FOR SALE

Vacant Land

45.55± acres | $275,000

370 Country Club Road

Sanford, ME

Greg Hastings, SIOR
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207.773.7100 | dunhamgroup.com

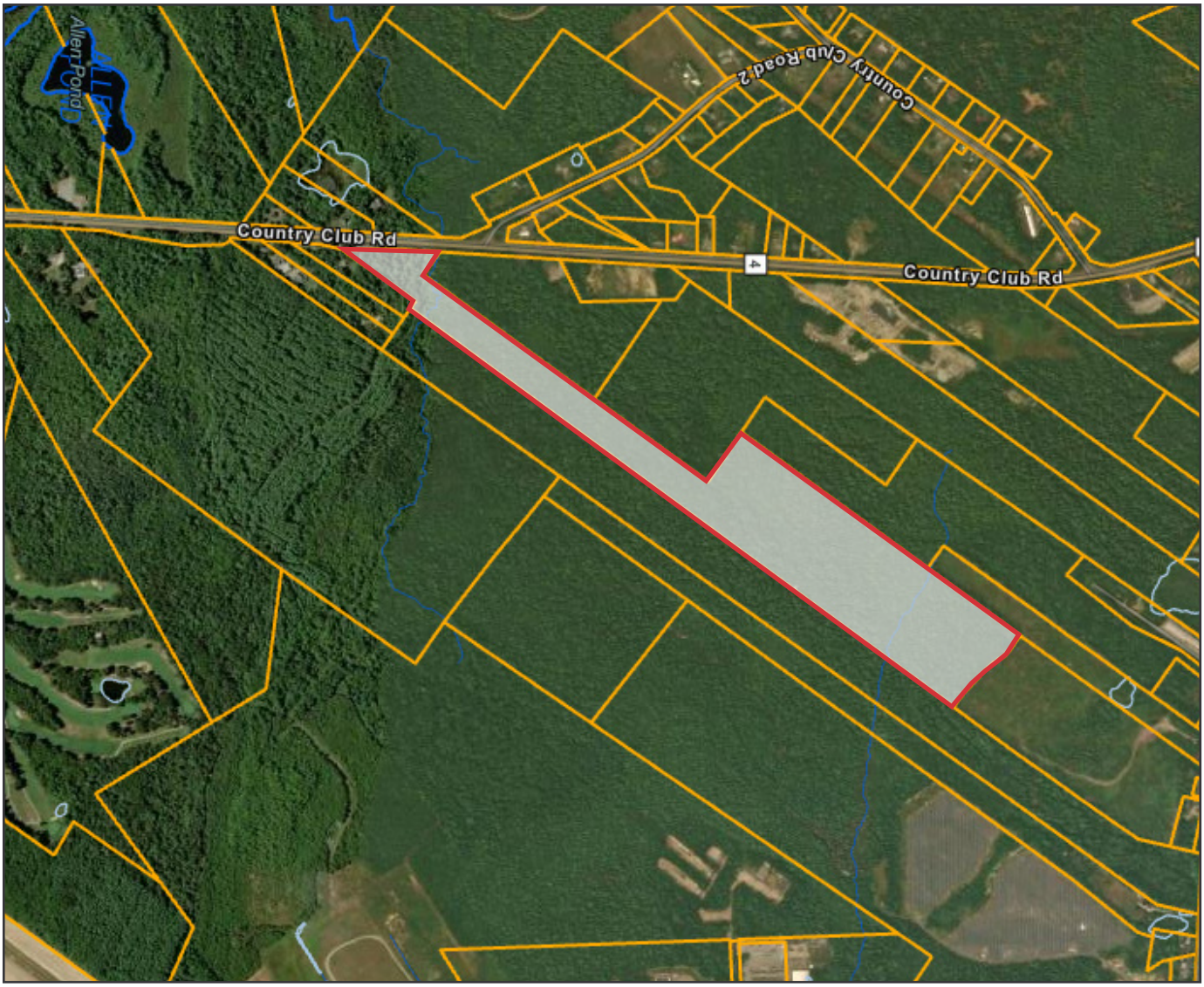
The Dunham Group | Commercial Real Estate

