A G E N D A
MEETING - City Council
City Council Chambers

Tuesday, May 19, 2026
6:00 PM

Meeting Format
This meeting will be conducted in person in the Sanford City Council Chambers and via remote video and teleconference pursuant to 1 MRSA §403-B (2) (D) and section 6 of the Sanford City Council Rules of Procedure. Members of the public may join the meeting by phone by dialing 1 (929) 205-6099 using Meeting ID 819 1953 9089 and Password 582642, or via computer at https://us02web.zoom.us/j/81919539089?pwd=LbbGqdfCeaDE6KLN5OwwU2PzinkAxs.1. Members of the public may also submit comments via the City of Sanford website at www.sanfordmaine.org under Government/ City Council/ Contact the Council.

Pledge of Allegiance

Moment of Silence

Roll Call

Minutes

26-155-01	Ordered, to approve the minutes from the regular City Council Meeting held on May 5, 2026.
26-156-01	Ordered, to approve the minutes from the Executive Session of the City Council held on May 5, 2026.

Mayor's Report/City Council Sub-Committee Reports

City Manager's Report

Homelessness Update

Communications/Presentations

26-77-01	Presentation of Cobb Stadium Master Plan by Aceto Kimball Landscape Architecture & Urban Design
26-157-01	Information on the upcoming Referendum Vote on the School Budget.

Public Participation

Public Hearings
The City Council will take public comment on the following:

26-149-01 A Public Hearing to discuss a proposed Contract Zoning Agreement with Stenton Mill, LLC, regarding the redevelopment of 13 River Street.

Consent Agenda

Old Business

25-217-01 Ordered, to recognize Fife Lane in Sanford as a private roadway.

26-127-01 Ordered, to authorize the City Manager to enter into a Contract Zoning Agreement with Stenton Mill, LLC, regarding the redevelopment of 13 River Street, as presented.

26-117-01 Ordered, to adopt a Mobile Home Lot Rent Stabilization Ordinance as presented, to take effect on June 14, 2026. (This item must be read on two separate occasions. This is the second reading.)

New Business

26-114-01 Ordered, to determine the private roadway acceptance statuses on Dunaway Drive, Hermione Lane, Oak Hill Road, Punky Parkway, and Sunny Lane.

26-102-01 Ordered, to approve purchase of a Bobcat Skid Steer Sidewalk Tractor for the Department of Public Works from Jordan Equipment in Falmouth, Maine.

26-131-01 Ordered, to accept a Grant Agreement with the United States of America, Department of Transportation, Federal Aviation Administration, identified as Grant No. AIG-041-2026 with a date of offer of to be determined in an amount not to exceed $504,310 (the “Grant Agreement”), and authorizes Steven Buck, in his capacity as City Manager, to execute the Grant Agreement on behalf of the City of Sanford. The Grant Agreement is made pursuant to the BIL Program to Construct New Runway 14 Vehicle Service Road.

26-132-01 Ordered, to accept a Grant Agreement with the United States of America, Department of Transportation, Federal Aviation Administration, identified as Grant No. AIG-042-2026 with a date of offer of to be determined in an amount not to exceed $332,861 (the “Grant Agreement”), and authorizes Steven Buck, in his capacity as City Manager, to execute the Grant Agreement on behalf of the City of Sanford. The Grant Agreement is made pursuant to the BIL Program to Reconstruct Taxilane Seacoast 1.

26-133-01 Ordered, to accept a Grant Agreement with the United States of America, Department of Transportation, Federal Aviation Administration, identified as Grant No. AIP-043-2026 with a date of offer to be determined in an amount not to exceed $298,865 (the “Grant Agreement”), and authorizes Steven Buck, in his capacity as City Manager, to execute the Grant Agreement on behalf of the City of Sanford. The Grant Agreement is made pursuant to the AIP Program to Reconstruct Taxilane Seacoast 1.

26-147-01 Ordered, to approve the Roberts Street road closure for the NECBL All-Star Game hosted at Goodall Park on July 26th.

26-148-01 Ordered, to approve the Shaw Road closure from Spur Road to Shaws Ridge Road for the Pete Levasseur Fall Classic on October 10th - 12th and on October 24th & 25th for the U9/10 Soccer Maine Festival from 7:00am - 5:00pm.

26-144-01 Resolved, to approve an Emergency Ordinance putting in place a temporary moratorium on data center development for 91 days, pursuant to Charter Section 214.1.

Council Member Comments

Future Agenda Items

Adjournment

Memo

Number: 26-155-01
To: City Council
From: Lorisa Ricketts, Executive Administrator
Date: 2026-05-19
Subject: Ordered, to approve the minutes from the regular City Council Meeting held on May 5, 2026.

RECOMMENDATION

Ordered, to approve the minutes from the regular City Council Meeting held on May 5, 2026.

Background Information:

Legal Review Status:

Administrative or Department Review:

Financial Impact or Review:

ATTACHMENT(S):

5-5-26 City Council Minutes - DRAFT.pdf

Sanford City Council
DRAFT Meeting Minutes
Tuesday, May 5, 2026

The Sanford City Council met on Tuesday, May 5, 2026 in person in the City Council Chambers and via remote video and teleconference pursuant to 1 MRSA §403-B (2) (D) and section 6 of the Sanford City Council Rules of Procedure.

MAYOR: Becky A. Brink; **DEPUTY MAYOR:** Maura A. Herlihy; **CITY COUNCILORS:** Councilor Ayn M. Hanselmann; Councilor Jonathan L. Martell; Councilor Peter E. Tranchemontagne; Councilor Nathan H. Hitchcock; Councilor Charlene S. Plante. **CITY STAFF:** Manager Steve Buck; Assistant City Manager Michelle LaBree; Executive Administrator Lorisa Ricketts; Assistant Director of Information Systems Ben Gore; Codes and Planning Director Jamie Cole; Public Works Director Matt Hill; Airport Manager Allison Navia; Fire Chief Scott Susi; Treasurer Erin McMann

Others Present in the City Council Chambers: John Henkelman; Nancy Lowenberg – Habitat for Humanity;

Others Present via Zoom: Parks and Recreation Director Brady Lloyd; Zendelle Bouchard – Sanford Springvale News; Sheila Hills; Renee Morin; Dianne Connolly; Jean Noon; Calvin Akers; Chris Farwell; Jet Archer

Meeting Format

Mayor Brink called the meeting to order at 6:00 PM.

This meeting was conducted in person and via remote video and teleconference pursuant to 1 MRSA §403-B (2) (D) and section 6 of the Sanford City Council Rules of Procedure.

Pledge of Allegiance

Moment of Silence

Roll Call:

Mayor Brink performed the roll call of Councilors present: Deputy Mayor Herlihy, present; Councilor Martell, present; Councilor Hanselmann, present; Councilor Tranchemontagne, present; Councilor Hitchcock, present; Councilor Plante, present.

Minutes

26-140-01 Ordered, to approve the minutes from the regular City Council Meeting held on April 21, 2026.

Councilor Hanselmann noted a minor amendment needed.

Councilor Hitchcock moved to approve with the amendment as noted. Councilor Plante seconded.

Motion passed 6-0 with Councilor Hanselmann abstaining because she was not present for the April 21 meeting.

26-141-01 Ordered, to approve the minutes from the Executive Session of the City Council held on April 21, 2026.

Councilor Tranchemontagne moved to approve. Councilor Hitchcock seconded.

Motion passed 6-0 with Councilor Hanselmann abstaining because she was not present for the April 21 meeting.

Mayor's Report/City Council Sub-Committee Reports

Commented that she feels the State has let municipalities down regarding data centers and noted that the Council is going to take action.

Manager's Report and Homeless Task Force Report

None.

Communications/Presentations

26-129-01 Quarterly Report and Presentation from the Director of Economic Development

Growth Council Director Keith McBride presented on this item. Green Futures Scholarship is now available for students who are attending or planning to attend YCCC's technical center in Sanford or Sanford Regional Technical Center and are pursuing education or training/certification in a career related to green energy or the clean energy sector. More information at SanfordGrowth.com or by speaking to Matt Peterman at SRTC, high school guidance counselors, or YCCC.

Public Participation

Scott MacDonald from Sanford expressed his concern about homeless encampments in the community. He said his biggest concern is regarding losing federal funding if the Councilors take actions that aren't legal. His dog stepped on a needle and he had to deal with that vet bill. He said the solution is not to enable them.

Jonathan Mapes of Springvale commented that tax relief for businesses that will be impacted during RAISE Grant project construction might be a good idea. He commented that on River Street near Cigarette City, people park in what should be the bike lane. He would like to see no parking signs in front of those properties.

Dianne Connolly of Springvale also commented on cars parked on River Street so that drivers have to cross into the other lane. She also commented that traffic lights on Main Street are not operating correctly and asked for it to be looked into. She has gotten caught in multiple intersections recently due to timing of lights.

Public Hearings

The City Council took public comment on the following:

26-124-01 A Public Hearing on a proposed new Mobile Home Lot Rent Stabilization Ordinance.

Public Hearing opened at 6:33 PM

Michael Healey, who lives in a mobile home park in Sanford, thanked the Council for addressing this issue and spoke in favor of the ordinance. He would like to see an advisory board consisting of Sanford residents, with two residents of mobile home parks and a mobile home park operator.

Janet Floyd, who lives in Pinewood Park in Sanford, commented that her lot rent has increased by 18% per year. She can't sell her home because of the lot rates and spoke in favor of the ordinance.

Diane Emery of Pinewood Park said she and her husband bought a manufactured home when they retired with a lot rent of $335 and the lot rent has nearly doubled to $600. Without help, they can't just get up and leave without losing everything. If someone wanted to buy her house, their rent would be $900, with a non-refundable $1800 fee up front. She thanked the Council for taking action.

Kim Arnaud Lives in Pinewood Park and spoke in favor of the ordinance. She has been living there for 16 years. She would like to keep her home; if she loses her home she has nowhere to go.

Janet Nitollo Lives in Country Living Park. When she moved there, lot rent was $330; rent increases are frequently over 10%. Her rent is $590 now. A new person coming in would be paying over $900 in lot rent. She thanked the Council for taking action.

Michael Labbe from Pinewood Park had lot rent starting at $375 in 2020 and it has gone up $75 yearly since then. He commented that the phrase "mobile home" is a misnomer; they are manufactured homes that cannot be moved.

Dick Russell from Marshbrook Park in Sanford spoke in favor of the ordinance. Right now, he is paying $875 lot rent. He has read the draft ordinance and complimented Manager Buck on it; he said that it is the best document he has seen and will give residents the protection they need. He commented that Sanford Maine is a progressive city.

Dan Neumann Of Portland spoke. He has been working on the mobile home park issue for a while and said that residents are essentially held hostage and can't move. He commented that the private equity firms that buy these parks come in, raise rents, boost fees and increase cash flow without improving the parks.

Crystal Martell of Sanford said she is a property owner in Sanford and taxes increase all the time. She sees this ordinance as another regulation on property owners. She said if the City would stop raising taxes every year, the park owners wouldn't need to raise rents as they are.

Public Hearing closed at 6:59 PM

26-146-01 A Public Hearing on an application being submitted to the State of Maine CDBG program for a 2026 Housing Assistance Grant to support construction of five affordable homeownership units in Sanford, to be constructed by Habitat for Humanity.

Public Hearing opened at 6:59 PM

Jeff Hassell and Nancy Lowenberg of Habitat for Humanity spoke on this item. They have finished four homes on Beaver Hill. They are now looking to build five more homes on Island Avenue and are applying for a CDBG grant to support the project. They shared a rendering of the proposed housing units.

Public Hearing closed at 7:02 PM

Consent Agenda

None.

Old Business

None.

New Business

26-117-01 Ordered, to adopt a Mobile Home Lot Rent Stabilization Draft Ordinance as presented. (This item must be read on two separate occasions. This is the first reading.)

Manager Buck presented on this item. The State created a model ordinance, but it was quite general. He examined ordinances from other communities as well. The ordinance that he drafted starts to address lot rents that are too high. He is proposing a 5 person Rent Stabilization Board with 2 alternate members, and with guidance from legal counsel. A system is laid out in the ordinance whereby petitions for rent increases above a set threshold can be made and reviewed. The review process is laid out in the ordinance as well. The Rent Stabilization Board will issue a finding of facts following the review.

Deputy Mayor Herlihy commented that the cost of a credit check of $1800 non-refundable is outrageous, and would like to have the cost that can be assessed for that to be included.

The Council made various comments:

In this scenario, a park owner who wanted to go from $350 to $450 could put forward up to the CPIW without making an application; they would have to make an application for anything higher than that, and the Board would review the financials.

Under section C, "amortization" may need to be replaced with "depreciation".

Can recognition of labor by park owners on improvements be quantified as a legitimate expense in the formula?

Regarding the 3% cap, is it a realistic amount?

Councilor Martell said he doesn't support rent controls of any kind so he doesn't support this ordinance.

Councilor Tranchemontagne commented that he wholeheartedly supports this ordinance. He believes that under State law, a fee has to be justifiable and an $1800 credit check fee is not.

Councilor Plante commented that after reading through this document, she feels comfortable supporting it.

Anne Marie Mastraccio, State Representative for Sanford, commented that people that rent these properties do pay taxes on their homes. She also thinks that the $1800 fee is illegal and is having that investigated. In the ordinance, the term "fees" is not defined, so she suggests mirroring State law in this regard so they can't overcharge for fees like this.

Regarding the makeup of the Rent Stabilization Board, no renters or park owners would be included on the Board because they would have conflict of interest. Would be looking for people with experience in finance; banking and lending; real estate and property valuation; housing and public policy; and business operations.

Manager Buck commented that the City will be testing the waters with this ordinance and will have to see how things go.

No action needed on a first reading.

26-127-01 Ordered, to authorize the City Manager to enter into a Contract Zoning Agreement with Stenton Mill, LLC, regarding the redevelopment of 13 River Street, as presented.

Mayor Brink moved to table this item to the May 19 meeting. Councilor Martell seconded.

Motion to table passed 7-0.

26-134-01 Resolved, to appoint City Manager Steve Buck as Sanford's representative on the Maine Municipal Association (MMA) Legislative Policy Committee (LPC) for July 2026 to June 2028, with the Mayor of Sanford designated as his Alternate, and to nominate Fire Chief Scott Susi to represent Senate District 33 on the LPC.

Councilor Hitchcock moved to approve. Councilor Tranchemontagne seconded.

Motion passed 7-0.

26-136-01 Ordered, to authorize the City Manager, on behalf of the City Treasurer, to execute an Agreement between Camden National Bank and the City of Sanford to extend our current banking service agreement for an additional three years expiring June 30, 2029.

Treasurer Erin McMann presented on this item.

Mayor Brink moved to approve with the addition that at the end of two years, the City will put out a Request for Proposals (RFP) for banking services. Councilor Martell seconded.

Motion passed 4-3 with Councilors Tranchemontagne, Hanselmann and Deputy Mayor Herlihy opposed.

26-135-01 Ordered, to consider a request to fly a rainbow pride flag on the flagpole in front of City Hall for the month of June, pursuant to the Resolution regarding display of flags on City property adopted July 5, 2022.

Deputy Mayor Herlihy moved to authorize. Councilor Hanselmann seconded.

Becca Andrews of Springvale commented that the simple act of flying a flag to support the LGBTQ community is the least that we can do.

Alex Clarey from Sanford spoke in support because if its effect on individuals who have been treated badly by society. He said there has been a 700% increase in calls to the Travis Project suicide prevention program in the past year.

Renee Morin of Sanford and part of the LGBTQ+ community spoke in support of flying the flag. She commented that she is not asking for any of the Councilors to personally speak in support but thinks the City should show its support.

Chris Farwell from Springvale commented that it is important to represent all factions of the community and for Councilors to remember they were elected to serve all parts of the community.

Councilor Hanselmann commented that she has made this request for several years now because she feels it is important to represent all parts of the community.

Councilor Martell commented that he is opposed to this and also thinks it goes against current rules about flags.

Councilor Plante commented that she has thought long and hard over this. She explained that she is part of the gay community and grew up in the closet and believes all should be included. However, she also thinks that government buildings should remain neutral.

Councilor Hitchcock commented that government should try not to be divisive. He asked himself if flying the flag would be harming anyone; it may not appeal to those with certain religious beliefs, but government shouldn't be involved in religion. He leans towards being in favor.

Councilor Tranchemontagne commented that he has no problems with same sex marriage, but he does not support flying the flag on government property.

Councilor Hanselmann asked if there might be a different flagpole other than City Hall would be acceptable.

Councilor Plante said she would support flying the flag anywhere but at City Hall. She suggested the City could even consider rainbow flag banners down main street on the banner poles. She likes the idea of flying the pride flag in a beautiful spot by the water.

Deputy Mayor Herlihy commented that she feels the need to celebrate unity in June, so she is willing to compromise. She moved to amend her motion to have the location be Gateway Park. Councilor Hanselmann seconded the motion to amend.

There was discussion about the layout of the grommits on the pole in Gateway Park and it was determined that the pole could work for flying the Pride flag.

Motion to amend passed 6-1 with Councilor Martell opposed.

Motion to fly the Pride flag for the month of June in the new location passed 6-1 with Councilor Martell opposed.

26-142-01 Ordered, to set the due dates for the 2026 real estate and personal property tax commitment as follows, first installment due by September 15, 2026 and second installment due by March 15, 2027 with a delinquent rate is 7.00% as determined by the State Treasurer. Interest will begin to accrue on the first installment on September 16, 2026 and on the second installment on March 16, 2027.

Councilor Hanselmann moved to approve. Councilor Tranchemontagne seconded.

Motion passed 7-0.

26-144-01 Ordered, to consider a Resolution to direct the development of a Moratorium on Data Center Permitting to allow for consideration within the Zoning and Permitting Ordinances for the unique considerations of small to large scale developments and to mitigate public concerns of environmental and utilities impacts.

