40	Tax Amount/Yr: \$ 1,798 / (05-06)
Tax Reduction: No	School:	

Off Market Information

DOM: 14

Listing Contact Information

List Office: Village Realty, Inc., 1101	Office: 207-778-9999
List Agent: Stephanie Rioux SJR 010854	Agent: 207-578-8022
Email: srioux@VillageRealtyMaine.com	Cell: 207-578-8022
Show Intr: Call Listing Broker, Sign On Property	SAF/BAF/TBF: / 4.00% / 4.00%
Virtual Tour:	
Internal Rmks	
/Contingency:	

Information Printed by: Donald Oyster 012061

Printed: 04/12/07

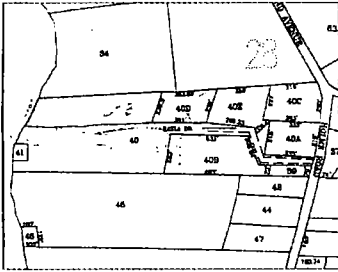


The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright

2007 MREIS, Inc.



Land - AGENT SYNOPSIS



MLS#: 809211 **Status:** Withdrawn
Lot B Kayla Drive Winthrop, ME 04364

List Price: \$ 224,900
Original Price: \$ 224,900
List Date: 07/31/06

Directions: From Rt. 202, take Highland Avenue (across from credit union) approx. 3/4 mile. Veer right at fork, take right onto Kayla Drive, stay right.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 4.500	Road Frontage+/-:	Surveyed/Seasonal: Yes/No
Flood Zone: Unknown	Water Body: Annabessacook, Lake	Zoning: Mixed
Amt Wtr Frntge+/-: 230	WF Owned/Shared+/-: 230/ 0	WtrFr: Yes

Remarks

Beautiful waterfront lot. Possibly build a year-round home or just a get-away. Wonderful recreation spot. Part of a larger parcel -- see also MLS #809209 and MLS # 809219 . #2686

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Right of Way, Rolling/Sloping, Wooded, Scenic View
Driveway: Gravel
Parking:
Location: Rural
Uses: Development Potential, Mixed Use, Recreational, Residential, Timberland
Restrictions: No Restrictions
Rec. Water:
Roads: Paved, Public
Transportation: Deep Water Access
Electric: No Electric
Gas: No Gas
Sewer: No Sewer
Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 3785/087/Yes	Map/Block/Lot: 5/40	Tax Amount/Yr: \$ 1,798 / (05-06)
Tax Reduction: No	School:	

Off Market Information

DOM: 14

Listing Contact Information

List Office: Village Realty, Inc., 1101	Office: 207-778-9999
List Agent: Stephanie Rioux SJR 010854	Agent: 207-578-8022
Email: srioux@VillageRealtyMaine.com	Cell: 207-578-8022
Show Intr: Call Listing Broker, Sign On Property	SAF/BAF/TBF: / 4.00% / 4.00%
Virtual Tour:	
Internal Rmks	
/Contingency:	

Information Printed by: Donald Oyster 012061

Printed: 04/12/07

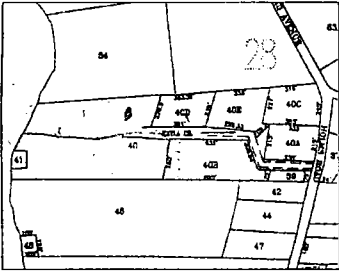


The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright

2007 MREIS, Inc.



Land - AGENT SYNOPSIS



MLS#: 809209 **Status:** Withdrawn
Lot A Kayla Drive Winthrop, ME 04364

List Price: \$ 279,900
Original Price: \$ 279,900
List Date: 07/31/06

Directions: From Rt. 202, take Highland Ave. (across from credit union) approx. 3/4 mile. Veer right at fork, take right onto Kayla Drive. Stay right.

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Lot Size (Acr)+/-: 6.500	Road Frontage+/-:	Surveyed/Seasonal: Yes/No
Flood Zone: Unknown	Water Body: Annabessacook, Lake	Zoning: Mixed
Amt Wtr Frntge+/-: 220	WF Owned/Shared+/-: 220/ 50	WtrFr: Yes

Remarks

One-of-a-kind, beautiful waterfront lot. Possibly build a year-round home or just a get-away. Wonderful recreation spot. Part of a larger parcel -- see also MLS #809211 and MLS #809219. #2685

Property Features - NOTE: Check Detail Reports for complete list of Features.

Site: Right of Way, Rolling/Sloping, Scenic View, Wooded
Driveway: Gravel
Parking: Other Parking
Location: Rural
Uses: Development Potential, Mixed Use, Recreational, Residential, Timberland
Restrictions: No Restrictions
Rec. Water: Waterfront Deep, Water View
Roads: Paved, Public
Transportation: Deep Water Access
Electric: No Electric
Gas: No Gas
Sewer: No Sewer
Water: No Water

Tax/Deed/Community Information

Book/Page/Partial: 3785/087/Yes	Map/Block/Lot: 5/40	Tax Amount/Yr: \$ 1,798 / (05-06)
Tax Reduction: No	School:	

Off Market Information

DOM: 10

Listing Contact Information

List Office: Village Realty, Inc., 1101	Office: 207-778-9999
List Agent: Stephanie Rioux SJR 010854	Agent: 207-578-8022
Email: srioux@VillageRealtyMaine.com	Cell: 207-578-8022
Show Intr: Call Listing Broker, Sign On Property	SAF/BAF/TBF: / 4.00% / 4.00%
Virtual Tour:	
Internal Rmks	
/Contingency:	

Information Printed by: Donald Oyster 012061

Printed: 04/12/07



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright

2007 MREIS, Inc.



Lot A

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

#2685

PROPERTY LOCATED AT: 0 Kayla Drive, Winthrop, ME 04364

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

A. UNDERGROUND STORAGE TANKS - Current or previously existing: Are there now, or have there ever been, any underground storage tanks on your property? IF YES: Are tanks in current use? IF NO above: How long have tank(s) been out of service? What materials are, or were, stored in the tank(s)? Age of tank(s): Size of tank(s): Location: Have you experienced any problems such as leakage? Are tanks registered with the Dept. of Environmental Protection? If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Comments:

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.): This property was affected by oil spill in 2005. Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials?