370 Country Club Road

Property Overview

Owner	The Estate of Lucette G. Valentino
Land Area	45.55± acres
Zoning	Airport Development (AD)
Assessor's Reference	Map 18, Lot 12
Deed Reference	Book 19206, Page 852

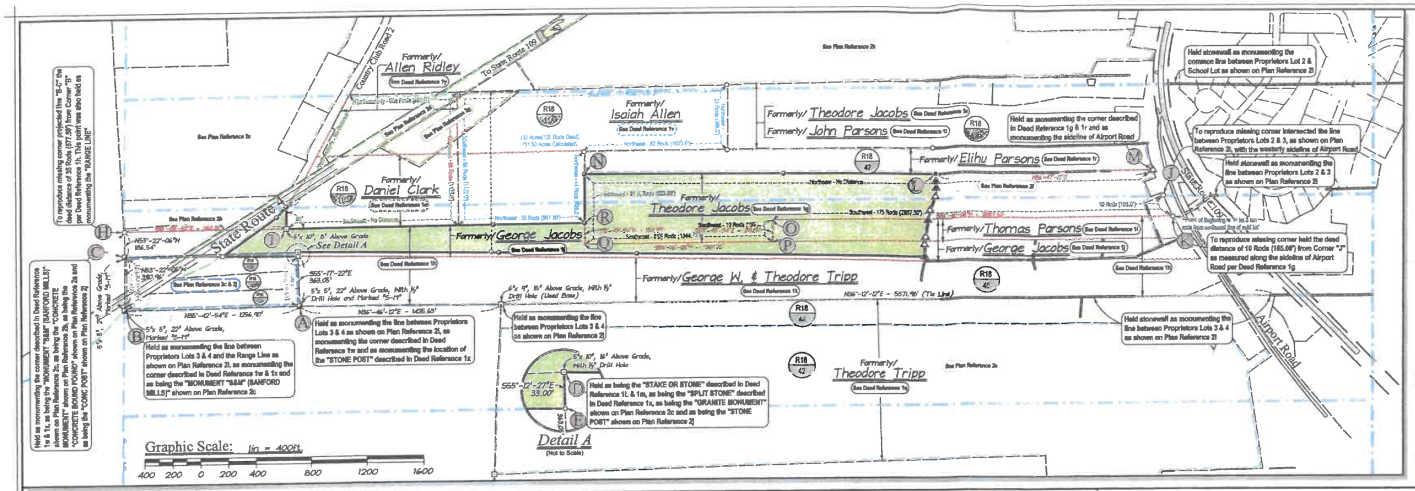
FOR SALE : $275,000

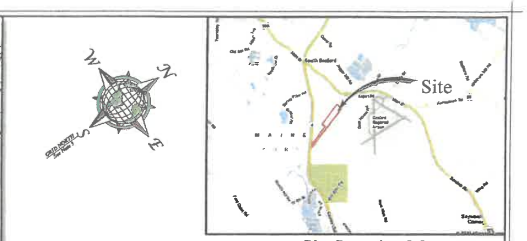


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

2 Monument Square, Portland, ME | 207.773.7100 | dunhamgroup.com

370 Country Club Road

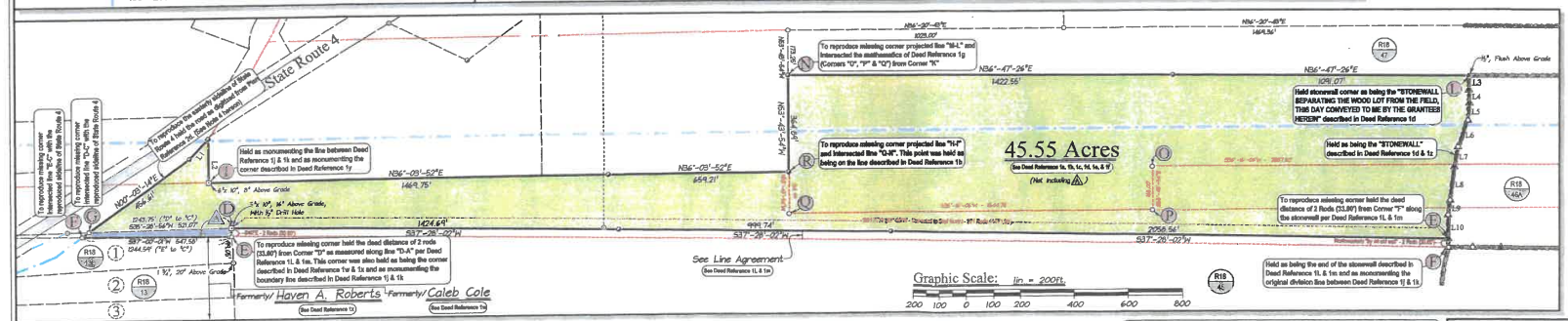




Site Location Map

Legend:

- Iron Rod Set With Plastic Cap Marked "CARL POST LAND SURV PLS 1350"
- ½" Drill Hole Set In Rock With Plastic Plug Marked "PLS 1350"
- Stone Monument Found (Dimensions Labeled on Plan)
- Iron Pipe Found (Dimensions Labeled on Plan)
- Iron Rod Found (Dimensions Labeled on Plan)
- Drill Hole Found
- Corner, Nothing Found or Set
- Stonewall
- Pavement
- Boundary Line Of Surveyed Premises
- Abutter Line (See Note 7)
- Abutter Identifier (Map 3 Lot 8)
- Former Deed Line
- Range/Check Line
- 18 Rods (165.0') — Information Taken From Deed Reference 1g
- Southeastwardly - 2 Rods (33.00') — Information Taken From Deed Reference 1h
- Northeast - 51 Rods (837.75') — Information Taken From Deed Reference 1i
- Southeast - No Distance — Information Taken From Deed Reference 1u
- Lot Number (See Plan Reference 2c)



LINE	BEARING	DISTANCE
L1	N10°-52'-41"W	102.75'
L2	S53°-56'-08"E	164.37'
L3	S54°-51'-53"E	54.50'
L4	S56°-03'-20"E	50.36'
L5	S48°-29'-40"E	64.22'
L6	S32°-48'-24"E	105.44'
L7	S43°-26'-28"E	76.75'
L8	S46°-11'-24"E	127.93'
L9	S45°-27'-07"E	58.4[illegible]
L10	S54°-25'-22"E	[illegible]

Notes:

1. Deed Reference:
   a. Laura E. Brown to Richard E. Valentine dated January 15, 1969 and recorded at the York County Registry of Deeds in book 1883 page 196.
   b. Ernest L. Brown to Richard E. Valentine dated February 11, 1969 and recorded at the York County Registry of Deeds in book 1833 page 114.
   c. Melissa Gullivet, et als to Peter V. Bascom dated April 23, 1958 and recorded at the York County Registry of Deeds in book 924 page 141.
   d. Alta I. Jacobs to Clara E. Allen & Orrellia Day dated January 13, 1949 and recorded at the York County Registry of Deeds in book 661 page 145.
   e. George Jacobs to Fred E. Jacobs dated May 5, 1896 and recorded at the York County Registry of Deeds in book 514 page 119.
   f. Theodore Jacobs to George Jacobs dated April 5, 1843 and recorded at the York County Registry of Deeds in book 192 page 145.
   g. Jabesen Woodward to Theodore Jacobs dated March 26, 1825 and recorded at the York County Registry of Deeds in book 149 page 180.
   h. Thomas Parsons to William Perkins (Mortgage) dated February 27, 1809 and recorded at the York County Registry of Deeds in book 84 page 204.
   i. John Parsons to Thomas Parsons dated May 9, 1806 and recorded at the York County Registry of Deeds in book 75 page 105.
   j. William Goodwin to George Jacobs dated February 6, 1822 and recorded at the York County Registry of Deeds in book 105 page 262.
   k. William Goodwin to George W. & Theodore Tripp dated July 23, 1824 and recorded at the York County Registry of Deeds in book 116 page 70.
   l. Mary F. Houston to George Jacobs dated June 11, 1917 and recorded at the York County Registry of Deeds in book 456 page 22.
   m. George Jacobs to Mary F. Houston dated June 11, 1917 and recorded at the York County Registry of Deeds in book 456 page 21.
   n. Theodore Atkinson to John Parsons dated July 6, 1772 and recorded at the York County Registry of Deeds in book 42 page 134 (Lot #3).
   o. William Phillips to Theodore Atkinson dated August 5, 1674 and recorded at the York County Registry of Deeds in book 3 page 5 (1,000 Acres).
   p. Fluellen (Indian) to William Phillips dated March 13, 1661 and recorded at the York County Registry of Deeds in book 8 page 200.
   q. George Tripp to Theodore Tripp dated April 2, 1824 and recorded at the York County Registry of Deeds in book 125 page 79.
   r. Jacob Heard to Elihu Parsons dated May 4, 1819 and recorded at the York County Registry of Deeds in book 142 page 169.
   s. George Jacobs to Theodore Jacobs dated January 5, 1830 and recorded at the York County Registry of Deeds in book 140 page 64.
   t. Mary Prince to John Parsons dated September 13, 1800 and recorded at the York County Registry of Deeds in book 96 page 11.
   u. John Parsons to Daniel Clark dated September 5, 1814 and recorded at the York County Registry of Deeds in book 96 page 59.
   v. Mary Jane Hard to Isaiah Allen dated December 27, 1860 and recorded at the York County Registry of Deeds in book 215 page 464 (30 Acres/120 Rods).
   w. William Goodwin to Caleb Cole dated November 26, 1822 and recorded at the York County Registry of Deeds in book 110 page 232.
   x. Catharine Allen to Hiram Roberts dated July 10, 1918 and recorded at the York County Registry of Deeds in book 657 page 469.
   y. Mark Allen to Alta Bibby dated February 11, 1896 and recorded at the York County Registry of Deeds in book 309 page 377.