Manager Buck presented on this item and shared a statement on this item. He commented that the issue before the Council is not whether regulations exist, but whether they have been applied to a development of this type. In this context, a moratorium for review is reasonable to ensure standards are in place for this new type of development.

Councilor Hanselmann moved to direct the development of a moratorium. Deputy Mayor Herlihy seconded.

Mayor Brink commented that a committee would probably need to be formed with Council, Planning Board and Resident representation.

Councilor Tranchemontagne commented that he thinks a temporary moratorium should go in place and that a data center should go straight to the voters.

Councilor Hitchcock commented that given the amount of water that would be used, someone from the Water District should be involved as well.

Deputy Mayor Herlihy commented that someone from Estes Lake should be included.

Councilor Martell commented that he would support a temporary moratorium but he would like to see this go to the voters.

Councilor Plante stated that she supports the moratorium; there are many stories out there about these centers. Her biggest concern is that if we cut down forest habitat, we will lose it forever. She wants us to really dig into this topic.

Nick Serritella of Sanford spoke and said that having spoken with a lot of people recently, he has heard a lot of concern about a potential data center. He believes there should be a referendum vote on this.

Sue Roberts of Sanford said she is raising two grandkids in the community and she has been researching the effects of data centers. She questioned what will be done with the facility when it is no longer needed.

Dagan VanDemark of Springvale commented that it is important not to presuppose that people want this data center. She also thinks the matter should be put to the voters.

Abby Rider from Acton asked for more specifics on the moratorium. She thinks the committee should include members from surrounding communities.

Alex Clarey of Sanford commented that he and others have drafted a moratorium on this topic and will be submitting it regardless of what the Council does tonight.

Anne Marie Mastraccio, one of Sanford's State Representatives, apologized that the State did not do what it should have done on this item. Her question is regarding the process for the moratorium and she suggested doing an emergency moratorium on any discussion about data center development and then working out the details of a longer-term moratorium.

Jonathan Mapes of Springvale commented that he is not in favor of moratoriums in general because they give the impression that the

community is not business friendly. He asked if the Council can just say no to a data center. He said Sanford needs a big business but he isn't sure this is it. He commented that residential taxes are so high because there is not enough industry.

Kurt Waltersdorf of Sanford commented that data centers have fire suppression systems that utilize PFAS. Generators and cooling systems generate constant background noise and infrasound, which can have negative health effects at long distances.

Lawrence Furbish of Sanford commented that these projects take a long time to work through. The Council has policy questions to consider. He considers himself an environmentalist, but he thinks we need more taxes in this city. Right now, schools are being underfunded, there are City departments that are understaffed. He is confident that DEP regulations will regulate this data center. He commented that this town has a history of turning its back on development and we do need development.

Councilor Hanselmann commented that a moratorium would be the Council saying no. She likes the idea of an emergency moratorium at the next meeting.

September 3 is the deadline for getting something on the ballot for November.

Manager Buck encouraged the Council not to limit its options for large scale industrial development. High quality industry has to meet all of the standards to ensure all aspects are appropriately addressed. He would like the opportunity for the community to explore the information available.

Deputy Mayor Herlihy said she would like to see an emergency moratorium go in place at the next meeting. Within 90 days after that, a public hearing for a non-emergency moratorium could take place.

Motion to direct staff to undertake work to implement a moratorium passed 7-0.

26-145-01 Ordered, to consider a Resolution to direct City Staff to draft amendments to Chapter 161 Marijuana and Chapter 280 Zoning to opt in the City and make allowances for Medical Marijuana Dispensaries as an allowed and licensed activity in Sanford.

Councilor Hanselmann made a motion to discuss. Councilor Martell seconded.

Motion to discuss passed 7-0.

Councilor Hanselmann commented that under DEA registration rules, there are operators in the community that need to register within the next month. So there is time pressure, but she doesn't want to lose the thoughtful work that was done by the Marijuana Task Force.

Dylan Jurow of Acton is a medical marijuana grower in Sanford. He spoke against changing the ordinance and recommended that the Council take its time.

Ryan Parker of Holistic Wellness, a marijuana business in Sanford, also opposes directing staff to make these changes. Anything to keep things stable would be welcome.

Elizabeth Baldacci, a medical marijuana manufacturer and cultivator in Sanford, spoke. The Registered Dispensary license is the only one that is available in Sanford so she has seven individuals registered as caregivers to be able to run her business. They need to register their companies by June 22 and she cannot register seven individuals. She would like to have a registered dispensary cultivation

Calvin Akers, a Sanford operator, explained that Medical Operators have to register through the Federal portal within 60 days.

There are 8 marijuana properties in the City; 5 of them are in zones that allow for retail sales. One medical marijuana adult use store is allowed on each property.

If the City opts into the medical marijuana dispensary, then need to know if it is just one or the other on each of the five properties, etc.

Councilor Hanselmann commented that in theory the retail piece could be omitted from the medical dispensary license.

Councilor Tranchemontagne moved to extend the City Council meeting past 9:30. Councilor Plante seconded.

Motion to extend the meeting passed 7-0.

Isaac Ellowitz, owner of 32 Emery explained that "Dispensary" is a State license type designation – can cultivate, manufacture and do retail. But locally the municipality could decide not to allow retail as part of this. He thinks the industry in Sanford is mature enough to bring to the City what they think the changes should be after consultation with their attorneys. He asked for a pause for them to understand, work to draft something and bring it back.

James Levesque commented that the industry has overgrown the ordinance and he would like to have the ordinance reopened and have things changed that may be needed to help the businesses.

Currently, the City is working on updates to its Comprehensive Plan, which is going to determine what is allowed where. So, it was suggested that the industry plan to attend and take part in those meetings.

Codes and Planning Director Jamie Cole reminded the Council that any Zoning amendments must go before the Planning Board first, and then come to the Council for a public hearing and two readings. So, there is no way to meet the proposed time-frame. He thinks it is vital that City staff are involved in drafting any changes. He understands the urgency but says this needs to be done right. He wants to make sure the ordinances are amended in the correct fashion.

Councilor Hanselmann would like to see the industry bring forward points they would like to have included in the ordinance and use that as a starting point for staff to work on the ordinance.

Councilor Martell moved to instruct staff to work on updating of the ordinance with industry input. Councilor Tranchemontagne seconded.

Motion passed 7-0.

Council Member Comments

Councilor Plante: None.

Councilor Martell: None.

Mayor Brink: None.

Councilor Hitchcock: None.

Councilor Tranchemontagne: None.

Councilor Hanselmann: None.

Deputy Mayor Herlihy: None.

Mayor Brink: None.

Future Agenda Items

Councilor Plante: None.

Councilor Hitchcock: None.

Councilor Tranchemontagne: None.

Councilor Hanselmann: None.

Councilor Martell: None.

Deputy Mayor Herlihy: None.

Mayor Brink: None.

Adjournment

Meeting adjourned at 9:57 PM.

Respectfully submitted by Lorisa Ricketts, Executive Administrator for the City of Sanford.

Please note that these minutes are a summary of the proceedings, not a complete transcript of the meeting. Full recordings of meetings can be viewed on Town Hall Streams at the following link: https://townhallstreams.com/towns/sanfordme.

This is a true copy of the draft minutes of the Sanford City Council meeting held on Tuesday, May 5, 2026. These minutes will be voted on and approved at the next regular City Council meeting scheduled for Tuesday, May 19, 2026.

Attest: Susan H Cote 5-14-2026

Susan H. Cote, City Clerk Date

Memo

Number: 26-156-01
To: City Council
From: Lorisa Ricketts, Executive Administrator
Date: 2026-05-19
Subject: Ordered, to approve the minutes from the Executive Session of the City Council held on May 5, 2026.

RECOMMENDATION
Ordered, to approve the minutes from the Executive Session of the City Council held on May 5, 2026.

Background Information:

Legal Review Status:

Administrative or Department Review:

Financial Impact or Review:

ATTACHMENT(S):
Executive Session Minutes 5-5-26.pdf

Executive Session – Sanford City Council Meeting Minutes
Tuesday, May 5, 2026

This meeting was conducted in person in the City Manager's Conference Room, Suite 302, Sanford City Hall, and via Zoom pursuant to 1 MRSA §403-B (2) (D) and section 6 of the Sanford City Council Rules of Procedure.

PRESENT: Mayor Becky A. Brink; Deputy Mayor Maura A. Herlihy; Councilor Ayn M. Hanselmann; Councilor Jonathan L. Martell; Councilor Peter E. Tranchemontagne; Councilor Nathan H. Hitchcock; Councilor Charlene S. Plante; City Manager Steve Buck; Assistant City Manager Michelle LaBree; Executive Administrator Lorisa Ricketts; Growth Council Director Keith McBride; Treasurer Erin McMann

Mayor Brink opened the meeting at 5:00 PM.

Old Business

26-12-01 Ordered, to enter into Executive Session to discuss economic development matters, pursuant to M.R.S. Title 1, § 405 (6) (C).

Motion to enter into Executive Session by Councilor Martell. Seconded by Councilor Hanselmann. The City Council voted 7-0 to enter into executive session at 5:00 PM.

Exited Executive Session at 5:01 PM.

New Business

26-130-01 Ordered, to enter into Executive Session to discuss economic development matters pursuant to M.R.S. Title 1, § 405 (6) (C).

Motion to enter into Executive Session by Councilor Martell. Seconded by Councilor Hanselmann. The City Council voted 7-0 to enter into executive session at 5:01 PM.

Exited Executive Session at 5:35 PM.

26-137-01 Ordered, to enter into Executive Session to discuss economic development matters pursuant to M.R.S. Title 1, § 405 (6) (C).

Motion to enter into Executive Session by Councilor Hitchcock. Seconded by Councilor Tranchemontagne. The City Council voted 7-0 to enter into executive session at 5:35 PM.

Exited Executive Session at 5:59 PM.

Meeting paused at 5:59 PM.

Meeting resumed at 10:02 PM.

26-139-01 Ordered, to enter into Executive Session pursuant to M.R.S.A. Title 1 § 405 (6) (D) to discuss Labor Contract negotiations with the Sanford Police Association, Maine Association of Police.

Motion to enter into Executive Session by Councilor Hitchcock. Seconded by Councilor Tranchemontagne. The City Council voted 7-0 to enter into executive session at 10:02 PM.

Mayor Brink declared the City Council out of executive session at 10:30 PM.

Adjourned meeting at 10:30 PM.

Respectfully submitted by Lorisa Ricketts, Executive Administrator for the City of Sanford.

Memo

Number: 26-77-01
To: City Council
From: Michelle LaBree, Assistant City Manager
Date: 2026-05-19
Subject: Presentation of Cobb Stadium Master Plan by Aceto Kimball Landscape Architecture & Urban Design

RECOMMENDATION
Presentation of Cobb Stadium Master Plan by Aceto Kimball Landscape Architecture & Urban Design

Background Information:
The City & School Dept have collaboratively begun work with Aceto Kimball Landscape Architecture on the Master Plan surrounding Cobb Stadium. A community charette was held at Memorial Gym on Thursday, February 12th gaining insight on what the community feels the use of the stadium should be.

After narrowing down 1-2 concept ideas, Aceto Kimball has now brought forth a Master Plan to present to the Sanford School Department, the City of Sanford and residents.

Legal Review Status:
N/A

Administrative or Department Review:

Financial Impact or Review:

ATTACHMENT(S):
2026-05-14-AKLA-COBB-MASTER PLAN.pdf



Cobb Stadium

MASTER PLAN PRESENTATION

Aceto Kimball
Landscape Architecture

COBB STADIUM FUTURE PROGRAM (provided by City of Sanford at initial kickoff mtg.)

Current Uses
- School department spring fall sports (Lacrosse, Soccer)
- Field Day for nearby schools (1 per year)
- Shed is used for storage - has water and power
- City Rec Department - 1 day for summer camp
- Sanford Springvale Youth Athletics Assoc. (SSYA) - Football
- Potential for added use by Sanford Soccer Club
- Public walking paths

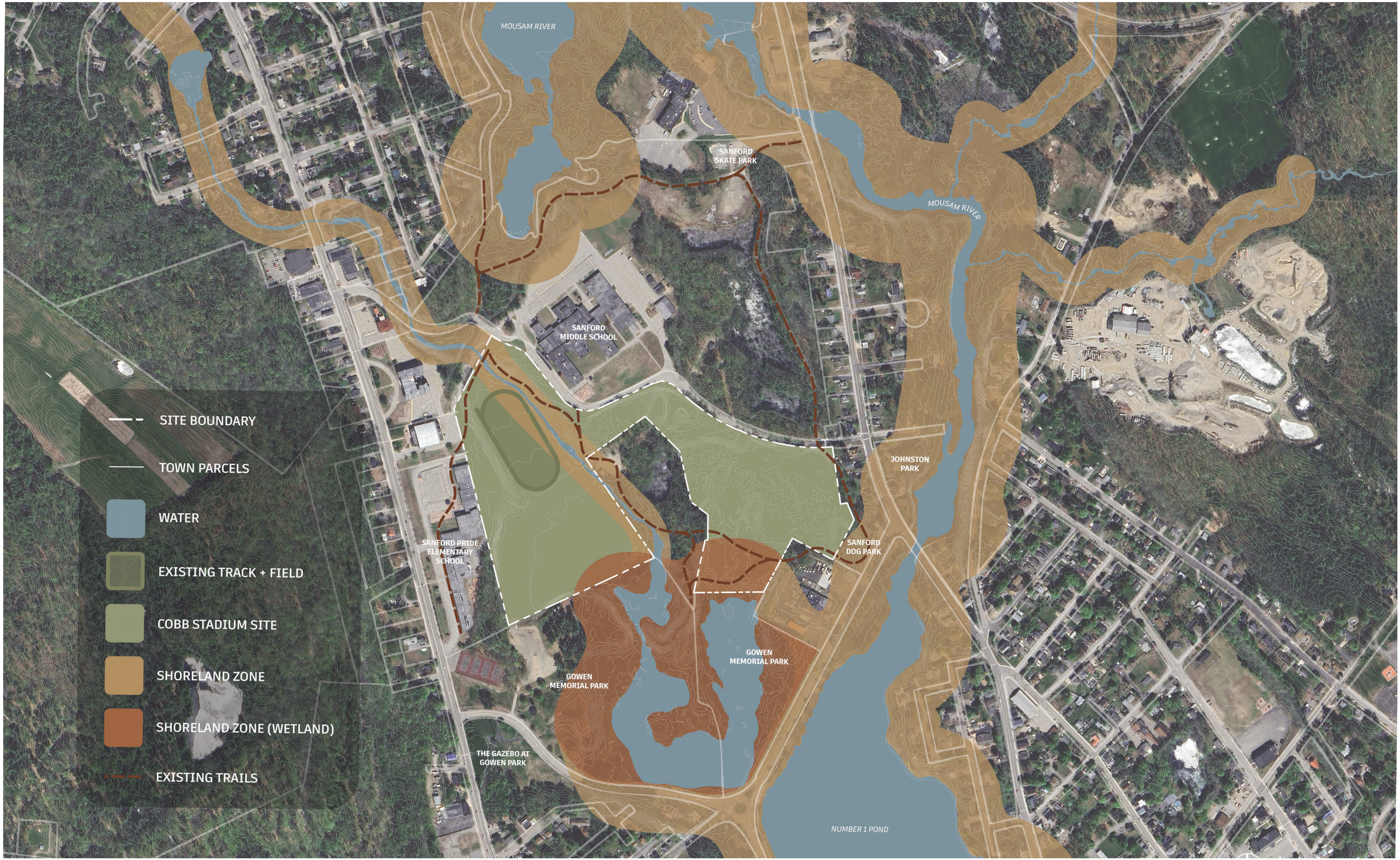
Vision
- Meeting current athletic / sports needs
- Future Multi-Use space for summer concerts, family movie nights and amphitheater

Priorities
- Seating -terrace preferred
- ADA accessibility to/from field, concessions, etc. (path by top parking lot and road by fields)
- Track - for walk-ability, not for athletics
- Proper drainage
- Improved access for school use (Pride & Middle School)
- Infrastructure conduit (for build out for future use) Power Box for Multi-use
- Update Score board and PA System
- Flag Pole (possible internal repair)

Future Phases & Nice to Have's
- Playground
- Amphitheater for movie nights / concerts, etc.
- Lights (alternative options?)
- Concessions - more capacity to cook things

Other Items
- Turf vs grass (cost effective / maintenance)
- Bathrooms (ADA accessible)

Additional program elements: (suggestions by AKLA)
- ADA accessible trails
- Trailhead thresholds, signage, wayfinding (to broader trail connectivity)
- Trail-Side Workout Stations: Static equipment (pull-up bars, dip stations) or mechanical "outdoor gym" equipment placed at 1/4-mile intervals.
- Inclusive Natural Play Elements: Log Scrambles, Boulder Gardens, Sand & Water Play
- Sensory Gardens
- Small Pocket Parks for passive game watching


MOUSAM RIVER
SANFORD SKATE PARK
MOUSAM RIVER
SANFORD MIDDLE SCHOOL
JOHNSTON PARK
SITE BOUNDARY
TOWN PARCELS
WATER
EXISTING TRACK + FIELD
COBB STADIUM SITE
SHORELAND ZONE
SHORELAND ZONE (WETLAND)
EXISTING TRAILS
SANFORD PRIDE ELEMENTARY SCHOOL
SANFORD DOG PARK
GOWEN MEMORIAL PARK
GOWEN MEMORIAL PARK
THE GAZEBO AT GOWEN PARK
NUMBER 1 POND