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? IF YES: Explain: There will be a 60 foot ROW to the property What is your source of information: seller Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? IF YES: Explain: The property is in mixed zoning, What is your source of information: town of Winthrop Is the subject property the result of a division of property within the last five years (for example, subdivision)? IF YES: Explain: What is your source of information: Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? IF YES: Explain: Has property ever been soil tested? Are mobile/manufactured homes allowed? Are modular homes allowed? Has the property been surveyed? ATTACHMENTS: Additional Information: The property has a partial survey, but seller is working on getting it completed.

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

John W. Haefele Carol Malmsten 07/31/2006 SELLER DATE William G. Haefele 07/31/2006 SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

Maine Association of REALTORS®/Copyright © July 2006. All Rights Reserved

Village Realty, Inc. PO Box 237 915 US Route 2E, East Wilton ME 04234 Phone: (207) 778-9999 Fax: (207) 778-2222 Stephanie Rioux



006886

WARRANTY DEED, JOINT TENANCY

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

THAT, I, ANN ROTH, of Winthrop, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration,

paid by CATHERINE A. ROTH, of East Winthrop, County of Kennebec and State of Maine, DAWN E. ROTH of Winthrop, County of Kennebec and State of Maine, and ROSALYN A. JEAN, of Augusta, County of Kennebec and State of Maine,

whose mailing addresses are P.O. Box 185 East Winthrop, Maine; P. O. Box 262 Winthrop, Maine; and 175 Hospital Street, Augusta, Maine,

the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said CATHERINE A. ROTH, DAWN E. ROTH AND ROSALYN A. JEAN as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land with the buildings thereon situated in said Winthrop, and bounded and described in manner, as follows, viz: Beginning at a point on the East shore of Lake Annabessacook about thirty-six (36') feet Northerly of the camp on the premises hereinafter described; thence running South fifty-four degrees and thirty-five minutes East (S 54° 35'E) eleven (11') feet to a hemlock tree; thence continuing the same course four (4') feet to an iron pipe driven into the ground; thence continuing the same course a further distance of eighty-nine (89') feet to another pin driven into the ground, the entire distance between the first and last point being one hundred and four (104') feet (N 54° 35'E); thence turning a right angle and running South thirty-five degrees and twenty-five minutes West (S 35° 25'W) a distance of one hundred and four (104') feet to another iron pipe driven into the ground; thence turning a right angle and running North fifty-four degrees and thirty-five minutes West (N 54° 35'W) a distance of eighty-nine

1881, from the corner of said pipe driven into the ground; thence continuing the same course two (2') feet further to a hemlock tree; thence continuing the same course a further distance of seven (7') feet to the East or of Lake Annabessacook, the same being a total distance of ninety-eight (98') feet on the last course (N 54° 35'W); thence continuing the same course into the waters of said lake to low water marks; thence turning and running in a general Northerly direction in the waters of said lake at low water mark to a point opposite the first above named point; thence turning and running South fifty-four degrees and thirty-five minutes (S 54° 35') to the point of beginning.

Being the same premises conveyed by Robert E. Wheelock to Ann Roth by warranty deed dated August 21, 1969 and recorded in the Kennebec County Registry of Deeds, Book 1502, Page 103.

TO HAVE AND TO HOLD the aforesaid granted and bargained premises with all the privileges and appurtenances thereof, to the said CATHERINE A. ROTH, DAWN E. ROTH AND ROSALYN A. JEAN as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said ANN ROTH, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above-described premises, have hereunto set hand and seal this 21st day of April in the year of our Lord one thousand nine hundred and eighty-eight.

SIGNED, SEALED AND DELIVERED
in presence of

J. Scott Field

Ann Roth

ANN ROTH

Warranty.

Dated May 19, 1939

Ack. May 19, 1939.

Recorded May 19, 1939.

Book 750 Evelyn Lister Dickey

to

Page 509

Daisy I. Wilson.

a certain lot or parcel of land with the buildings thereon situate in said Winthrop, bounded and described as follows: Beginning at an iron pin driven in to the ground in the stone wall dividing the premises hereinafter described and the filed formerly owned by Valentine Routhier; on the westerly side of the highway leading from Winthrop Village past the residence of Edwin T. Clifford to East Monmouth; thence running westerly along the said stone wall to the woods; thence continuing the same course to Lake Annabessacook; thence running southerly along said lake to land formerly owned by the late George W. Bates, D.D.S., a distance of about five hundred fifty feet; thence running easterly on a line parallel with the northerly line aforesaid of these premises to land of Thomas Simpson, formerly of Maurice Dostie, thence at nearly right angles and running northerly along the westerly line of land of said Simpson seventy feet; thence at nearly right angles and running easterly along the northerly line of land of said Simpson to said highway; thence running northerly along the westerly side of said highway to the point of beginning, together with all the right, title and interest which I may have in and to the fee to the center of said highway where it is contiguous to these described premise, but excepting and reserving the rights which the public may have in, to and over the same.