   z. Clara E. Allen & Orrellia Day to Alta I. Jacobs dated January 20, 1919 and recorded at the York County Registry of Deeds in book 661 page 149.
2. Plan References:
   a. "Plan of Land For Isaac J. & Louise Barsha" dated January 22, 1990, surveyed by TETON Land Consultants, Inc. and recorded at the York County Registry of Deeds in plan book 194 page 1.
   b. "After The Fact Subdivision Plan County Club Meadows" dated December 7, 1993, surveyed by All-Around Surveying and recorded at the York County Registry of Deeds in plan book 215 page 15.
   c. "Land of Ernest Kettle" dated January, 1980, revised March 15, 1980, surveyed by A.H.T. Engineering Co. and recorded at the York County Registry of Deeds in plan book 99 page 44.
   d. "Maine State Highway Commission Right of Way Map State Highway 109" dated January, 1965 and recorded at the York County Registry of Deeds in plan book 42 page 46.
   e. "Plan Depicting The Results Of A Boundary Survey Prepared For Robert R. Gary" dated July 9, 2008 and surveyed by Middle Branch, LLC. This plan is unrecorded and a copy of this plan was supplied by Middle Branch, LLC.
   f. "Plan Showing A Boundary Survey For: Sanford Airport Development Realty Trust" dated June 16, 2006 and surveyed by Corner Post Land Surveying, Inc. This plan is unrecorded.
   g. "Plan Showing A Boundary Survey For Stephen Mansfield" dated November 4, 2006 and surveyed by Great Hill Survey Company. This plan is unrecorded and a copy of this plan was supplied by Great Hill Survey Company.
   h. "Land Surveyed For Richard Gemest Inc." dated July 11, 2003 and surveyed by Thomas H. Bullard, PLS 1066. This plan is unrecorded and a copy of this plan was supplied by Th. Bullard.
   i. See "Plan Describes The Nineteen Thousand Acres" unsigned and recorded at the York County Registry of Deeds in deed book 46 page 69 on April 17, 1902
   j. "Mousing Bog Country Club Inc." dated October, 1960 and surveyed by Frank H. Clark. This plan is unrecorded and is on file at the Town of Sanford, Public Works Department.
   k. "Final Subdivision of Property on Route 109 Sanford, Maine Made For York Homes Inc." dated November 21, 1988, surveyed by Tilcomb Associates, Inc. and recorded at the York County Registry of Deeds in plan book 176 page 34.
3. Basis of Bearings:
   Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 460, NAD 83, North American Datum 1983; Unit Feet Determined utilizing a Leica System 1200 "RTK GPS Unit" (Real Time Kinematic Global Positioning System).
4. Road Record:
   State Route 4, 3 rods wide (49.50'). See layout dated November 26, 1832 on file at the York County Commissioners Office in volume 16 page 481. To determine sideline digitized location from Plan Reference 2d.
5. Certification:
   The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
6. Underground Utilities:
   No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.
7. Abutter Lines:
   The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines
8. Conditions:
   Plan Reference 2c, as well as, all deeds after Plan Reference 2c include a portion of the surveyed premises. This area is defined hereon as the area shaded purple within Corners "D-E-F-G" and equals 13,847 Square Feet. No deed was found conveying this area from the surveyed premises to title of the Parrish/Brin Lot. However, this area has been used and occupied by the owners of the Parrish/Brin Lot since Plan Reference 2c and may be subject to Adverse Possession or Acquiescence.