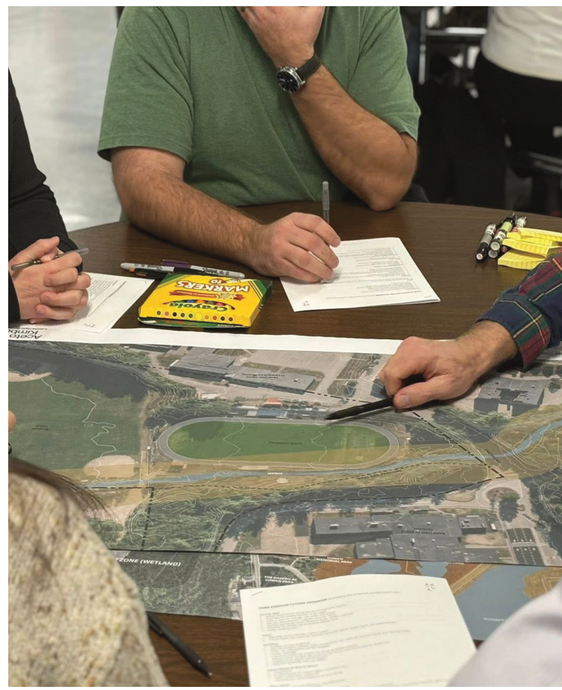
COBB STADIUM | EXISTING CONDITIONS MAP

05/15/2026

AKLA













A compilation of the summary notes taken from each group at the end of the community charette:

GROUP 1:

- take inventory of existing conditions
- add seating
- extend field (soccer, football)
- provide better access (parking, access between middle school and field)
- increase capacity of space
- add playground, amphitheater, training field
- add fence to make fields official for tournaments
- concessions/bathrooms: bring sewer to shed (future phases... could be prep for concerts, beer garden, extended use)
- phase in lighting; safety a concern
- optimize parking and ADA access
- make track smaller (3 lanes width), unpaved, lit at night

GROUP 2:

- agrees with everything stated by group 1
- maintain/enhance ADA access (currently too complicated, grade change is too steep)
- want a strong, multi-use foundation to build off of for future program
- add permanent bathrooms
- food truck access/bring in utilities
- emergency access (parking, field)
- community pride/legacy (naming, uses, etc)
- lighting

GROUP 3:

- focus on ongoing athletic/active program
- ADA accessibility, ease of access in general
- clearer circulation/program separation (signage, parking)
- changing rooms/permanent restrooms... permanent shelter/pavilion
- widen field to make it more useful for all age groups
- trail system connectivity/continuity
- multi-use seating/program
- maintain viewshed between fields
- connectivity between Blouin Fields and Cobb Stadium

GROUP 4:

- shift placement of track/field for more cohesive open space on either end
- terraced/multi-use seating
- lighting (field, parking lot)
- trail/benches along stream... “nature moments”
- update trails, make easier to access
- thin track/widen field
- move the fence between Blouin/Cobb (keep in mind the adjacent softball field)
- use old concessions buildings for storage


ADDITIONAL PARKING
BETTER CONNECTION TO TRAILS
ADDITIONAL PARKING
PATH TO FIELD
BATHROOMS, CONCESSIONS, CHANGING ROOMS SHARED W/ BLOUIN
ADDITIONAL PARKING
PERIMETER FENCE FOR EVENTS
ACTIVATE OR EXCLUDE "DEAD" AREAS
ADA ACCESS
THIN TRACK, EXPAND FIELD
LIGHTING FOR FIELD AND PARKING LOT
AMPHITHEATER

1. SANFORD MIDDLE SCHOOL
2. TRAIL CONNECTIONS
3. WARM-UP AREA
4. PEDESTRIAN BRIDGE
5. MULTI-USE RECREATIONAL PATH
6. PLAYGROUND
7. REORGANIZED PARKING
8. STADIUM ENTRY PLAZA
9. ACCESSIBLE SEATING + INTEGRATED PATH
10. EX. BUILDING TO BE USED FOR STORAGE
11. SANFORD ELEMENTARY SCHOOL
12. AMPHITHEATER + OUTDOOR CLASSROOM
13. NEW VEHICLE ACCESS
14. CONCESSIONS, BATHROOMS, CHANGING ROOMS, PAVILION
15. EX. BUILDING TO REMAIN FOR STORAGE
16. ADDITIONAL PARKING
17. SCOREBOARD

0 25 50 100

COBB STADIUM | DIAGRAMMATIC CONCEPT PLAN

05/15/2026

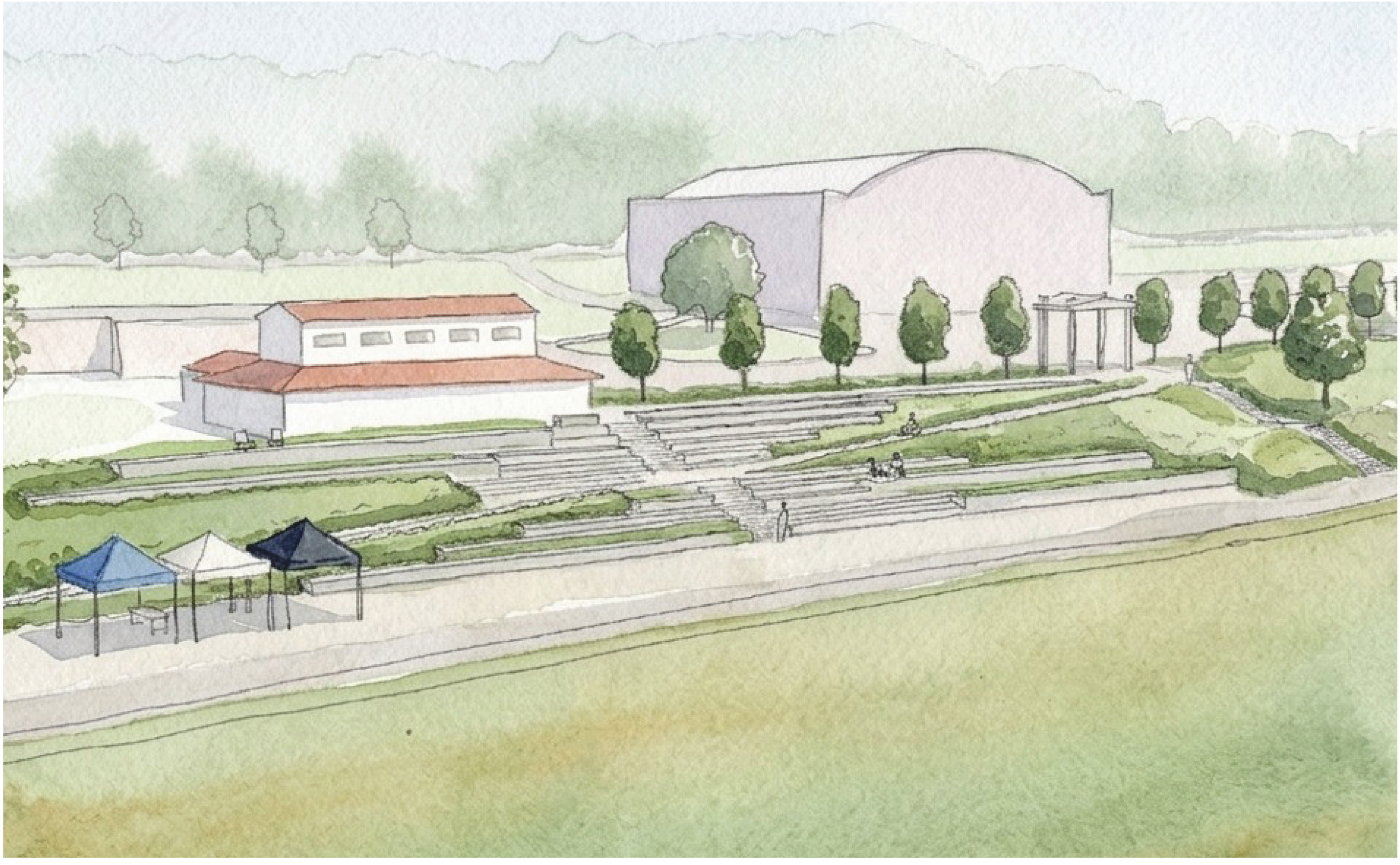
AKLA

1. TRAIL CONNECTIONS
2. WARM-UP AREA
3. PEDESTRIAN BRIDGE
4. MULTI-USE RECREATIONAL PATH
5. PLAYGROUND
6. REORGANIZED PARKING
7. STADIUM ENTRY PLAZA
8. ACCESSIBLE SEATING + INTEGRATED PATH
9. EX. BUILDING TO BE USED FOR STORAGE
10. AMPHITHEATER + OUTDOOR CLASSROOM
11. NEW VEHICLE ACCESS
12. CONCESSIONS, BATHROOMS, CHANGING ROOMS, PAVILION
13. EX. BUILDING TO REMAIN FOR STORAGE
14. SCOREBOARD
15. 4' FIELD PERIMETER FENCE

LOWER LEVEL

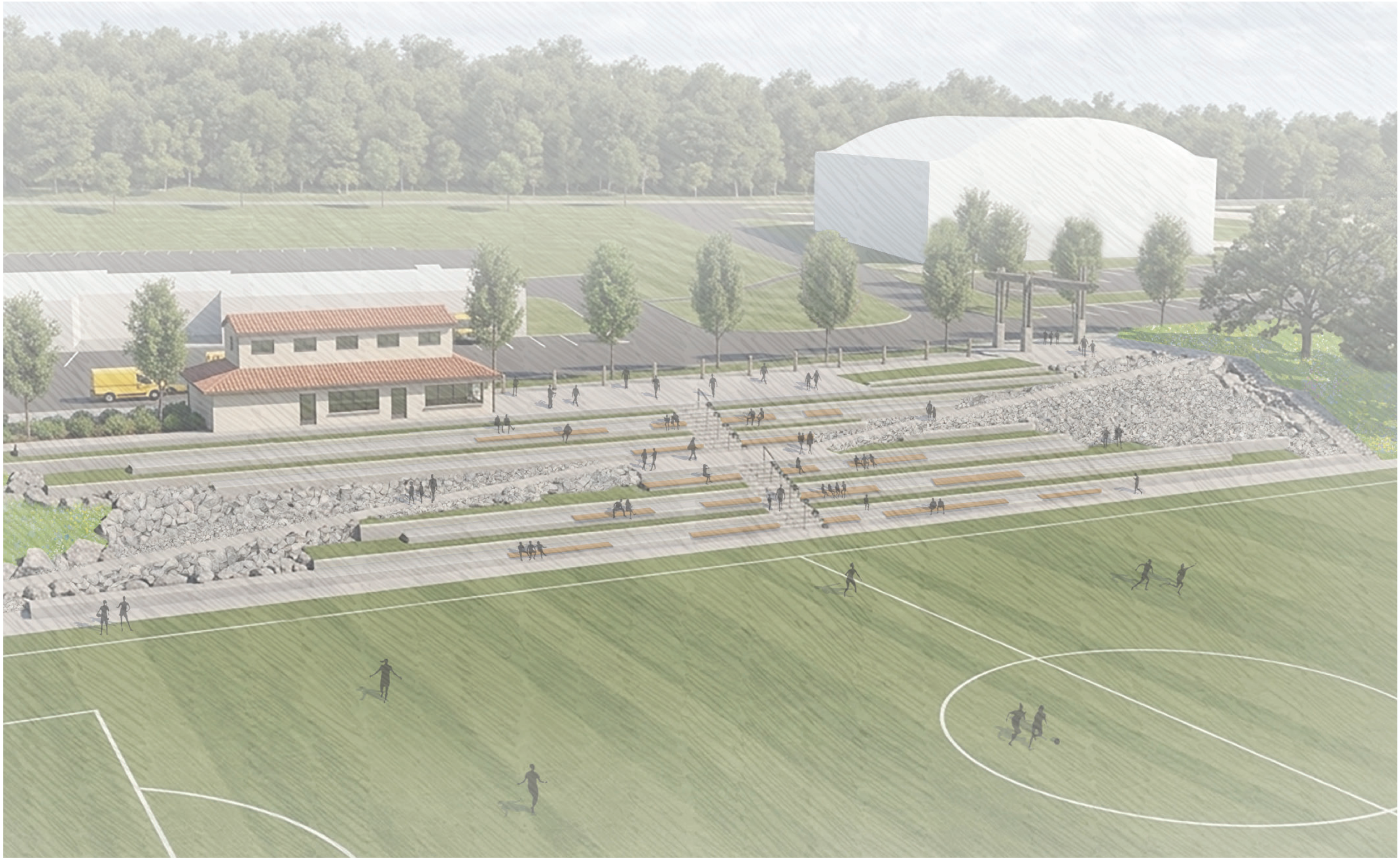
MID-LEVEL TERRACE

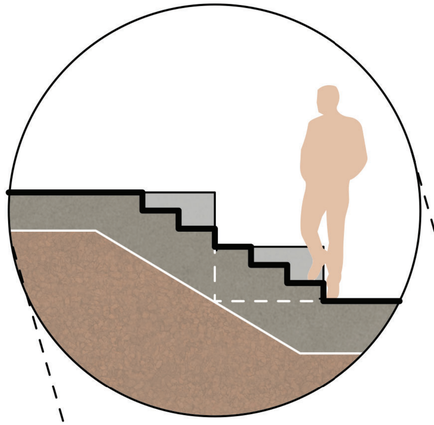
UPPER LEVEL TERRACE



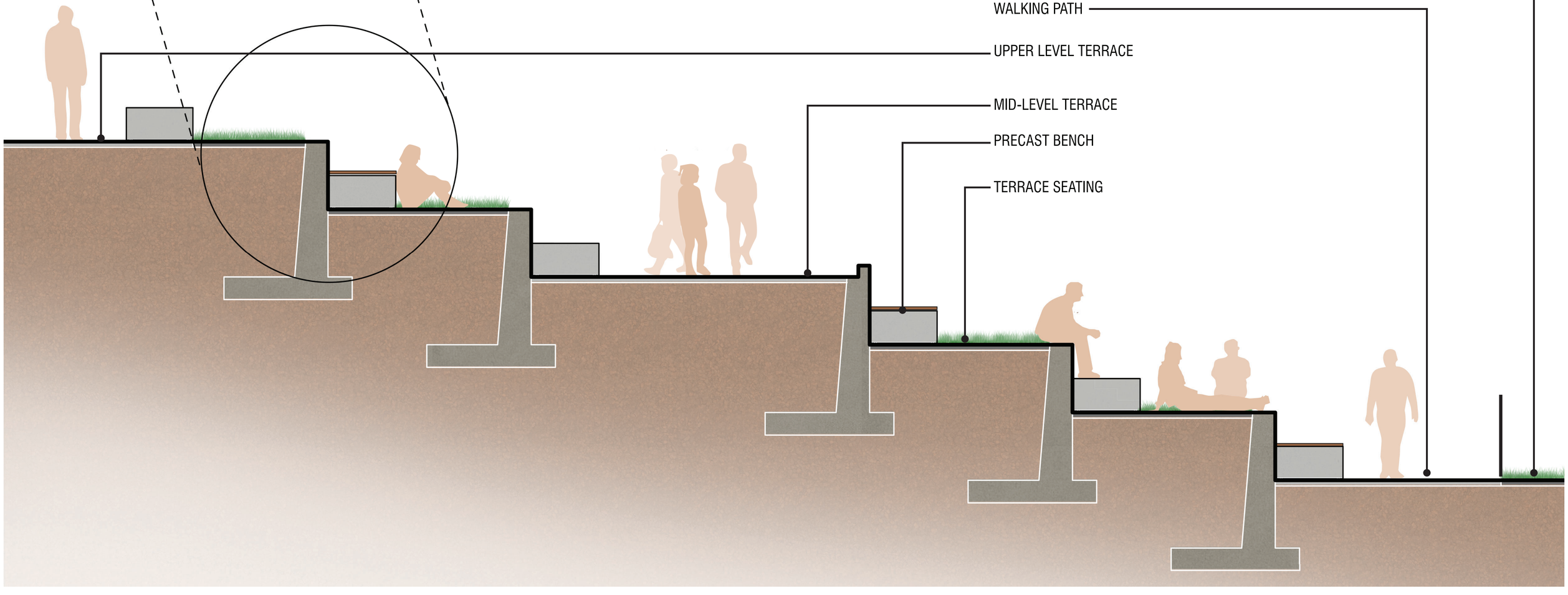
COBB STADIUM | STADIUM SEATING CONCEPT SKETCH