Being the same premises conveyed to me by deed of warranty of Elizabeth P. Jackson, dated May 19, 1938, recorded in Kennebec Registry of Deeds, Book 746, Page 36.

\$3.50 revenue stamps 3,901-3,900 (375)

Anna E. Wilson

John Marston 100720

Mac Taylor 100725

HAROLD APPRAISAL

CAN
PHONE 242-9197

NORM GOSLINE

502-1100

PHONE
3/21/07, 1010

- GEOLGIST'S REPORT
- CUP PARTICULARS ON SHORTLINE
- TAX MAP INTO
- INFO ON PROPERTIES SUB 6000
LATE SINCE SPILL

→ I CONTACTED + CALLING HIM
A LTR BY 3/28/07

→ AFTER THAT WE WOULD GO OVER
INFO - TRAIL SCHEMATIC

4/2/07

1500

NORM GOSLINE

CAROL
SARAI

→ REVIS LTR 3/24/07
LTR

MAY 5, LOT 49

6/1/2000

\$293K

2/30/2001

\$425K

TRUCK
3 DAYS TO
STATE

→ ~~SEE~~ LTR

Fun 4/12/07 @ 1330



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI
GOVERNOR

DAVID P. LITTELL
COMMISSIONER

March 15, 2007

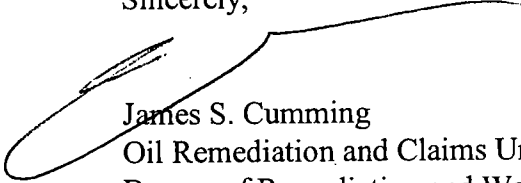
Norman A. Gosline
P.O. Box 247
Gardiner, ME 04345-0247

Dear Mr. Gosline:

I received the approved contract document for appraisal services at oil-contaminated properties today. I have enclosed a copy for your records.

The Department looks forward to working with you. I will be contacting you in the next few days to discuss an appraisal that the Department needs performed at a residential property in Winthrop. The waterfront area of the property was contaminated by a fuel oil spill that reached Annabessacook Lake in April 2005. I can provide you with a report of sampling conducted by a Department Geologist during Fall 2006. It would be useful for you to think about what other information you will need for the appraisal so we can go over it when I call. Please contact me at (207) 287-7860 with any questions you have.

Sincerely,



James S. Cumming
Oil Remediation and Claims Unit
Bureau of Remediation and Waste Management

Enclosure

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 760-3143



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI
GOVERNOR

DAVID P. LITTELL
COMMISSIONER

January 30, 2007

Certified No 7005 3110 0002 5508 4924

Mr. and Mrs. John Haefele
P.O. Box 99
Winthrop, ME 04364

Re: Appraisal Contract; DEP Spill #A-157-2005

Dear Mr. and Mrs. Haefele:

This is written to update you on the status of the appraisal of your property to determine any loss in value as a result of the subject oil discharge.

The Department received contract approval for an appraisal firm on January 24. When subsequently contacted, this firm stated that they couldn't perform an appraisal until May 2007 due to other scheduling commitments. Contracts with 3 other appraisal firms are being processed. We will work with you in scheduling the earliest possible appraisal as we receive contract approvals.

If you need clarification, please contact me directly at (207) 287-7860.

Sincerely,

James S. Cumming
Oil Remediation and Claims Unit
Bureau of Remediation and Waste Management

Cc: Scott Whittier, Director, DOHWFR

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 760-3143

Cumming, James

From: Whittier, Scott
Sent: Wednesday, January 17, 2007 2:29 PM
To: Cumming, James
Subject: Haefele Claim

Julie H responded to my e mail and requested that I call her. I did so and the conversation helped me understand some of the communication issues with the Haefele's. The biggest issue is of course the appraissal but I could not remember if we felt comfortable making any settlement on that issue absent the appraissal. Lets talk sometime this week so I can fill you in.

Scott D. Whittier, Director
Oil and Hazardous Waste Facilities Division
Maine Department of Environmental Protection
Bureau of Remediation and Waste Management
Station #17
Augusta, ME. 04333 -0017
(207) 287 - 7674
Fax (207) 287 - 7826
<http://www.maine.gov/dep>

1500, 1/17/07

lets w/ SCOTT

→ NEEDS APPRAISAL + MAKE OFFER FOR SETT.

TOWN OF BROOKS 722-3254

RT 7

→ CONTACTS THE TOWN OFFICE

10/3/06, 0930

→ ~~THE~~ NAME OF THE AFFECTED PROPERTIES

(A-623-2001) HAVE SOLD / CHANGED HANDS

IN A MARKET SALE

→ THE GARY BRYNTON PROPERTY WAS

TRANSFERRED WITHIN THE FAMILY



in the foothills of the Western Maine Mountains

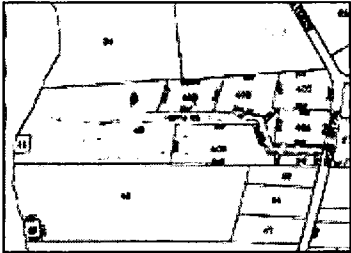
P.O. Box 237 • 915 U.S. Route 2 East • East Wilton, ME 0

Tel: (207) 778-9999 • Fax: (207) 778-2222

Email: info@VillageRealtyMaine.com

[Our Listings > By Town > Winthrop](#)

[< Previous](#)