Abutters Table

Map/Lot	Name	Address	Book/Page
R18/11A	Saco Rise, LLC	77 Falmouth Road, Falmouth ME 04105	15184/627
R18/11D	The Seven T's, LLC	77 Falmouth Road, Falmouth ME 04105	15184/630
R18/13	Ramo J. Barsoba & Edgar Marin	396 Country Club Road, Sanford, ME 04073	8982/241
R18/13A	Ramo J. & Louise Barsoba	396 Country Club Road, Sanford, ME 04073	2631/232
R18/13B	Nancy Morrill & Christopher Morrill	378 Country Club Road, Sanford, ME 04073	15205/445
R18/R2	Richard R. Garry, Trustee	151 Mills Road, Kennebunk, ME 04043	16069/323
R18/44	Ronald & Phyllis Gagnon	61 Airport Road, Sanford, ME 04073	5323/50
R18/45	Ronald & Phyllis Gagnon	61 Airport Road, Sanford, ME 04073	7733/222
R18/46A R18/47	Brandt G. Atkins, Trustee	350 Route 108, Suite 210, Somersworth, NH 03878	14600/888
R18/49B	Saco Rise, LLC	77 Falmouth Road, Falmouth ME 04105	13722/282

Revisions	Date	By

Plan Showing A Boundary Survey For

Richard E. Valentine

P.O. Box 140, Saco, Maine 04072

Of Property Located On

State Route 4

In

Sanford, Maine

Scale: As Noted

October 29, 2010

Survey File No.
CAD File No.
Drawing
Job No.

Copyright © Corner Post Land Surveying, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying, recording, or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of Corner Post Land Surveying, Inc.

Corner Post Land Surveying
800 Main Street
Voice: (207) 324-[illegible]
Email: cpls@[illegible]
Web: www.[illegible]

THIS PLAN IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR

Embossed Seal Above Line

I hereby certify that this boundary survey conforms to Licensure for Professional Land Surveyors, Chapter 40,

Dana A. Libby
Professional Land Surveyor 1350

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

_____

by_____
Licensee's Name

on behalf of_____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing.
Inactive licensees may not practice real estate brokerage.