05/15/2026





SECTION CUT AT STEPS



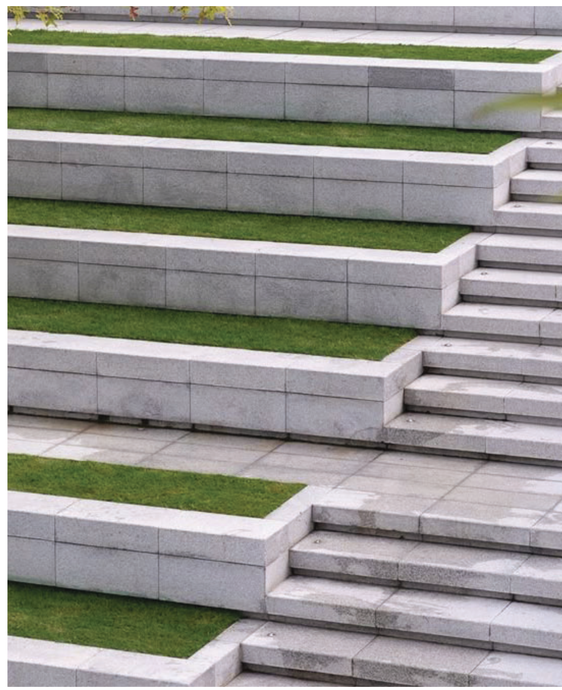
COBB STADIUM | STADIUM SEATING SECTION

05/15/2026

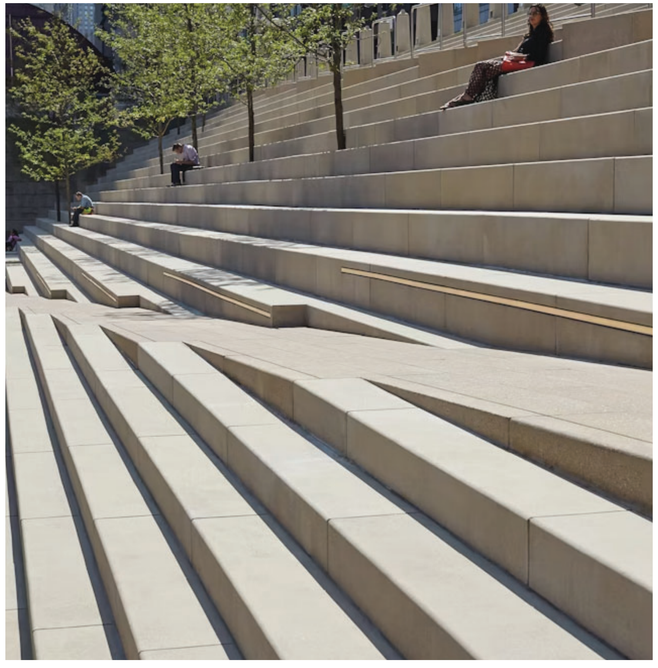
AKLA





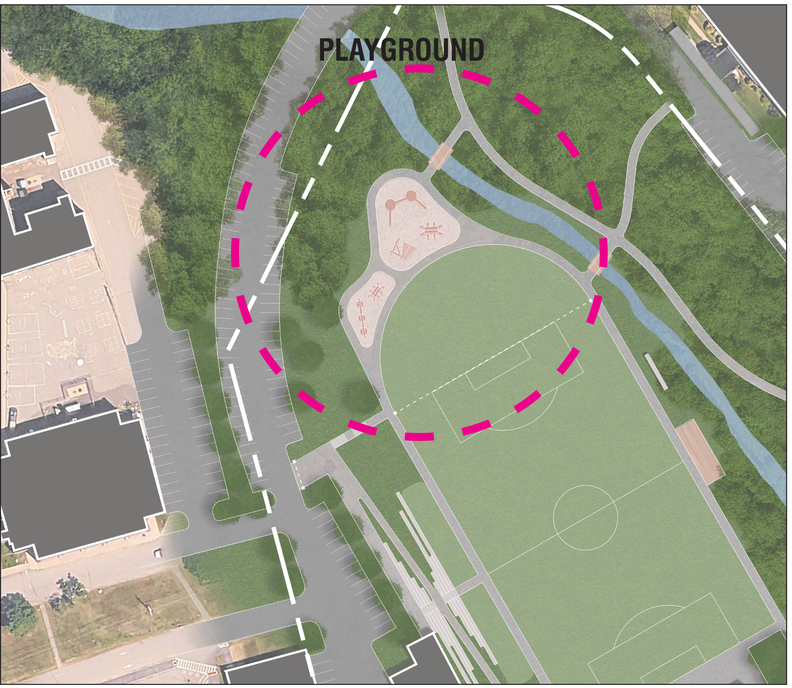






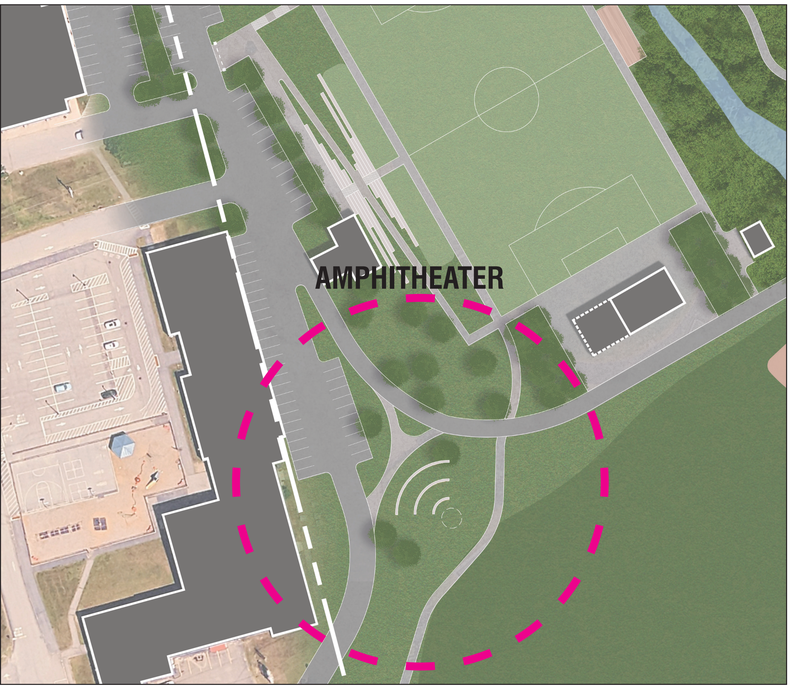


RIPRAP PRECEDNET


PLAYGROUND

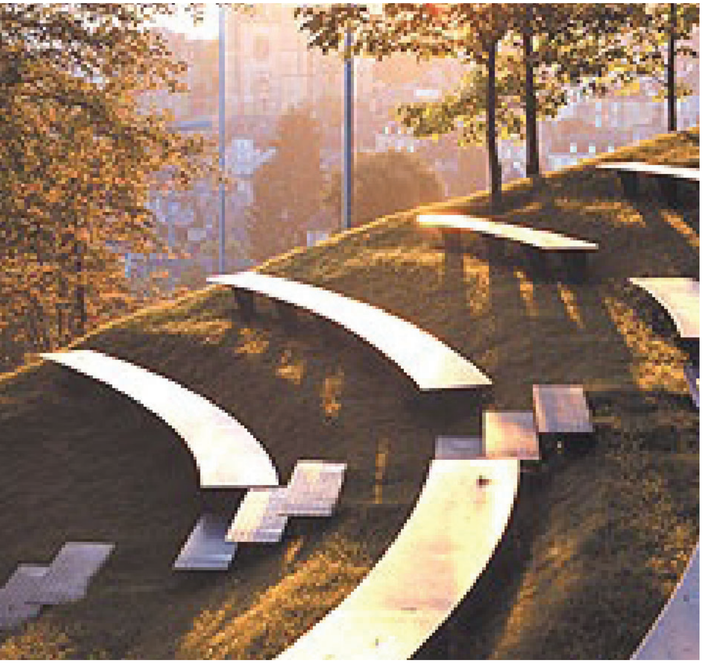

KAUFLADEN




AMPHITHEATER











Memo

Number: 26-157-01
To: City Council
From: Lorisa Ricketts, Executive Administrator
Date: 2026-05-19
Subject: Information on the upcoming Referendum Vote on the School Budget.

RECOMMENDATION

Presentation from Superintendent Matt Nelson with information on the upcoming June 9 School Budget Referendum.

Background Information:

Legal Review Status:

Administrative or Department Review:

Financial Impact or Review:

ATTACHMENT(S):

Public Notice FY 26-27 School Budget Vote.pdf

2026/2027
City of Sanford School Budget
Public Notice

A public hearing was held in the City Council Chambers at City Hall on Tuesday, March 17th, 2026 to receive public comment on the proposed 2026/2027 Sanford School budget. The Referendum Vote will be held Tuesday, June 9, 2026.

A summary of the proposed 2026/2027 budget is printed below. The 2026/2027 School Budget is available in the School Department and is also available online.

During the Hearing, the public had time to provide written or oral comments on any portion of the School Budget or ask any questions pertaining to the School Budget.

	Enacted Budget FY 25/26	Proposed Budget FY 26/27	Variance
Regular Instruction	$19,829,160.00	$22,423,216.00	$2,594,056.00
Special Education	$13,975,269.00	$14,793,749.00	$818,480.00
Career/Technical Education	$4,857,276.00	$5,418,598.00	$561,322.00
Other Instruction	$1,344,509.00	$1,373,465.00	$28,956.00
Student and Staff Support	$4,108,000.00	$4,414,712.00	$306,712.00
System Administration	$1,198,111.00	$1,282,791.00	$84,680.00
School Administration	$2,949,415.00	$3,089,934.00	$140,519.00
Transportation and Buses	$2,766,487.00	$3,037,580.00	$271,093.00
Facilities Maintenance	$6,567,598.00	$7,039,573.00	$471,975.00
Debt Service	$10,582,856.00	$10,395,420.00	$(187,436.00)
All Other Expenditures	$144,795.00	$157,408.00	$12,613.00
Summary of Total Authorized Expenditures	**$68,323,476.00**	**$73,426,446.00**	**$5,102,970.00**
Adult Education	$620,649.00	$634,326.00	$13,677.00
Total Education Budget	**$68,944,125.00**	**$74,060,772.00**	**$5,116,647.00**

Referendum Vote on Tuesday, June 9, 2026.

Memo

Number: 26-149-01
To: City Council
From: Lorisa Ricketts, Executive Administrator
Date: 2026-05-19
Subject: A Public Hearing to discuss a proposed Contract Zoning Agreement with Stenton Mill, LLC, regarding the redevelopment of 13 River Street.

RECOMMENDATION

Public Hearing to discuss a proposed Contract Zoning Agreement with Stenton Mill, LLC, regarding the redevelopment of 13 River Street.

Background Information:

The proposed Contract Zone has been through the Site Plan Review process and Planning Board review including a public hearing. The project consists of conversion of the historic mill into approximately 155 residential units. It utilizes historic tax credits and will follow the same quality standards that the developer has used at the Jagger Lofts in Springvale. If approved by the City Council, the project will move forward under a Contract Zone agreement to allow for residential use on the first floor and specific reductions in parking and signage requirements. Construction is anticipated to begin this fall and take 16–18 months.

At its April 15 meeting, the Planning Board voted 6-0 to approve the final subdivision, site plan, and shoreland zoning, subject to obtaining City Council approval for the Contract Zone.

Further details under the New Business item regarding this contract zone.

Legal Review Status:

Administrative or Department Review:

Financial Impact or Review:

Memo

Number: 25-217-01
To: City Council
From: Matthew Hill, Public Works Director
Date: 2026-05-19
Subject: Ordered, to recognize Fife Lane in Sanford as a private roadway.

RECOMMENDATION

The Department of Public Works is forbidden from providing Public services to private properties by law. The Department recommends ceasing Public funding of Roadway Maintenance on Fife Lane in Sanford. Please see discussion below along with documentation and research performed by DPW including review by the City's legal counsel.

Pre the request of a Resident who spoke at the City Council meeting on April 21, 2026, who maintained that Fife Lane was originally accepted as part of Grace Lane, the Department has performed additional research into the limits of roadway acceptance for Grace Lane and Booker's Loop (attached). The findings conclude that Fife Lane was not included as part of the acceptance of Grace Lane or Booker's Loop.

Background Information:

The Sanford Department of Public Works is conducting a review of City streets and roadways and their respective formal City Council roadway acceptance statuses. We are comparing these statuses to the Department's perennial list of roadway maintenance responsibilities. Where there is no formal roadway acceptance from the City Council and the Department has historically been providing Public services (i.e. snow plowing, grading, or other road maintenance), the Department is performing deed and easement research in the City's records, property records, and records on file at the York County Registry of Deeds.

Should a roadway not have a documented formal City acceptance, the Department will refer the matter to the City's attorneys for review prior to forwarding to the City Council for consideration.

Without acceptance from the City Council, private roadways can not be maintained with Public funds. Please find the attached findings and recommendations from both the City's insurer (Maine Municipal Association) and the Director of the Maine Department of Transportation's Local Roads Center. The City Council has adopted formal roadway acceptance standards on February 18, 2025 providing those

potentially affected a path to have their road formally considered in the future. The Department has also developed a guidance document to provide affected private property owners with some direction on obtaining future private services similar to those services that the City will now no longer provide using Public funds. Please find it attached to this memorandum.

Discussion

The Department's review of Fife Lane in Sanford yielded no record of formal City Council roadway acceptance in City records, no shown plan depicting a City-accepted easement or right-of-way over the roadway, or an adjacent deed that referred to such documents.

The City has historically plowed and repaired portions of Fife Lane. The Department has no record on how or why this practice began. The City does have records of acceptance of adjacent roadways (Grace Lane and Booker's Loop), just none on Fife Lane.

References

Please find the following documents attached for reference and legal review:

- February 6, 1962 – Camp Lots at L Pond
- October 7, 1970 – Acceptance of Grace Lane ad Booker's Loop cards
- YCRD deed research and Sanford Assessor's Database information for 31 Fife Lane

Conclusion

As the City of Sanford and the Sanford Department of Public Works cannot substantiate that this roadway has ever received a formal acceptance from the City Council (or former Town Selectmen), the Department therefore recommends ceasing Public maintenance on this privately-owned road in accordance with the laws of the State of Maine and recommendations from DPW Maintainers, the City's insurer, and MaineDOT Local Roads Center. With the concurrence of the City's attorneys, we hereby request that this issue be brought to the Sanford City Council for consideration and resolution.

In anticipation that Residents may require assistance with maintenance of their private roads, the Department of Public Works has prepared the following references to help advise Residents. While each

roadway will be unique in its future needs, the references provide general guidance on successful private roadway maintenance efforts.

Legal Review Status:

Complete

Administrative or Department Review:

I have had a chance to review the materials you provided related to Fife Lane. I did not see anything in those materials that would show that City voted to accept the Lane as a public way, in that the acceptance documents refer specifically to Grace Lane and Booker's Loop – and thus I agree that the City is prohibited from maintaining it under the Maine Constitution. You have already likely done so, but to conclusively determine if it has been accepted, the City should review prior town meeting warrants and minutes, Council agendas and minutes, the City's road book, MDOT, and any other source.

I would note that a public way can be accepted through prescription under both the common law and statute (which requires continuous, uninterrupted use by the municipality for at least twenty consecutive years under a claim of right adverse to the owner, with knowledge and acquiescence, or a use so open, notorious, visible, and uninterrupted that knowledge and acquiescence will be presumed). Ultimately, however, such a prescriptive right can only be established through court order.

I hope this is helpful,

Philip Saucier

Bernstein Shur

Financial Impact or Review:

Reduction of work on private roadways will reduce the burden on the Department of Public Works and allow us to better focus on our assigned priorities.

ATTACHMENT(S):

20260422_Additional Information for Fife Lane RE Grace Lane Acceptance.pdf
20260422_Additional Information for Fife Lane RE Bookers Loop.pdf
20260106_Fife Lane Status Review Flowchart.pdf
20260310_Fife Lane Public Meeting Notice and Certified Letter Materials.pdf
20260310_Fife Lane Public Notice Abutters List.pdf
Fife Lane Locus Map.pdf
MMA Roadway Maintenance Directives.pdf
MaineDOT Private Road Maintenance Letter.pdf
1991 Deed is 137 Grace Lane.pdf
Grace and Bookers Loop Map pre mid 1990s.jpeg
Mail sent to Grace lane later changed to Fife in mid 1990s.jpeg

To: Leo C. Pelletier, Town Clerk of the Town of Sanford:

We, the undersigned Selectmen of the Town of Sanford, upon application of Mary W. Waldron and fourteen others, citizens of said Sanford, to lay out a Town Way, in said Town, for the use of said Town, as follows; viz:

A way to be known as Grace Lane, in the Town of Sanford, and running from the westerly side of the Horace Mills Road, so-called, in a general southwesterly direction 1,300 feet, more or less, to the easterly entrance to "Camp Lots at El Pond, Plan A," dated October 1962 and recorded in York County Registry of Deeds, Plan Book 34, Page 20; said way to be fifty (50) feet in width in all places.

all within said Town of Sanford. And having given at least seven days notice of our intention to lay out said proposed way by posting notices in two public and conspicuous places in said town and in the vicinity of said proposed way, to wit: one at

Sanford Town Hall

and one at Electric pole in the vicinity of said way

and having stated in said notices the termini of said proposed way, and having met at the time and place appointed therein, and having heard divers witnesses, and having viewed said proposed way, we are of an opinion that there is a public necessity for said proposed way, and lay it out as follows; viz:

Beginning at a point on the westerly side of the Horace Mills Road, so-called, said point being S 2° - 39' W and 34.80 feet from a granite monument marking the southeasterly corner of the land of Alfred W. Zanelli and being N5° - 44' E and 94.07 feet from a drilled hole in a large granite block marking a point on the Town line between the Town of Sanford and Wells near the westerly side of said Mills Road; thence S48° - 24' W 467.0 feet to the point of curvature of 7° - 30' curve to the right; thence by said curve to the right 346.16 feet to the point of tangency of said curve; thence S77° 40' W 628 feet, more or less, to the northeasterly end of Booker's Loop so-called.

all within said Town of Sanford.