Land	
	Winthrop, Maine - \$279,900 SALE PENDING
	6.5± Acres One-of-a-kind, beautiful waterfront lot on Annabessacook Lake...more info and photos
MLS #809209	

[Our Listings > By Town > Winthrop](#)

[< Previous](#)

[Back to Top](#)

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[For Buyers](#) | [For Sellers](#) | [Contact Us](#) | [Directions](#) | [Helpful Links](#)

Village Realty Inc.
P.O. Box 237 | 915 U.S. Route 2 E | East Wilton, ME 04234
TELEPHONE (207) 778-9999 | **FAX** (207) 778-2222
info@VillageRealtyMaine.com

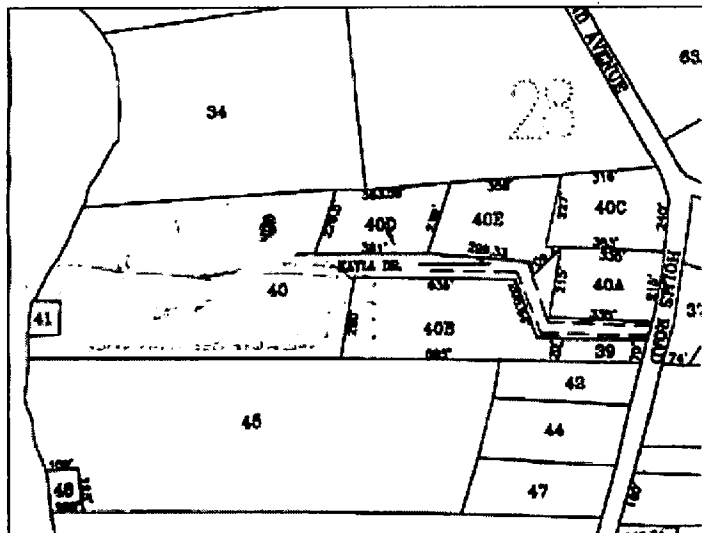
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MLS #809209

Winthrop, Maine

\$27

279,900



Print this page

SALE PENDING

One-of-a-kind, beautiful waterfront lot. Po: build a year-round home or just a get-awa Wonderful recreation spot.

Location: Kayla Drive
Size: 6.5± Acres
View: Waterfront
River/Lake/Stream: Annabessacook Lake
Road: Gravel Driveway
Frontage: 220' ± Water Frontage
Taxes: To Be Determined

Water Supply: None Developed
Waste Disposal: None Developed
Soil Test: No
Utilities: No Electric
Surveyed: Partial
Covenants: No

Property Disclosure



THIS LISTING IS SUBJECT TO ERROR, OMISSION, PRIOR SALE, CHANGE, OR WITHDRAWAL WITHOUT NOTICE.



Village Realty Inc.
 P.O. Box 237 | 915 U.S. Route 2E | East Wilton, ME 04
TELEPHONE (207) 778-9999 | **FAX** (207) 778-222
 info@VillageRealtyMaine.com
 www.VillageRealtyMaine.com

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Lot A

SELLER'S PROPERTY DISCLOSURE - LAND ONLY

#2685

PROPERTY LOCATED AT: 0 Kayla Drive, Winthrop, ME 04364

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

A. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks in current use? Yes No
 IF NO above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 Comments: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):
This property was affected by oil spill in 2005. Yes No Unknown
 Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials? Yes No

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION II. GENERAL INFORMATION

Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property? Yes No Unknown
 IF YES: Explain: There will be a 60 foot ROW to the property
 What is your source of information: seller
 Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? Yes No Unknown
 IF YES: Explain: The property is in mixed zoning.
 What is your source of information: town of Winthrop
 Is the subject property the result of a division of property within the last five years (for example, subdivision)? Yes No Unknown
 IF YES: Explain: _____
 What is your source of information: _____
 Are you receiving a tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? Yes No Unknown
 IF YES: Explain: _____
 Has property ever been soil tested? Yes No Unknown If YES, are the results available? Yes No
 Are mobile/manufactured homes allowed? Yes No Unknown Are modular homes allowed? Yes No
 Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No
 ATTACHMENTS: Yes No
 Additional Information: The property has a partial survey, but seller is working on getting it completed.

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

John W. Haefele Carol Malmsten 07/31/2006
 SELLER DATE

William G. Haefele 07/31/2006
 SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____ BUYER _____ DATE _____



008856

WARRANTY DEED, JOINT TENANCY

WRUNG DEED

ATTACHED TO

LISTING

KNOW ALL MEN BY THESE PRESENTS,

THAT, I, ANN ROTH, of Winthrop, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration,

paid by CATHERINE A. ROTH, of East Winthrop, County of Kennebec and State of Maine, DAWN E. ROTH of Winthrop, County of Kennebec and State of Maine, and ROSALYN A. JEAN, of Augusta, County of Kennebec and State of Maine,

whose mailing addresses are P.O. Box 185 East Winthrop, Maine; P. O. Box 262 Winthrop, Maine; and 175 Hospital Street, Augusta, Maine,

the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said CATHERINE A. ROTH, DAWN E. ROTH AND ROSALYN A. JEAN as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land with the buildings thereon situated in said Winthrop, and bounded and described in manner, as follows, viz: Beginning at a point on the East shore of Lake Annabessacook about thirty-six (36') feet Northerly of the camp on the premises hereinafter described; thence running South fifty-four degrees and thirty-five minutes East (S 54° 35'E) eleven (11') feet to a hemlock tree; thence continuing the same course four (4') feet to an iron pipe driven into the ground; thence continuing the same course a further distance of eighty-nine (89') feet to another pin driven into the ground, the entire distance between the first and last point being one hundred and four (104') feet (N 54° 35'E); thence turning a right angle and running South thirty-five degrees and twenty-five minutes West (S 35° 25'W) a distance of one hundred and four (104') feet to another iron pipe driven into the ground; thence turning a right angle and running North fifty-four degrees and thirty-five minutes West (N 54° 35'W) a distance of eighty-nine