Said described line to be the centre of said proposed way, and said proposed way to be in all places

no damages awarded, none being demanded

Given under our hands at Sanford this seventh day of October A.D. 1970.

s/Norman S. Hall

s/J. Raymond Nadeau
Selectmen of Sanford

ATTEST: _____
GERALDINE M. LEBLANC TOWN CLERK

City of Sanford, ME

1 inch = 200 Feet

0 200 400 600

CAI Technologies
Precision Mapping Geospatial Solutions

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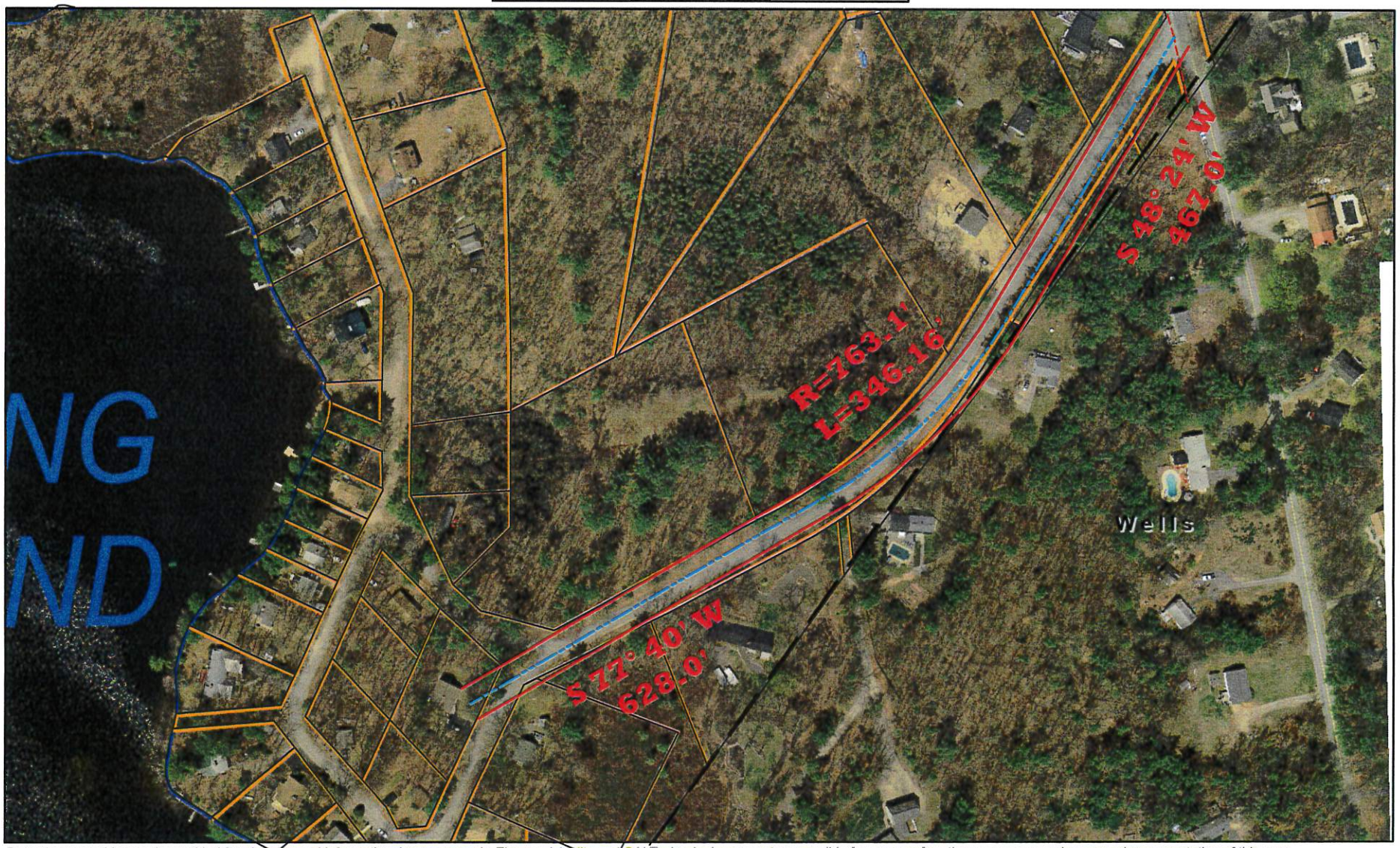
April 22, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

To Leo C. Pelletier, Town Clerk of the Town of Sanford:

We, the undersigned Selectmen of the Town of Sanford, upon application of George E. Brien and eighteen others, citizens of said Sanford, to lay out a Town Way, in said Town, for the use of said Town, as follows; viz:

A continuation of Guillemette Street, in the village of Sanford, extending from the northwesterly corner of Brompton Street in a general southeasterly direction past the pro erty of George Brien, a distance of approximately 325 feet, the original layout of Guillemette Street having been made by the Selectmen on September 11, 1962,

all within said Town of Sanford.

And having given at least seven days notice of our intention to lay out said proposed way by posting notices in two public and conspicuous places in said town and in the vicinity of said proposed way, to wit; one at

Sanford Town Hall

and one at electric light pole in the vicinity of said way

and having stated in said notices the termini of said proposed way, and having met at the time and place appointed therein, and having heard divers witnesses, and having viewed said proposed way, we are of an opinion that there is a public necessity for said proposed way, and lay it out as follows; viz:

Beginning at the point where the prolongation of the southwesterly sideline of Guillemette Street as laid out September 11, 1962, projected southeasterly intersects the southeasterly sideline of Brompton Street, thence continuing South 38° 20' East 275 feet

all within said Town of Sanford.

Said described line to be the southwesterly sideline of said proposed way, and said proposed way to be in all places fifty feet in width, and we award damages as follows; viz:

No damages awarded, none being demanded

Given under our hands at Sanford this thirtieth day of September A. D. 1970.

Signed: Norman S. Hall

Carl J. Lamb

J. Raymond Nadeau
Selectmen of Sanford

ATTEST: Leo C. Pelletier
Leo C. Pelletier, Town Clerk

To Leo C. Pelletier, Town Clerk of the Town of Sanford:

We, the undersigned Selectmen of the Town of Sanford, upon application of Mary W. Waldron and fourteen others, citizens of said Sanford, to lay out a Town Way, in said Town, for the use of said Town, as follows; viz:

A way to be known as Booker's Loop, in the town of Sanford, and beginning at the southwesterly end of Grace Lane, so-called, thence running southwesterly, northwesterly, northeastery and southeasterly around the loop as shown on a plan of "Camp Lots at El Pond, Plan A" dated October 1962, and recorded in York County Registry of Deeds, Plan Book 34, Page 20

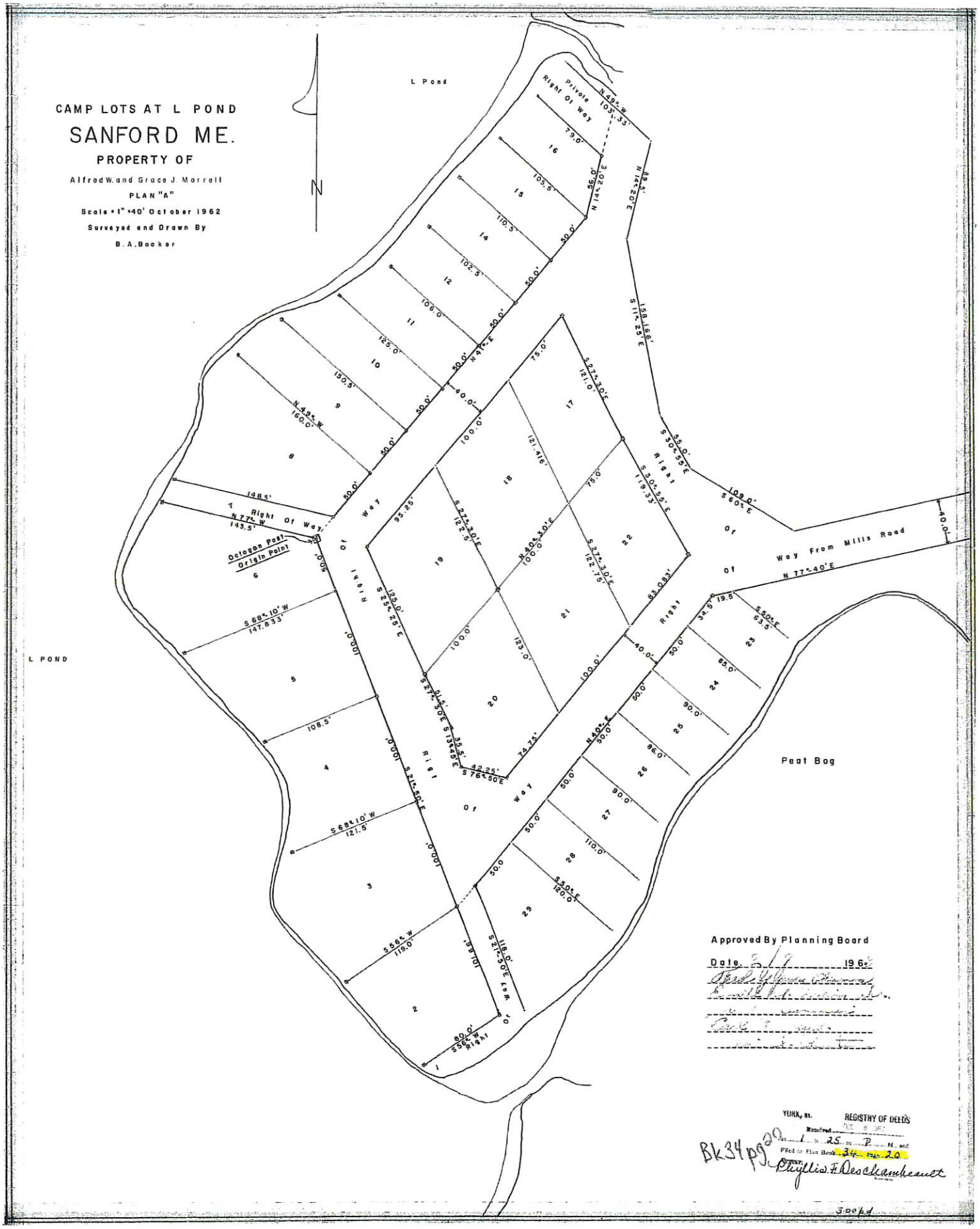
all within said Town of Sanford.

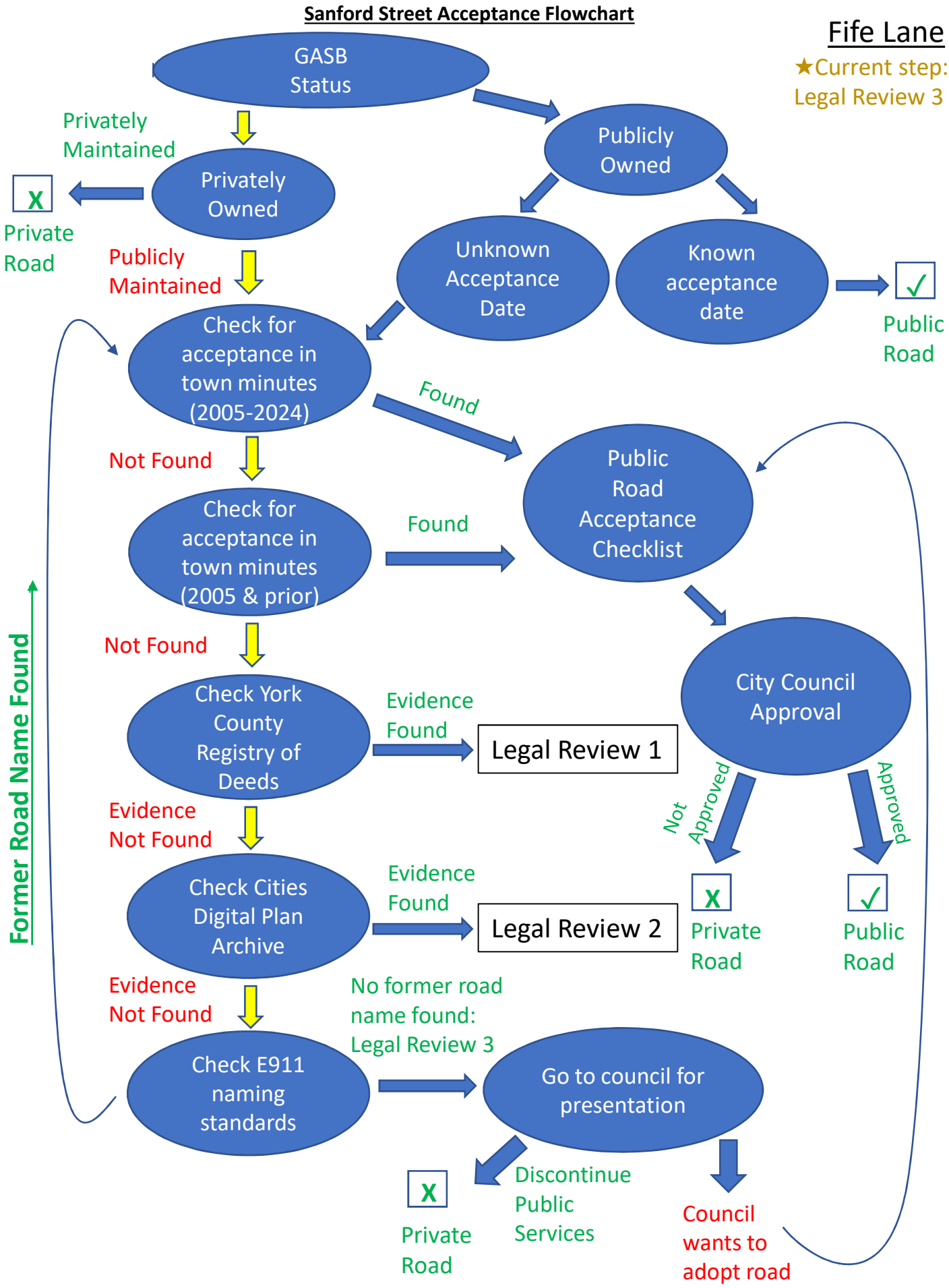
And having given at least seven days notice of our intention to lay out said proposed way by posting notices in two public and conspicuous places in said town and in the vicinity of said proposed way, to wit; one at

Sanford Town Hall

and one at electric pole in the vicinity of said way

and having stated in said notices the termini of said proposed way, and having met at the time and place appointed therein, and having heard divers


CAMP LOTS AT L POND
SANFORD ME.
PROPERTY OF
Alfred W. and Grace J. Morrell
PLAN "A"
Scale = 1" = 40' October 1962
Surveyed and Drawn By
B. A. Booker
N
L Pond
L POND
Peat Bog
Private Right Of Way
Right Of Way
Right Of Way From Mills Road
Octogon Post Origin Point
Approved By Planning Board
Date 5/7 1962
YORK, ss. REGISTRY OF DEEDS
Received
Filed in Plan Book 34 Page 20
Bk34pg20
Chyllis F. Deschambeault
300 pd


Sanford Street Acceptance Flowchart
Fife Lane
★Current step:
Legal Review 3
GASB Status
Privately Maintained
Privately Owned
X
Private Road
Publicly Owned
Publicly Maintained
Unknown Acceptance Date
Known acceptance date
✓
Public Road
Check for acceptance in town minutes (2005-2024)
Found
Not Found
Public Road Acceptance Checklist
Check for acceptance in town minutes (2005 & prior)
Found
Not Found
City Council Approval
Check York County Registry of Deeds
Evidence Found
Legal Review 1
Not Approved
Approved
Evidence Not Found
Check Cities Digital Plan Archive
Evidence Found
Legal Review 2
X
Private Road
✓
Public Road
Evidence Not Found
No former road name found: Legal Review 3
Check E911 naming standards
Go to council for presentation
X
Private Road
Discontinue Public Services
Council wants to adopt road
Former Road Name Found

Sanford
PUBLIC WORKS

156 School Street
Sanford, Maine 04073
Tel: (207) 324-9140
www.sanfordmaine.org

MEMORANDUM

RE: City of Sanford Roadway Acceptance Status Review and their Future Disposition
Fife Lane, Sanford

Introduction

The Sanford Department of Public Works is conducting a review of City streets and roadways and their respective formal City Council roadway acceptance statuses. We are comparing these statuses to the Department's perennial list of roadway maintenance responsibilities. Where there is no formal roadway acceptance from the City Council and the Department has historically been providing Public services (i.e. snow plowing, grading, or other road maintenance), the Department is performing deed and easement research in the City's records, property records, and records on file at the York County Registry of Deeds.

Should a roadway not have a documented formal City acceptance, the Department will refer the matter to the City's attorneys for review prior to forwarding to the City Council for consideration.

Without acceptance from the City Council, private roadways can not be maintained with Public funds. Please find the attached findings and recommendations from both the City's insurer (Maine Municipal Association) and the Director of the Maine Department of Transportation's Local Roads Center. The City Council has also adopted formal roadway acceptance standards on February 18, 2025 providing those potentially affected a path to have their road formally considered in the future. The Department has also developed a guidance document to provide affected private property owners with some direction on obtaining future private services similar to those services that the City will now no longer provide using Public funds. Please find it attached to this memorandum.

Discussion

The Department's review of Fife Lane in Sanford yielded no record of formal City Council roadway acceptance in City records, no shown plan depicting a City-accepted easement or right-of-way over the roadway, or an adjacent deed that referred to such documents.

The City has historically plowed and repaired portions of Fife Lane. The Department has no record on how or why this practice began. The City does have records of acceptance of adjacent roadways (Grace Lane and Booker's Loop), just none on Fife Lane.

References

The City has considered the following references for legal review:

- Locus Map illustrating Fife Lane (red) versus Grace Lane and Booker's Loop
- The City's Roadway Review Acceptance Status Flowchart
- February 6, 1962 – Camp Lots at L Pond
- October 7, 1970 – Acceptance of Grace Lane ad Booker's Loop cards
- Additional supporting documents of Grace Lane ad Booker's Loop acceptance
- Map of Lots on Fife Lane
- Deed information for all lots on Fife Lane

Conclusion

As the City of Sanford and the Sanford Department of Public Works cannot substantiate that this roadway has ever received a formal acceptance from the City Council (or former Town Selectmen), the Department therefore recommends ceasing Public maintenance on this privately-owned road in accordance with the laws of the State of Maine and recommendations from DPW Maintainers, the City's insurer, and MaineDOT Local Roads Center. With the concurrence of the City's attorneys, we hereby request that this issue be brought to the Sanford City Council for consideration and resolution.

In anticipation that Residents may require assistance with maintenance of their private roads, the Department of Public Works has prepared the following references to help advise Residents. While each roadway will be unique in its future needs, the references provide general guidance on successful private roadway maintenance efforts.

Public Notice

The Sanford City Council will review and discuss these findings at their meeting on Tuesday, April 14, 2026 at 6:00 pm in the City Council Chambers, 3rd Floor, at 919 Main Street in Sanford. The meeting will receive Public comments and testimony on this matter. The Council may formally recognize that Fife Lane is a private roadway.