continuing the same course two (2') feet further to a hemlock tree; thence continuing the same course a further distance of seven (7') feet to the East or of Lake Annabessacook, the same being a total distance of ninety-eight (98') feet on the last course (N 54° 35'W); thence continuing the same course into the waters of said lake to low water marks; thence turning and running in a general Northerly direction in the waters of said lake at low water mark to a point opposite the first above named point; thence turning and running South fifty-four degrees and thirty-five minutes (S 54° 35') to the point of beginning.

Being the same premises conveyed by Robert E. Wheelock to Ann Roth by warranty deed dated August 21, 1969 and recorded in the Kennebec County Registry of Deeds, Book 1502, Page 103.

TO HAVE AND TO HOLD the aforesaid granted and bargained premises with all the privileges and appurtenances thereof, to the said CATHERINE A. ROTH, DAWN E. ROTH AND ROSALYN A. JEAN as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said ANN ROTH, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above-described premises, have hereunto set hand and seal this 21st day of April in the year of our Lord one thousand nine hundred and eighty-eight.

SIGNED, SEALED AND DELIVERED
in presence of

J. Scott Hall

Ann Roth

ANN ROTH

Warranty.

Dated May 19, 1939

Ack. May 19, 1939.

Recorded May 19, 1939.

Book 750 Evelyn Lister Dickey

to

Page 509

Daisy I. Wilson.

a certain lot or parcel of land with the buildings thereon situate in said Winthrop, bounded and described as follows: Beginning at an iron pin driven in to the ground in the stone wall dividing the premises hereinafter described and the filed formerly owned by Valentine Routhier; on the westerly side of the highway leading from Winthrop Village past the residence of Edwin T. Clifford to East Monmouth; thence running westerly along the said stone wall to the woods; thence continuing the same course to Lake Annabessacook; thence running southerly along said lake to land formerly owned by the late George W. Bates, D.D.S., a distance of about five hundred fifty feet; thence running easterly on a line parallel with the northerly line aforesaid of these premises to land of Thomas Simpson, formerly of Maurice Dostie, thence at nearly right angles and running northerly along the westerly line of land of said Simpson seventy feet; thence at nearly right angles and running easterly along the northerly line of land of said Simpson to said highway; thence running northerly along the westerly side of said highway to the point of beginning, together with all the right, title and interest which I may have in and to the fee to the center of said highway where it is contiguous to these described premise, but excepting and reserving the rights which the public may have in, to and over the same.

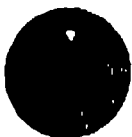
Being the same premises conveyed to me by deed of warranty of Elizabeth P. Jackson, dated May 19, 1938, recorded in Kennebec Registry of Deeds, Book 746, Page 36.

\$3.50 revenue stamps 3,000 - 3,300 (315)

Amie E. Wilson

Lake Umbagog 1007 200

*Mary Taylor Lake Umbagog
1007 200*



The Town of Winthrop

ASSESSING DEPARTMENT

17 Highland Avenue
WINTHROP, ME 04364
Telephone (207) 377-7200 Ext. 425
Fax (207) 377-7201
e-mail wlnassor@ctel.net

From

Name Maura Smith
Date 8/25/2006
Time 10:30 AM

No. of Pages: 3
(Including Cover)

To

Company DEP
Fax No. 287-7826
Attention JIM CUMMING

Subject

Deed

Please Reply

BK3785PG 087

MAP 5 LOT 40

QUIT-CLAIM DEED
(RELEASE)

NO TRANSFER
TAX PAID

*Release of
debt
estate*

KNOW ALL MEN BY THESE PRESENTS, 019250

THAT, I, Ann Wilson Roth, a married woman, of Winthrop, County of Kennebec and State of Maine,

in consideration of one dollar and other valuable consideration,

paid by William G. Haefele of Trenton, Maine; Carol Haefele Malmsten and John Wilson Haefele, of Winthrop, County of Kennebec and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUIT-CLAIM unto the said William G. Haefele, Carol Haefele Malmsten and John Wilson Haefele, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings and improvements thereon, situated in the County of Kennebec and State of Maine, bounded and described as follows:

Being the same premises described in deed of Evelyn Lister Dickey to Daisy I. Wilson dated May 19, 1939 and recorded in the Kennebec County Registry of Deeds in Book 750, Page 509 excluding therefrom a parcel conveyed to Ann Roth by deed in Book 1502, Page 103; Also being a parcel adjacent to Book 750, Page 509 described in deed of Daisy I. Wilson and Depositors Trust Company dated June 25, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1471, Page 535.

Reference is made to the Second Codicil of Daisy I. Wilson dated March 7, 1978 probated in the Kennebec Probate Court on October 13, 1981.

Excepting an outconveyance to John Wilson Haefele and Celeste G. Haefele dated March 17, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3197, Page 58.

Excepting an outconveyance to Carol Malmsten recorded in Book 2874, Page 153.

MEANING and INTENDING to release all my interest in and to the above described property. Reference is made to deed dated October 13, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2514, Page 206.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said William G. Haefele, Carol Haefele Malmsten and John Wilson Haefele, their heirs and assigns forever.

BK 9705 PG 088

IN WITNESS WHEREOF, we, the said Ann Wilson Roth and Clyde Roth, husband of the said Ann Wilson Roth, have hereunto set our hands and seals this 3rd day of August in the year of our Lord one thousand nine hundred and ninety.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF.

<u><i>J. Scott Ladd</i></u>	<u><i>Ann Wilson Roth</i></u> Ann Wilson Roth
<u><i>J. Scott Ladd</i></u>	<u><i>Clyde Roth</i></u> Clyde Roth

STATE OF MAINE, Kennebec, ss.

August 3, 1990

Personally appeared the above-named Ann Wilson Roth and acknowledged the above instrument to be her free act and deed.

Before me,

J. Scott Ladd
Notary Public (print name)
J. SCOTT LADD
11-10-89
J. SCOTT LADD
EXPIRES 8-10-92

RECEIVED KENNEBEC SS.

1990 AUG 20 AM 9:00

11 WEST *Thomson Building*
LAW OFFICES OF — FARRIS & HUBBARD — 221 1/2 CANTON STREET — P. O. BOX 120, BARDON, MAINE 04943
REGISTER OF DEEDS

WINTHROP ADDRESS

1015, 8/25/06

777-7200 x 426

WYVRA

WYVRA INFO VS. WYVRA SITE

→ WYVRA ALSO HAS

(BK 2514 PG. 206-207
IN LISTING ON THE COMPUTER ALSO)
GIVE THEIR NAME ON PRIVACY
~~AND~~ INDICATED.

→ (MANY SUSPECTED EVILUSIONS)

↳ BK 3785, PG 007 (only 1154)

↳ RECORDED AND ALL INFORMATION
JUST COVERED IN 3 HANDS,

↳ WYVRA WILL TAKE +

~~_____~~



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI
GOVERNOR

DAVID P. LITTELL
COMMISSIONER

August 23 2006

Certified No. _____

Winthrop Commerce Center
Attn: Louis Carrier
P.O. Box 333
Winthrop, ME 04364

Re: Notice of Claim; John Haefele (Department Spill #A-157-2005)

Dear Mr. Carrier:

This letter is written regarding a petroleum discharge from your underground oil storage facility in Winthrop, Maine in April 2005. Please be advised that we have received a Third Party Damage Claim from John Haefele as a result of this discharge.

Mr. Haefele is seeking compensation for property devaluation, lost wages, and other damages as a result of the discharge. The Department is required by Title 38 Maine Revised Statutes Annotated, Sec. 569-A.2.A. to contact the responsible party via certified mail to provide notice of claim and written notice of the right to join the claims process as an interested party. The Department has not taken a formal position on this claim

As the responsible party, you have ten (10) working days after receipt of this notice to provide written notification to the Department of your intent to join as an interested party in this matter. A copy of the relevant statute is enclosed to facilitate your decision on whether or not to join the claims proceeding as an interested party.

If you have any questions, please contact me at (207) 287-7860.

Sincerely,

James S. Cumming
Oil Remediation and Claims Unit
Bureau of Remediation and Waste Management