Private Roadway Maintenance Recommendations

Roadway Maintenance Guidance:

The Federal Highway Administration has published a guide on best management practices for maintaining gravel roads which can be found here:

https://www.fhwa.dot.gov/construction/pubs/ots15002.pdf

The Minnesota Technology Transfer (T2) Center has published a guide on best management practices for maintaining paved roads which can be found here:

https://pages.mtu.edu/~balkire/CE5403/AsphaltPaveMaint.pdf

Homeowners Association:

To establish a Homeowners Association (HOA) in Maine, you'll need to file Articles of Incorporation with the Secretary of State and create a declaration and bylaws. The association will function as a nonprofit corporation and will be subject to Maine's Nonprofit Corporation Act, as well as specific regulations outlined in Title 33, Chapter 10 of the Maine code.

Here's a more detailed breakdown of the process:

1. Connect with Neighbors:
Start by talking to your neighbors to gauge interest in forming an HOA and discuss common goals and concerns.

2. Research and Plan:
Local Laws: Understand the specific requirements and procedures for forming an HOA in your area, including local ordinances and any applicable State regulations.

Other HOAs: Research existing HOAs in Sanford or similar communities to learn from their experiences and best practices.

Mission Statement: Develop a clear mission statement outlining the purpose and goals of the HOA.

3. Form the Association:

Articles of Incorporation: File the Articles of Incorporation with the Secretary of State to establish the HOA as a nonprofit corporation. This document should include the association's name, purpose, duration, initial registered agent and office, and incorporator information.

Declaration and Bylaws: Create a declaration outlining the specific rules and regulations for the community and draft bylaws that establish the internal rules for managing the association.

Recorded Documents: Ensure that all governing documents, including the recorded map (plat), Covenants, Conditions, and Restrictions (CC&Rs), bylaws, and resolutions, are publicly recorded.

4. Membership and Governing Documents:

Membership: The membership of the association will consist of all unit owners.

Board: Establish a board of directors to manage the association.

Powers: The association will have the power to adopt and amend bylaws, regulate common areas, collect assessments, and hire staff.

5. Budgeting and Finances:

Budget: Develop a budget for revenues, expenditures, and reserves, including common expenses (such as snow plowing, drainage maintenance, tree work, and addressing roadway surface defects).

Assessments: Determine how assessments for common expenses will be collected from unit owners.

Financial Records: Maintain accurate and readily available financial records.

6. Insurance:

Property Insurance: Obtain necessary insurance coverage for the common areas and the association itself.

7. Ongoing Operations:

Meetings: Schedule regular meetings for the board and the membership.

Communication: Establish clear communication channels to keep members informed.

Enforcement: Be prepared to enforce the rules and regulations of the association.

Key Considerations:

Legal Counsel:
It's advisable to seek legal counsel to ensure that all necessary steps are taken to comply with Maine laws and regulations.

Financial Planning:
Develop a sound financial plan for the HOA, including budgeting, reserve funding, and assessment collection.

Transparency:
Ensure that all governing documents and financial information are readily available to members.
By following these steps and understanding the legal and financial requirements, you can successfully establish and manage a Homeowners Association in Maine.

Snow Plowing:

To find a Contractor to plow your road in Sanford, you can utilize online searches with rating platforms. You can also contact local businesses or Residents on nearby private roads to inquire about their Contractor.

.

Tips for Finding a Contractor:

Ask for recommendations:
Inquire with neighbors or friends who have used snow removal services in the past.

Check reviews and ratings:
Pay attention to the reviews and ratings of contractors on online platforms.

Get multiple quotes:
Contact several contractors and compare their prices and services.

Read the fine print:
Make sure you understand the terms and conditions of the contract, including payment schedule, scope of work, and cancellation policies.

Snow plow Contractors in Maine typically have two types of accounts:

Lump Sum: To mitigate risk, Contractor's frequently hold half their accounts as lump sum, where they are paid by the winter season and plow as many times as necessary under a lump sum contract. If there is a light winter, they are still able to generate income.

Per Storm: On the other hand, if there is a heavy winter, Contractors also keep about half of their accounts as paid by the storm. If the number of events exceeds average, they are compensated for their additional work performed.

Verify insurance and licenses:
Ensure the contractor is properly licensed and insured to protect yourself and your property.

Understand challenges and resulting costs:
If a Contractor must travel a long distance to you without nearby accounts, it will increase their time and consequently their cost. Similarly, if a large area is needed to be plowed or there are complicated conditions (such as steep slopes, tight geometry, sidewalks, shovel-work, or outright snow removal is required), prices for services typically increase. Costs can also fluctuate with the price of gas or diesel.

Public Acceptance:

The City of Sanford has adopted formal standards for review and acceptance of streets and roads. They are attached to this memorandum on the following two pages.

BEAUDIN FERNAND LEO & GAI
31 FIFE LN
SANFORD, ME 04073-4400

DYKES MARGARET E
432 MT HOPE RD
SANFORD, ME 04073

FIFE PHILIP D
41 FIFE LN
SANFORD, ME 04073

HUSSEY ANN LEE
% MELINDA MAIN (HUSSEY)
240 KNIGHTS POND RD
SOUTH BERWICK, ME 03908

JORGENSEN MICHAEL C & ERI
38 FIFE LN
SANFORD, ME 04073-4404

KOMAROW JUDITH
8 MELROSE ST #3
BOSTON, MA 02116-5530

KOMAROW JUDITH
8 MELROSE ST #3
BOSTON, MA 02166-5530

LEGERE NATHAN
26 FIFE LN
SANFORD, ME 04073

VARGA JR RICHARD J & DORO
VARGA REALTY TRUST DATED
221 BOXFORD ST
NORTH ANDOVER, MA 01845

Fife Lane

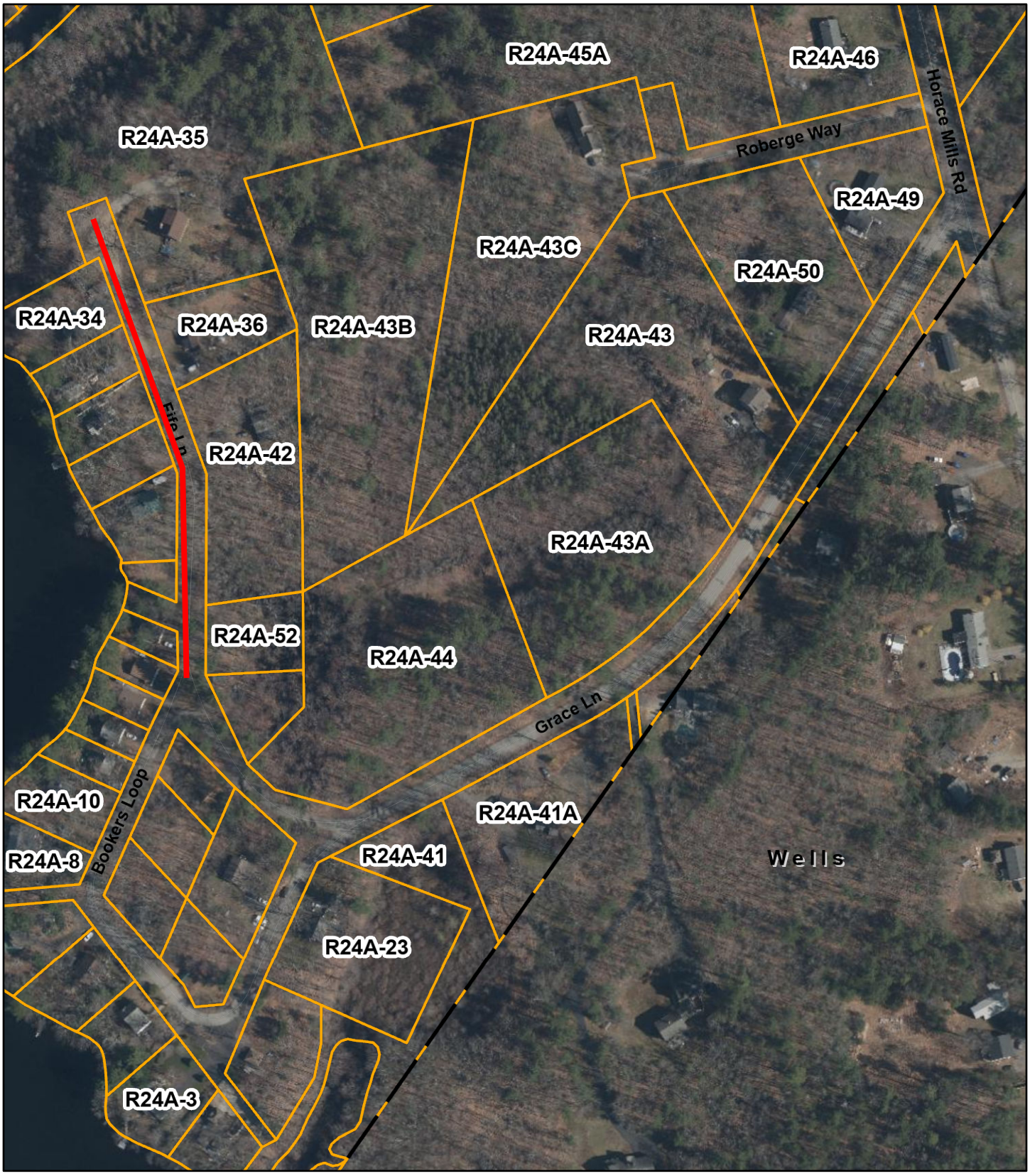
City of Sanford, ME

1 inch = 200 Feet

0 200 400 600

January 6, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Plowing Private Roads

Does a municipality have to continue doing this if it has been plowing a private road for a certain number of years? No… this is not true and never has been true.

Plowing or otherwise maintaining private roads at public expense is a violation of the Maine Constitution's "public purpose" clause, which requires that public funds be expended only for public purposes (see Opinion of the Justices, 560 A.2d 552 (Me. 1989)). There is no statute, case law or legal theory to support the claim that plowing a private road for any period of time somehow obligates a municipality to continue doing so despite the law. Nor does a history of plowing a private road in some way "grandfather" or permit a municipality to continue the practice. The source of this misunderstanding is likely the doctrine of prescriptive use, by which a municipality may acquire a public easement over a private road by continuously using it for at least 20 consecutive years. But two crucial points: First, a prescriptive easement does not exist unless and until suit has been filed and a court declares it so. Second, a prescriptive easement cannot arise where the municipality's use has been with the owner's consent, which is virtually always the case with public plowing of private roads. Also, even if a court were to declare that a prescriptive easement exists, this would not require public plowing, it would merely permit it.

Another myth about plowing private roads is that if emergency vehicles such as fire and rescue cannot gain access to persons or property due to snowbound roads, the municipality can be held liable. This of course is nonsense. Municipalities have no legal duty to ensure access to private roads. Those who live on private roads but neglect to maintain them do so at their own risk. For more on why plowing private roads is both illegal and inadvisable from a liability standpoint, see "Plowing Private Roads & Driveways Revisited," Maine Townsman, Legal Notes, November 2003. (By R.P.F.)

Adapted from MMA's "Legal Notes", December 2015

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Janet T. Mills
GOVERNOR

Bruce A. Van Note
COMMISSIONER

July 19, 2023

Matthew E. Hill, P.E.
Director of Public Works
156 School Street
Sanford, Maine 04073

PRIVATE ROAD MAINTENANCE

First, please understand that I'm not an attorney but an Engineer. This is a legal subject and does not reflect the opinion of "the State" here. In fact, most of what I'm saying here comes from MMA.

A privately owned road, commonly called a "private road," is a road over which neither the municipality nor the general public has the right to pass by vehicle or on foot. Anyone using or repairing a privately-owned road without the owner's permission is subject to an action by the owner for trespass (see 14 M.R.S.A. § § 7551-A+. Also, "private ways" are covered in Title 23, Chapter 305, Subchapter 2.

In general, a municipality has no legal right to spend public funds to repair, maintain or plow privately owned roads (Opinion of the Justices, 560 A.2d 552 Me. 1989-----included here). This is true even if the public is not prevented by signs or gates from using the road. The Court's reasoning was that the "implied consent of access" is transitory at best, and one or more of the road's owners could at any time restrict access. For example, the municipality might make substantial repairs to a private camp road open to the public, only to find that the very next day the road was closed to public access. Therefore, the Court held that the proposed use of public funds to maintain a private road would represent an unconstitutional expenditure of public funds for a private purpose, thereby violating the "public purpose" doctrine of the Maine Constitution. In addition, the City's risk of liability is increased and liability insurance coverage may not cover City activities on private roads.

In emergency cases, such as a house fire in the winter, it is legal to send a snowplow down a privately owned road so that the fire truck can get in, but the owner is responsible for ensuring that the road is sufficiently maintained to allow the plow to get through.

In 2009, the Legislature modified this law to allow municipal equipment to be used on private roads that were negatively impacting the water quality of a nearby "great pond" as listed by DEP.

I might also suggest that you refer to MMA's Municipal Roads Manual, Chapter 5 for further details.

Sincerely,



Peter M. Coughlan P.E.

Director, ME Local Roads Center, MaineDOT

39347

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, I, Philip D. Fife, both of the Town of Sanford, County of York and State of Maine

for consideration paid,

grant to Philip D. Fife and Randi M. Fife, both of 137 Grace Lane, in the Town of Sanford, County of York and State of Maine, 04073

with WARRANTY COVENANTS, as joint tenants

NO R.E. TRANSFER TAX PAID

A certain lot or parcel of land together with the buildings thereon located at El Pond, in the Town of Sanford, County of York and State of Maine, and situated on the Easterly, Northerly and Westerly sides of a 40 foot right of way leading from the Horace Mills Road, so-called, to the premises herein conveyed, and being more particularly bounded and described as follows: Beginning at a 6 inch granite post set in the ground at the most Northwesterly corner of land now or formerly of Pierre Y. Lajoie et ux, thence running from said granite post on a course of N 25° 31' E for a distance of 196.77 feet; thence N 77° 37' E for a distance of 116.35 feet; thence N 67° 21' E for a distance of 75.34 feet; thence N 69° 19' E for a distance of 129.5 feet; thence N 49° 20' E for a distance of 141.74 feet; thence N 18° 39' E for a distance of 26.46 feet to a 6 inch granite post set in the ground; thence turning and running S 1° 25' West for a distance of 326.25 feet to a 6 inch granite post set in the ground; thence turning and running N 88° 35' W for a distance of 174.0 feet; thence turning and running S 3° 40' E for a distance of 140.0 feet to a 6 inch granite post set in the ground; thence turning and running S 86° 20' W for a distance of 205.0 feet to a 6 inch granite post set in the ground on the Easterly sideline of the aforementioned right of way; thence turning and running N 3° 40' W by and along said right of way for a distance of 163.0 feet to a 6 inch granite post set in the ground; thence turning and running S 86° 20' W by and along the Northerly end of said right of way for a distance of 60.0 feet to a 6 inch granite post set in the ground; thence turning and running S 3° 40' E for a distance of 60.5 feet to a 6 inch granite post set in the ground and the land of said Lajoie et ux; thence turning and running S 72° 20' W for a distance of 60.91 feet to a 6 inch granite post set in the ground and the point of beginning; the above described premises containing an area of 3 acres, more or less.

There is also hereby conveyed to the Grantees herein, their heirs and assigns, the right to use the established right of way leading from the said Horace Mills Road to the above described premises as well as the right to use the right of way located Northeasterly of, and adjacent to, Lot No. 16, as shown on a plan of land now or formerly of Alfred W. Morrell and Grace J. Morrell, said plan being recorded in the York County Registry of Deeds, Plan Book 34, Page 20, for the purpose of going to and from said El Pond for swimming purposes and for a boat landing.

This conveyance is made subject to the following restrictions: no mobile home or trailer shall be placed on the above described lot; not more than one residence and appurtenant garage shall be erected or placed on the above described lot; no building, the garage excepted, the value of which is less than five thousand dollars shall be erected or placed on said lot; said building, garage excepted shall be used for residential purposes only; no outhouse or similar building shall be erected on these premises; and the septic tank shall be placed on the Northerly side of said lot and at least 100 feet from the edge of the swamp; if a building is erected on said premises, then all roofing material shall be of the non-combustible type; the exterior finish of any buildings erected or placed on these premises shall be of clapboards or wood shingles, suitably finished with either paint or varnish or other protective means, brick, masonry or siding, but under no circumstances will there be erected buildings which are sheathed or covered with tar paper in any form or any unpainted or unfinished wood sheathing.

(24)

Being the same premises conveyed to the Grantor herein by quit-claim deed of Sandra J. Fife dated August 8, 1984 and recorded in the York County Registry of Deeds in Book 3446, Page 194.

WITNESS my hand this 30 day of August, 1991.