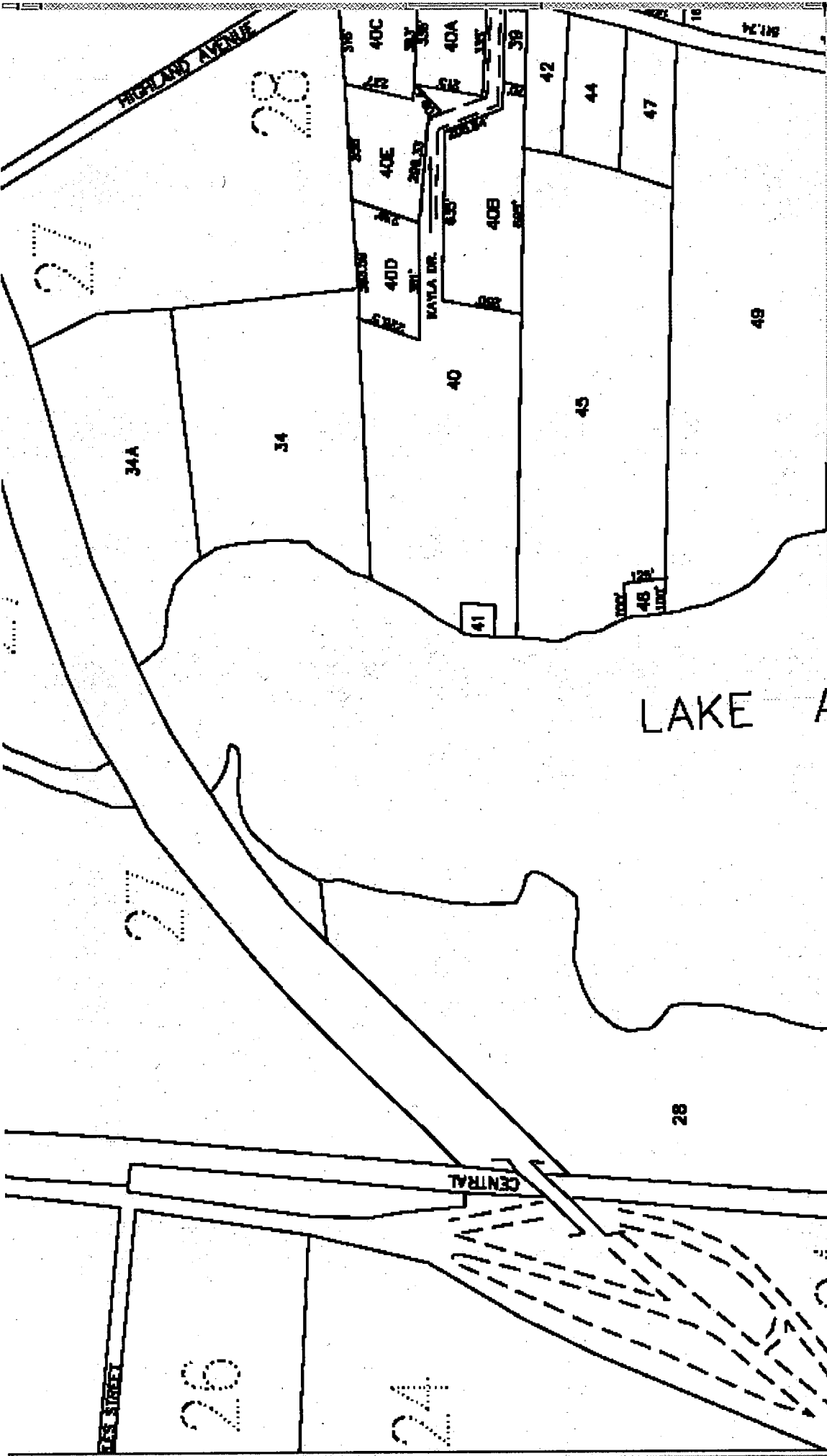
Enclosure

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 760-3143



"New houses at
Woodburnside"

Town of Winthrop

A Small Town with Big

Back

Map: 5 Lot: 40 Sub: D Type:

Account: H0060R

HAEFELE JOHN W

PO BOX 99
WINTHROP, ME 04364

Property Location

00044 KAYLA DRIVE

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$90,700	\$19,300	\$71,400	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$0.00	\$0.00	\$10,790.00

Total Taxes

\$1,784.39

Property Information

Property Type	Use Description	Zoning	Story Height
RESIDENTIAL	1 FAM OCC.	LIMITED RES.	
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	2.00

Sales Information

Sales Date	Sales Price
	\$

Tax Information

Account Number	Total Tax Balance	Book	Page
H0060R	0.00	4592	345-6
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

Reference #	Transaction Type	Due Date	Amount	Number	Rec
0105	Tax	10/01/2005	\$880.59		
0205	Tax	04/01/2006	\$880.58		
0105	Tax Pay	10/26/2005	\$880.59	499196	10/2
0205	Tax Pay	05/17/2006	\$880.58	503490	05/1

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Town of Winthrop

A Small Town with Big

Back

Map: 5 Lot: 40 Sub: Type:

Account: H0055R

HAEFELE WILLIAM G & JOHN W
MALMSTEN CAROL H
C/O JOHN HAEFELE P.O. BOX 99
WINTHROP, ME 04364

Property Location

00000 KAYLA DRIVE

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$80,600	\$80,600	\$0	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$0.00	\$0.00	\$0.00

Total Taxes

\$1,799.80

Property Information

Property Type	Use Description	Zoning	Story Height
LAND ONLY	V/L SHORE FR	MIXED ZONE	
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	10.99

Sales Information

Sales Date **Sales Price**
\$

Tax Information

Account Number	Total Tax Balance	Book	Page
H0055R	0.00	3785	087
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

Reference #	Transaction Type	Due Date	Amount	Number	Rec
0105	Tax	10/01/2005	\$899.90		
0205	Tax	04/01/2006	\$899.90		
0105	Tax Pay	10/06/2005	\$899.90	497595	10/0
0205	Tax Pay	04/24/2006	\$899.90	502897	04/2

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Town of Winthrop

A Small Town with Big

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Map: 5 Lot: 41 Sub: Type:

Account: B3366R

BROWNE CATHERINE ROTH

15117 SHEARCREST DRIVE
LITHIA, FL 33547-4809

Property Location

00000 HOLMES ROAD

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$7,900	\$7,900	\$0	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$0.00	\$0.00	\$0.00

Total Taxes

\$176.41

Property Information

Property Type	Use Description	Zoning	Story Height
LAND ONLY	V/L SHORE FR	SHORELAND	
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	0.23

Sales Information

Sales Date	Sales Price
	\$

Tax Information

Account Number	Total Tax Balance	Book	Page
B3366R	0.00	7557	088
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

Reference #	Transaction Type	Due Date	Amount	Number	Rec
0105	Tax	10/01/2005	\$88.21		
0205	Tax	04/01/2006	\$88.20		
0105	Tax Pay	09/28/2005	\$88.21	497346	09/2
0205	Tax Pay	03/24/2006	\$88.20	501714	03/2

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Town of Winthrop

A Small Town with Big

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Map: 5 Lot: 49 Sub: Type:

Account:

GOMBERG BRUCE F & CRISTINA C

57 HOLMES ROAD
WINTHROP, ME 04364

Property Location

00057 HOLMES ROAD

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$255,600	\$96,800	\$158,800	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$0.00	\$0.00	\$0.00

Total Taxes

\$5,707.55

Property Information

Property Type	Use Description	Zoning	Story Height
RESIDENTIAL	1 FAM OCC.	MIXED ZONE	2.25
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	20.00

Sales Information

Sales Date	Sales Price
08/2005	\$425,000

Tax Information

Account Number	Total Tax Balance	Book	Page
		8573	051
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$	\$	\$	\$

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt

Dat

Reference #	Transaction Type	Due Date	Amount	Number	Rec
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Town of Winthrop