Philip D. Fife

State of Maine
County of York

August 30, 1991

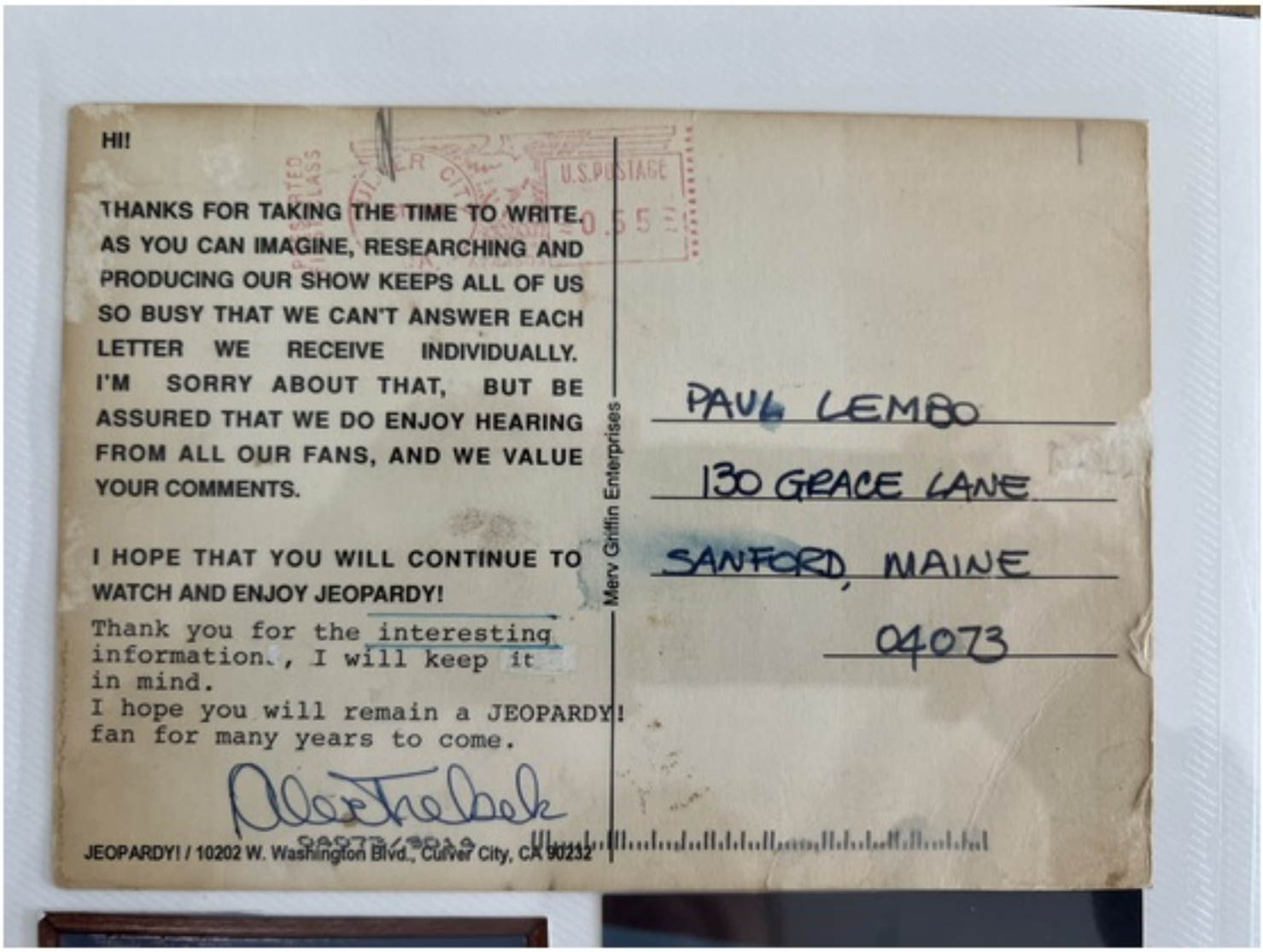
Personally appeared the above named Philip D. Fife and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Ronald D. Bourque
Attorney At Law

RECEIVED YORK S.S.
91 SEP -5 PH 2:27
ATTEST: Stone
REGISTER OF DEEDS


EL POND
EL POND
ROWE'S LOOP
GRACE LANE
GRACE LANE
WELLS ROAD SANFORD
SANFORD WELLS
SANFORD WELLS
SCALE 1" = 80'



HI!

THANKS FOR TAKING THE TIME TO WRITE. AS YOU CAN IMAGINE, RESEARCHING AND PRODUCING OUR SHOW KEEPS ALL OF US SO BUSY THAT WE CAN'T ANSWER EACH LETTER WE RECEIVE INDIVIDUALLY. I'M SORRY ABOUT THAT, BUT BE ASSURED THAT WE DO ENJOY HEARING FROM ALL OUR FANS, AND WE VALUE YOUR COMMENTS.

I HOPE THAT YOU WILL CONTINUE TO WATCH AND ENJOY JEOPARDY!

Thank you for the interesting information., I will keep it in mind.
I hope you will remain a JEOPARDY! fan for many years to come.

Alex Trebek

JEOPARDY! / 10202 W. Washington Blvd., Culver City, CA 90232

Merv Griffin Enterprises

PAUL LEMBO
130 GRACE LANE
SANFORD, MAINE
04073

Memo

Number: 26-127-01
To: City Council
From: Jamie Cole, Codes & Planning Director
Date: 2026-05-19
Subject: Ordered, to authorize the City Manager to enter into a Contract Zoning Agreement with Stenton Mill, LLC, regarding the redevelopment of 13 River Street, as presented.

RECOMMENDATION
Ordered, to authorize the City Manager to enter into a Contract Zoning Agreement with Stenton Mill, LLC, regarding the redevelopment of 13 River Street, as presented.

Background Information:
Discussion on a proposed Contract Zone agreement for the Stenton Trust Mill redevelopment project. Draft agreement is attached.

This item has been through the Site Plan Review process and Planning Board review including a public hearing. The project consists of conversion of the historic mill into approximately 155 residential units. It utilizes historic tax credits and will follow the same quality standards that the developer has used at the Jagger Lofts in Springvale. If approved by the City Council, the project will move forward under a Contract Zone agreement to allow for
residential use on the first floor and specific reductions in parking and signage requirements. Construction is anticipated to begin this fall and take 16–18 months.

At its April 15 meeting, the Planning Board voted 6-0 to approve the final subdivision, site plan, and shoreland zoning, subject to obtaining City Council approval for the Contract Zone.

See Contract Zone Agreement attached.

Legal Review Status:

Administrative or Department Review:

Financial Impact or Review:

ATTACHMENT(S):
Stenton Mill - Contract Zoning Agreement (v1) 04-16-26.pdf

280 Attachment 3

City of Sanford APPENDIX

a. CONTRACT ZONING AGREEMENT BETWEEN THE
CITY OF SANFORD
AND
STENTON MILL, LLC
relating to
STENTON MILL DEVELOPMENT

This Contract Zoning Agreement is made as of the ____day of ____, 2026, by and between the CITY OF SANFORD, a body corporate and politic, located in the County of York and State of Maine (the "City"), and Stenton Mill, LLC with an address of 3 Penstock Way, Newmarket, NH 03857 ("Developer"), pursuant to the Contract Zoning provisions of Section 10.4 of the Sanford Zoning Ordinance:[1]

WHEREAS, Developer has entered into an agreement with the Sanford Sewerage District to purchase the parcel of land located at 13 River Street in the City of Sanford, Tax Map J-29 lot 18, consisting of approximately 7 +/- acres, being the property described in the deed of Cornelius Byron Waud et al to Gateway Properties, LLC, in his capacity as Trustee of the Stenton Trust, dated July 15th, 1999 and recorded in the York County Registry of Deeds, Book 9591, Page 224 (hereinafter the "Property"); and

WHEREAS, the Property is currently in an Industrial Reuse Zone (the “IR Zone”) under the Sanford Zoning Ordinance; and

WHEREAS, the IR Zone presently allows, as a permitted use a multifamily dwelling above the ground floor of mixed-use developments, and on the ground floor as a conditional use.

WHEREAS, Developer wishes to develop the Property as a 150 unit multifamily dwelling with dwelling units on the ground floor (the "Project); and

WHEREAS, the Developer and City have agreed to create an overlay zone amending the zoning requirements applicable to the Property as set forth in Attachment 1 known as the “Stenton Mill Overlay Zone”; and

WHEREAS, the Property is located within a "growth area" and is in keeping with the City's comprehensive plan. There will be a reduction in impervious area and pollutant load and as a result there will not be any detrimental impact on the environment. The overall site will be improved from its current state with the addition of lawns and landscaping. The location of the Project will provide the opportunity for residents to utilize local businesses via pedestrian travel. The predicted traffic impacts will not degrade the existing level of service on nearby intersections.

WHEREAS, the rehabilitation of an abandoned property will add to the aesthetics of the surrounding neighborhoods; and

WHEREAS, the size, location, configuration and topography of this site permit a level of buffering,

landscaping, and site design which will be appropriate for this Project, provided the operation is restricted to the density, scale and intensity proposed by the Developer and further provided that the restrictions of this Contract Zoning Agreement are observed; and

WHEREAS, the Developer will concentrate the work within the existing developed footprint, creating an aesthetically pleasing building with approximately 218 parking spaces; and

WHEREAS, the Project will serve the City's goal of providing new housing units accommodating a growing population of persons of all ages in the City; and

WHEREAS, the Project serves the goals of the City's Comprehensive Plan by using existing public sewer and water facilities; and

WHEREAS, the rezoning provided in this Contract Zoning Agreement is consistent with the policies and goals of the Sanford Comprehensive Plan; and

WHEREAS, the City of Sanford, by and through its City Council, therefore, has determined that the said rezoning is made pursuant to and is consistent with the City's Local Growth Program and Comprehensive Plan opted pursuant to Title 30-A, Maine Revised Statutes, Chapter 187, Sub-part 6-A, and Section 10.4 of the City's Zoning Ordinance and has authorized the execution of this Contract Zoning Agreement.

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The City hereby amends the Sanford Zoning Ordinance and map to create the Stenton Mill Overlay Zone amending the zoning requirements applicable to the Property as set forth in Attachment 1.

2. Subject to the final Planning Board Approval and after public hearing, Developer is authorized to use and develop the Project at the Property in accordance with the Stenton Mill Overlay Zone and other City approvals. Unless extended by the City in writing, construction of the initial phase of the Project will commence within two (2) years after execution of this Contract Zoning Agreement and shall be substantially completed within five (5) years from the date of this Contract Zoning Agreement. Construction and use of the Property shall be subject to the following conditions:

a. Building Footprint and Height:
Please refer to plans submitted in Subdivision Application, a reduced copy of which are attached hereto as Exhibit

b. Permitted Uses: Multifamily Dwellings (with review)

c. Building Design: Please refer to plans submitted in Site Plan Application, a reduced copy of which are attached hereto as Exhibit ____.

d. Landscaping: Please refer to plans submitted in Site Plan Application, a reduced copy of which are attached hereto as Exhibit____.

e. Sewer and Water: The project will be serviced by public water and public sewer.

f. Setbacks: Please refer to plans submitted in Subdivision Application, a reduced copy of which are attached hereto as Exhibit_____.

g. Parking: Please refer to plans submitted in Subdivision Application, a reduced copy of which are attached hereto as Exhibit_____.

h. Site Plan: Please refer to plans submitted in Subdivision Application, a reduced copy of which are attached hereto as Exhibit _____.

3. Developer shall record this Contract Zoning Agreement in the York County Registry of Deeds within 30 days after its execution by the City Council.

4. The provisions of this Contract Zoning Agreement shall be deemed restrictions on the use of the Property except as this Contract Zoning Agreement may be amended by future written agreement of the City and the Developer or its successors in interest.

5. The provisions of this Contract Zoning Agreement shall operate as an "overlay" zone and except as otherwise set forth in the aforesaid conditions, all other requirements of the underlying Zoning District shall apply (other than the maximum net residential density, use, height and parking). The restrictions, provisions and conditions of this Contract Zoning Agreement are an essential part of the rezoning, shall run with the Property, shall bind the Developer, its successors in interest and assigns of said Property or any part thereof, and shall inure to the benefit of and be enforceable by the City.

6. Except as expressly modified herein, the use and occupancy of the Property shall be governed by and comply with the provisions of the Zoning Ordinance of the City of Sanford, the Shoreland Zoning Ordinance of the City of Sanford (as applicable) and any applicable amendments thereto or replacements thereof.

7. The City shall have the power to enforce all conditions and restrictions of this Contract Zoning Agreement, both through enforcement action pursuant to the applicable sections of the Zoning Ordinance and by temporary injunctive relief without notice and preliminary and permanent injunctive relief. Such relief may, in appropriate cases, include an order to take such affirmative steps as may be required to cure any violation of the covenants and restrictions herein. In addition to the foregoing, the City may impose and collect a civil penalty of up to the maximum allowed by law per day for every day of violation. In the event legal action is taken by the City to enforce the covenants and restrictions of this Contract, and the court determines that the Developer, its successors and assigns, or any other person, is not in compliance with this Contract, the Developer, its successors and assigns, or such other person shall reimburse the City for court costs, reasonable attorneys' fees and any other payments ordered by the court. The City shall have the right, but not the duty, in its sole discretion, to enforce the covenants and restrictions of this Contract.

8. In addition to the foregoing remedies, the City shall have the right to terminate this Contract Zoning Agreement as follows. In the event that the Developer or its successors or assigns fail to develop the Project in accordance with this Contract, or in the event of any other breach hereof, and such failure or breach continues for a period of thirty (30) days after written notice of such failure or breach from the City to the Developer, its successors and assigns, or in the event such failure or breach cannot reasonably be remedied or cured within such thirty (30) day period, if the Developer, its successors or assigns, fails to commence to cure or remedy such failure or breach within said thirty (30) day period and thereafter fails to diligently prosecute such

cure or remedy to completion in a reasonable time, then this Contract may be terminated by vote of the Sanford City Council. In that event, the Property may then be used only for such uses as otherwise allowed by law.

i.

9. Nothing in this section shall limit the right of the City Council to, if the conditions and restrictions set forth herein are not fulfilled or complied with within the specified time limits, after review by the Planning Board, extend the time limits or initiate a rezoning to the original zoning district classification or to another zoning district classification as set forth in Section 10.4.6 of the Zoning Ordinance. Executed on the date first written above. written.

Executed the date first written above**.**

[Signature page follows.]

City of Sanford

By: _____
_____, [City Manager]

Stenton Mill, LLC

By: _____
Eric J. Chinburg, Manager

STATE OF MAINE
YORK, SS

Personally appeared the above-named _____, City Manager of the City of Sanford and acknowledged that the foregoing instrument to be his/her/their free act and deed in said capacity on behalf of the City.

Before me,

_____
Notary Public
My commission expires:

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

Personally appeared the above-named Eric J. Chinburg, Manager of Stenton Mill, LLC, and acknowledged that the foregoing instrument to be his free act and deed in said capacity on behalf of Stenton Mill, LLC.

Before me,

_____
Notary Public
My commission expires:

Attachment 1
Stenton Mill Overlay Zone

1. Purpose

The purpose of the Stenton Mill Overlay Zone is to allow for the redevelopment of the mill into residential dwellings.

2. Permitted Uses

The following are permitted with review in the Senton Mill Overlay Zone.

a. Multifamily dwelling
b. All other uses permitted in an IR Zone

3. General Standards

a [Section 14.12.B.4] Parking spaces shall be provided at a ratio of 1.4 spaces per residential dwelling unit.

b [Section 14.12.C.7 In lots with ten (10) or more parking spaces, at least five percent (5%) of the parking spaces shall be designed and designated for handicapped parking, To be revised to] Parking spaces designed for handicapped parking shall be provided at the frequency required by current Federal ADA standards."

c [Section 14.5.C.2.a To be replaced with] The width of curb cuts shall not exceed 70 ft.

d [Section 14.5.C.3.c Notwithstanding the existence of one (1) or more of these circumstances, the minimum separation standard of twenty (20) feet from edge to edge shall apply, to be revised to:] Notwithstanding the existence of one (1) or more of these circumstances, the minimum separation standard of ten (10) feet from edge to edge shall apply.

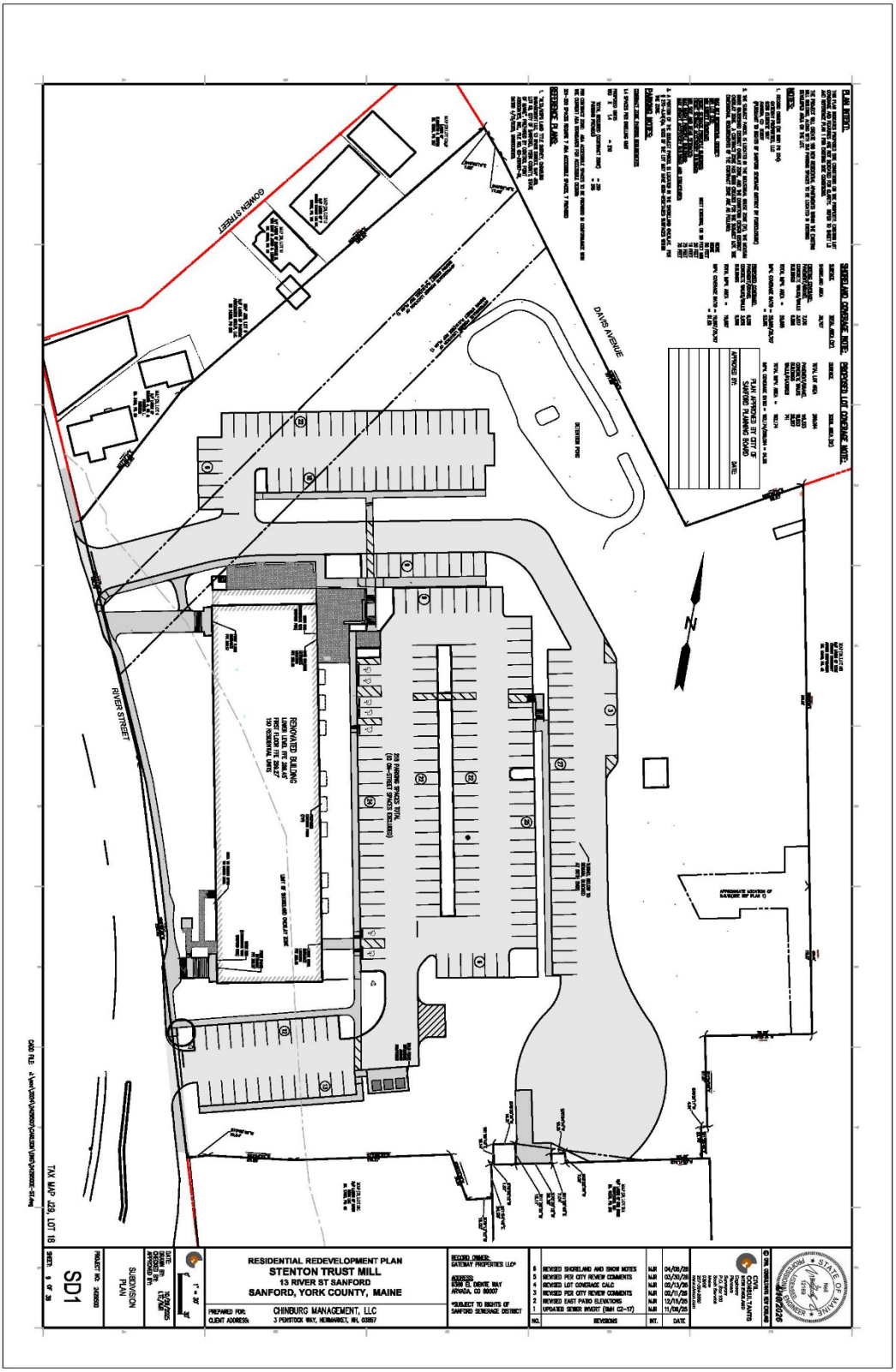
e [Section 14.13.E.2.a. Be allowed one permanent freestanding sign, not to exceed twenty-four (24) square feet. One (1) such sign shall be allowed for each separate street entrance and/or street frontage. No sign shall extend more than six (6) feet above the ground, to be revised to] Be allowed one permanent freestanding sign, not to exceed fifty-five (55) square feet. One (1) such sign shall be allowed for each separate street entrance and/or street frontage. No sign shall extend more than six (6) feet above the ground.