A Small Town with Big

Back

Map: 5 Lot: 45 Sub: Type:
Account: K0310R

KEPCHAR MICHAEL W & DOLORES R
TRUST
8 MITCHELL STREET
STAMFORD, CT 06902

Property Location

00000 HOLMES ROAD

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$34,700	\$34,700	\$0	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$0.00	\$0.00	\$0.00

Total Taxes

\$774.85

Property Information

Property Type	Use Description	Zoning	Story Height
LAND ONLY	V/L SHORE FR	MIXED ZONE	
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	15.17

Sales Information

Sales Date	Sales Price
	\$

Tax Information

Account Number	Total Tax Balance	Book	Page
K0310R	0.00	4929	221
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

Reference #	Transaction Type	Due Date	Amount	Number	Rec
0105	Tax	10/01/2005	\$387.43		
0205	Tax	04/01/2006	\$387.42		
0105	Int Pay	10/19/2005	\$1.40	499640	11/
0105	Tax Pay	10/19/2005	\$387.43	499640	11/
0205	Tax Pay	04/25/2006	\$387.42	503116	04/2

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Town of Winthrop

A Small Town with Big

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Map: 5 Lot: 34 Sub: Type:

Account: D1641R

DAVIS HOLLY R

155 HIGHLAND AVENUE
WINTHROP, ME 04364

Property Location

00000 US ROUTE 202

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$17,000	\$17,000	\$0	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$7,600.00	\$0.00	\$0.00

Total Taxes

\$209.90

Property Information

Property Type	Use Description	Zoning	Story Height
LAND ONLY	V/L SHORE FR	RESOURCE PRO	.00
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
8.00	.00	3.00	11.00

Sales Information

Sales Date	Sales Price
07/2003	\$150,000

Tax Information

Account Number	Total Tax Balance	Book	Page
D1641R	0.00	7540	055
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

Reference #	Transaction Type	Due Date	Amount	Number	Rec
0105	Tax	10/01/2005	\$104.95		
0205	Tax	04/01/2006	\$104.95		
0105	Tax Pay	09/28/2005	\$104.95	497312	09/2
0205	Tax Pay	03/30/2006	\$104.95	502181	03/3

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Town of Winthrop

A Small Town with Big

Back

Map: 5 Lot: 34 Sub: A Type:

Account: W1750R

WINTHROP TOWN OF

WINTHROP, ME 04364

Property Location

00000 US ROUTE 202

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$19,200	\$19,200	\$0	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$19,200.00	\$0.00	\$0.00

Total Taxes

\$0.00

Property Information

Property Type	Use Description	Zoning	Story Height
LAND ONLY	VACANT EX.	RESOURCE PRO	
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	9.00

Sales Information

Sales Date	Sales Price
	\$

Tax Information

Account Number	Total Tax Balance	Book	Page
W1750R	0.00		
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

Reference #	Transaction Type	Due Date	Amount	Number	Rec
0105	Tax	10/01/2005	\$.00		
0205	Tax	04/01/2006	\$.00		

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Town of Winthrop

A Small Town with Big

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Map: 5 Lot: 46 Sub: Type:
Account: C3044R
 CARRIER BEVERLY I

80 PENNWOOD ROAD
 WINTHROP, ME 04364

Property Location
 00000 HOLMES ROAD

Description



Assessment

Total Assessed Value	Land Value	Building Value	Tree Growth Value
\$8,900	\$8,900	\$0	\$0
Mill Rate	Exemption 1	Exemption 2	Exemption 3
22.33	\$0.00	\$0.00	\$0.00

Total Taxes

\$198.74

Property Information

Property Type	Use Description	Zoning	Story Height
LAND ONLY	V/L SHORE FR	SHORELAND	
Acres - Hardwood	Acres - Softwood	Acres - Mixed	Lot Size
.00	.00	.00	0.29

Sales Information

Sales Date	Sales Price
	\$

Tax Information

Account Number	Total Tax Balance	Book	Page
C3044R	0.00	8306	273
Current Year Balance	Prior Year Balance	Prior Years Balance	Prepaid Balance
\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail (Current Year)

Note: Interest accrues following due da

Receipt Dat

Reference #	Transaction Type	Due Date	Amount	Number	Rec
0105	Tax	10/01/2005	\$99.37		
0205	Tax	04/01/2006	\$99.37		
0105	Tax Pay	10/01/2005	\$99.37	498948	10/2
0205	Tax Pay	04/04/2006	\$99.37	502366	04/0

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JOHN ELIAS BALDACCI

GOVERNOR

DAVID P. LITTELL

COMMISSIONER

June 13, 2006

John and Julie Haefele
P.O. Box 99
Winthrop, Maine 04364

Dear Mr. and Mrs. Haefele:

Thank you for meeting with Commissioner Littell regarding our response to oil spills at the Winthrop Commerce Center that affected your property. Jim Cummings, Director of our Third party Damage Claims Unit, sent you an application last September so that you can apply to settle your damages. I understand from the Commissioner that you want the Department to hire a real estate appraiser to determine the damage to your property. We can do that, but we need you to complete the third party damage application so we can start the process. If you have questions about the process or completing the application please contact Jim Cummings at 287-7860.

Sincerely,

Mark Hyland, Acting Director
Bureau of Remediation and Waste Management

Cc: Scott Whittier, DEP
Jim Cummings, DEP

AUGUSTA

17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST.

BANGOR

106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND

312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE

1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769-2094
(207) 764-0477 FAX: (207) 760-3143