4. Industrial Reuse Zone

a. [11.13.6.1 Space and Bulk Standards – Minimum side and rear setbacks (principal and accessory)] NONE where there is no existing residential structures abutting the line in question.

b. [Section 11.13.6.2.a.1] No limitation on placement of parking areas.

c. EXHIBIT A


RESIDENTIAL REDEVELOPMENT PLAN
STENTON TRUST MILL
13 RIVER ST SANFORD
SANFORD, YORK COUNTY, MAINE
CHINBURG MANAGEMENT, LLC
SD1
SUBDIVISION PLAN
GOWEN STREET
DAVIS AVENUE
RIVER STREET
REMOVATED BUILDING
TAX MAP 029, LOT 18

Memo

Number: 26-117-01
To: City Council
From: Steven Buck, City Manager
Date: 2026-05-19
Subject: Ordered, to adopt a Mobile Home Lot Rent Stabilization Ordinance as presented, to take effect on June 14, 2026. (This item must be read on two separate occasions. This is the second reading.)

RECOMMENDATION

Second reading and vote on adoption of Mobile Home Lot Rent Stabilization Draft Ordinance to come into effect on June 14, 2026.

It is recommended that the Lot Rent Ordinance not become effective until the end of the Moratorium to provide for the time needed for the Council Appointment of the Lot Rent Stabilizaiton Board, 5 to 7 Members, and for Legal to provide the training for the Board's hearing and review of any Applications for Lot Rent Increases, pursuant to the adopted Ordinance.

Background Information:

The State of Maine passed LD 1725 that established a Study Commission that made a Final Report or recommendations to address the escalating increase in Mobile Home Lot Rents and the impacts to low to moderate income owners renting in such parks. The State developed a Model Ordinance pursuant to the passage of the Law 10 MRSA §9082. The Draft incorporates the definitions and concepts of the State Model, elements from three other municipal ordinances, but greatly sets a new direction for Sanford's Ordinance that is founded in;

1. Establishes a Rent Stabilization Board to review petitions for Lot Rent Increases.
2. Sets an Annual Allowable Escalator based upon the lesser of CPI-W (the same as S.S. Cost of Living) or 3% cap. Must file a petition to the Board for review otherwise.
3. Establishes At-or-Below Threshold and Above-Threshold basis for Lot Rents based upon 40% of the Average Social Security Income for single wage earner in York County, Maine.
3. Establishes Lot Rent Increases that do not need to file a petition for an increase and Lot Rent increases that must file a petition fo Lot Rent increase.
4. Establishes a basis for Reasonable Rate of Return for Park Owners - standards in Exhibit A
5. Establishes a Review Process for the Lot Rent Stabilization Board to base all future decisions on Lot Rent Increases.

Legal Counsel has reviewed the First Draft, pending on the latest development of defining Reasonable Rate of Return and amended review criteria.

Property Subcommittee reviewed the draft Ordinance at their meeting on April 14, 2026.

City Council held a public hearing and first reading of the Ordinance at their meeting on May 5, 2025 and several minor amendments were suggested.

A separate Electronic Format has been established for the Rent Stabilization Board to assess Lot Rent Increases pursuant to a defined Reasonable Rate of Return as well as a Determination Document to record the Board's actions, decision matrix, and resulting determinations.

Legal Review Status:

Pending

Administrative or Department Review:

During the Public Hearing, two areas of possible amendment were identified. A Memo on each is attached.
1. Rent Cap of 3% v. 5% - Memo Attached
2. Charges of Non-Lot Rent Fees being exorbitant such as $1800 credit check - Memo Attached
Amendments to Section III attached for consideration.

Amendments have been made to include the Non-Lot Rent Fees, incorporated into the attached Amended Ordinance. A Redline showing the changes is attached as well.

Financial Impact or Review:

Impact will be determined upon the ultimate structure and functioning of the Lot Rent Stabilization Board and if any fee/s will be set to accommodate this new process and processing, especially any appeals processing.

ATTACHMENT(S):

Sanford Mobile Home Park Lot Rent Stabilization Ordinance Amended Non-Lot Rent Fees (2) 5-13-2027.pdf
Sanford Mobile Home Park Lot Rent Stabilization Ordinance Amended Redline Non Lot Rent Fees 5-13-2026.pdf
Memo 3% v 5% Rent Cap Review 5-7-2026.pdf
Memo on Non-Lot Rent Fees and Compliance 5-7-2026.pdf
AMENDMENTS TO ARTICLE III for Non-Lot Rent Fees 5-7-2026.pdf
Updated_Internal_Legal_Review.pdf
Sanford Mobile Home Park Lot Rent Stabilization Draft Ordinance 4-7-2026.pdf
Memo Lot Rent Stabilization Board - Recommended Qualifications and Appointment 5-4-26.pdf

Note: “Mobile Homes” and “Mobile Home Parks” are terms commonly used in municipal ordinances in Maine. Similarly, “manufactured housing” and “manufactured housing communities” are terms often found in local ordinances. Both terms are referenced in State law, and this model ordinance assumes that the words can be used interchangeably according to the preference of the municipality. Sanford’s Ordinances utilize Mobile Homes in all references in Zoning.

Mobile Home Park Lot Rent Stabilization Ordinance

Draft for Council Consideration

Article 1: Purpose

The purpose of this ordinance is to protect the health, safety, and welfare of residents living in Mobile Home Parks by preventing unreasonable lot rent and fee increases. Mobile Homes represent a crucial source of unsubsidized affordable housing. However, because residents typically own their homes but not the land underneath them, they face unique vulnerabilities to excessive rent and fee increases. While Mobile Home Park Owners should expect to receive a reasonable return on their investment, residents of those parks should expect to be protected from such excessive cost increases because they may put residents at risk of homelessness or severe housing insecurity.

Article II. Definitions

- **Administrator: “**Administrator” means the City Manager or Assistant City Manager for the administration and enforcement of this Mobile Home Park rent stabilization ordinance.
- **Base Rent:** The monthly rent charged for a Mobile Home Park lot, exclusive of utilities and separately metered services, in effect for that lot at the time of determination. Base Rent shall be used to determine applicability of affordability thresholds and rent increase provisions.

- **Consumer Price Index (CPI):** “Consumer Price Index” or “CPI” means the Consumer Price Index for All Urban Consumers (CPI-W), Northeast Region as published by the U.S. Department of Labor, Bureau of Labor Statistics.
- **Mobile Home:** “Mobile Home" means a structure, transportable in one or more sections, which is 8 body feet or more in width and 32 body feet or more in length, is built on a permanent chassis, is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure.
- **Mobile Home Park:** "Mobile Home Park" means any parcel(s) of land under single or common ownership or control which contains, or is designed, laid out or adapted to accommodate, two or more Mobile Homes.
- **Mobile Home Park Lot:** “Mobile Home Park Lot” means the area of land on which an individual Mobile Home is situated within a Mobile Home Park and which is reserved for use by the occupants of that home.
- **Mobile Home Resident:** “Mobile Home Resident” means an occupant of a Mobile Home who rents a parcel of land in a Mobile Home Park.
- **Operating Expenses:** Annual expenses reasonably incurred by the Park Owner directly related to the operation of the Mobile Home Park, including but not limited to:
    - Real estate and personal property taxes
    - Utilities
    - Maintenance and repair
    - Administrative and payroll costs
    - Insurance
    - Capital improvements (amortized)
    - Reasonable reserve contributions
    - Interest expenses related to acquisition or capital improvements
- **Park Owner:** “Park Owner” means a person, corporation or other entity that owns a Mobile Home Park.
- **Rent Increase:** “Rent Increase” means any additional lot rent or fees demanded of, or paid by, a Mobile Home resident, and includes any reduction in services without a corresponding reduction in the amount demanded or paid for in lot rent or fees.
- **Rent Stabilization Board:** “Rent Stabilization Board” means the municipal body appointed to hear and decide petitions for additional rent increases and other matters.

Article III. Lot Rent and Fee Regulation

A. Frequency of Increases: A Park Owner may not increase lot rent or fees more than once in any twelve (12) month period.

B. Base Rent Determination: Base Rent shall be the rent in effect at the time of evaluation.

C. Notice Requirements: A Park Owner shall provide at least ninety (90) days' written notice of any rent or fee increase.

D. Rent or Fee Increase Not Requiring a Hearing: A Park Owner may implement a rent or fee increase without a hearing before the Rent Stabilization Board if:

1. The lot rent is at or below the Affordability Threshold as defined in Section X;
2. The increase does not exceed the lesser of:
    - The most recent annual percentage change in the Consumer Price Index (CPI-W); or
    - Three percent (3%) of the current Base Rent;
3. The increase occurs no more than once in a twelve (12) month period.

Presumption of Reasonableness: An increase within the limits of this subsection shall be presumed reasonable.

E. Rent or Fee Increase Requiring a Hearing: A rent or fee increase shall require review and approval by the Rent Stabilization Board if:

- The lot rent exceeds the Affordability Threshold; or
- The proposed increase exceeds the limits set forth in Article III(D); or
- The Park Owner seeks to impose new or increased fees not otherwise permitted.

The Rent Stabilization Board shall approve, deny, or modify the requested increase in a manner that ensures the Park Owner is able to obtain a reasonable rate of return based on the evidence presented.

1. Petition: A Park Owner may seek a Rent or Fee increase that exceeds the thresholds above to cover the cost of increased operating expenses such as taxes, insurance, utility charges and maintenance costs, in addition to certain capital improvements or other emergencies. Improvements must directly benefit Mobile Home Residents and be necessary for maintenance

of the correction of health and safety conditions in the Mobile Home Park. A Park Owner seeking such greater increase must submit a petition to the City Clerk's Office. The City Clerk's Office shall forward the petition to the Board and schedule a hearing, pursuant to Article VI (C). The petition must be filed in advance of the rent or fee increase notice and contain documentation to substantiate the increase is necessary to cover the increases in operating or maintenance expenses, the cost of capital improvements, or unforeseeable expenses incurred at the Mobile Home Park. Park Owners that fail to maintain a Mobile Home Park in decent, safe, sanitary condition, as determined by the Code Enforcement Office, shall not be allowed to exceed the base rent increase unless the increase is used to correct health and safety violations in the Mobile Home Park.

2. Standard for Approval: The Board may approve an increase only upon a finding that:

- The increase is necessary to:
    - Address health and safety conditions;
    - Fund capital improvements essential to the operation of the park
    - Cover increased operating expenses; or
    - Reflect enhanced services;

AND

The increase is required to provide a reasonable rate of return.

3. Burden of Proof: The Park Owner shall bear the burden of proof.

F. Reasonable Rate of Return: The Park Owner is entitled to a reasonable rate of return. After considering all of the evidence provided by the Park Owner and Mobile Home Residents, the Board will determine the amount of the requested increase in rent or fees that provides a reasonable rate of return.

G. Notice to Mobile Home Residents: The Park Owner will promptly provide a copy of the filing of the petition and supporting documents to the Mobile Home Residents and will file proof of said notice to the Board. The Park Owner will also provide notice of the hearing date, time and location to the Mobile Home Residents and will file proof of said notice to the Board.

H. Vacancy Base Rent: A Park Owner shall be permitted to increase the lot rent by up to the

most recently posted CPI-W increase whenever a lawful vacancy occurs, and this amount shall be considered the new base rent for that Mobile Home Park Lot.

I. Application, Screening, and Other Non–Lot Rent Fees

1. **State Law Compliance Required**

   Any application fee, credit check fee, background check fee, or similar screening-related charge imposed by a Park Owner shall comply with the requirements of **Maine Revised Statutes Title 10 9093-A**, as may be amended.

2. **Limitation to Actual Cost**

   Such fees shall be strictly limited to the **actual, verifiable cost incurred** by the Park Owner in obtaining a credit report, background check, or similar screening service.

- No additional administrative, processing, or profit-based charges shall be permitted.
- If no screening report is obtained, no fee shall be charged.

3. **Documentation Requirement**

   Upon request by the Administrator, Rent Stabilization Board, or an affected applicant or resident, the Park Owner shall provide **written documentation** demonstrating:

- The actual cost of the screening service; and
- That the fee charged does not exceed that cost.

4. **Prohibition on Excessive or Barrier Fees**

   No fee shall be imposed that:

- Exceeds the actual cost of screening services;
- Is duplicative or charged multiple times for the same screening purpose; or
- Functions as a **barrier to entry** for prospective residents inconsistent with the purpose of this Ordinance.

5. **Anti-Circumvention**

   Application, screening, or other non–lot rent fees shall not be used to:

- Circumvent the rent or fee limitations established in this Ordinance; or
- Shift housing costs from regulated lot rent into unregulated charges.

6. **Board Authority**

   The Rent Stabilization Board shall have the authority, in connection with any petition under Article III(E), to:

- Review all non–lot rent fees;
- Determine whether such fees comply with this Ordinance and State law; and

- Disallow, reduce, or otherwise adjust any fee found to be excessive, non-compliant, or inconsistent with the purpose of this Ordinance.

Article IV. Affordability-Based Rent Regulation

A. Affordability Threshold

The Affordability Threshold is:

Forty percent (40%) of the median monthly Social Security income for York County, Maine, as determined annually by the Administrator.

B. Classification

Each lot shall be classified as:

- **Above-Threshold Lot Rent**, or
- **At-or-Below-Threshold Lot Rent**

C. Above-Threshold Rents

- Notwithstanding the provisions in Article III, a Park Owner must file a petition for any Lot Rent increase;
- And any increase will be subject to review by the Rent Stabilization Board under Article III(E);
- Any such petition shall be evaluated in accordance with Exhibit A and the requirement to provide a reasonable rate of return.

D. At-or-Below-Threshold Rents

- Subject to the lesser of CPI-W or a 3% cap;
- May petition Board for greater increase pursuant to Article III(E).

E. Annual Determination

The Administrator shall annually determine and publish:

- Median Social Security income for York County, Maine;
- Applicable Affordability Threshold Monthly Lot Rents

Article V. Applicability

A. **Applicability:** This ordinance applies to every Mobile Home Park within the municipality except those to which an exemption applies.

B. **Exemptions:** This ordinance shall not apply to:

1. Mobile Home Parks owned by a cooperative or other entity in which membership is limited to Mobile Home residents;

2. Mobile Home lots subject to any agreement that restricts lot rent or fee increases in a manner that is more restrictive than this ordinance.

ARTICLE VI. Rent Stabilization Board

A. A Rent Stabilization Board ("Board") is created to hear requests by Park Owners for lot rental and fee increases pursuant to Article III and explicitly those above threshold.

B. The Board will be composed of five members with initial terms of one year for one; two years for two; and three years for two. Thereafter, terms will be for three years. Members will be nominated by the Mayor and confirmed by the Council. A majority of the Board membership will be Sanford residents. Appointments to fill vacancies will be made to continue a Sanford resident majority on the Board.

C. At its organizational meeting, the Board will elect a Chair and Secretary. Thereafter, each January the Board will elect a Chair and Secretary. In the absence of the Chair, the Board will appoint a temporary Chair. The Board may request secretarial assistance from the City to assist in the performance of its duties.

ARTICLE VII. Hearings

A. A Quorum is a minimum of four members, and decisions will be made by a majority of Board, four members present and voting.

B. Decisions will be made by a preponderance of the evidence, and the Park Owner will have the burden of proof to establish the amount of a rent or fee increase that is a reasonable rate of return.

Standards for Evaluation of Rent Increases are established and attached as Exhibit A; Rent Stabilization board Evaluation Standards.

C. Hearings will begin within 30 days of receipt of a petition for a rent or fee increase and will

conclude within 30 days thereafter, unless the Board extends the time for good cause.

D. The Board may receive any oral or documentary evidence but shall exclude irrelevant, immaterial or unduly repetitive evidence. Every party has the right to present the party's case by oral or documentary evidence, to submit rebuttal evidence, and to conduct any cross-examination that is required for a full and true disclosure of the facts.

E. Upon the conclusion of the evidence, the Board will make its decision, which will be supported by Findings of Fact and Conclusions of Law and provided to the parties within 5 business days.

F. A motion for reconsideration must be made within ten days of the decision being reconsidered. A decision on a motion for reconsideration must be made within 45 days of the final vote on the original decision.

ARTICLE VIII. Violations

Violations of this Ordinance shall be enforced by a municipal official designated by this article with the responsibility to enforce this article pursuant to 30-A M.R.S. § 4452. Each lot where a violation occurs shall be considered a separate violation subject to fines and penalties.

ARTICLE IX. Appeals

A. An appeal of the Board's decision must be made to Superior Court within 45 days of the vote on the original decision.

B. An appeal of a decision on a motion for reconsideration must be made to Superior Court within 10 days of the decision on the motion for reconsideration.

EXHIBIT A
Rent Stabilization Board Evaluation Standards

Section A. Purpose

This Exhibit establishes uniform standards and procedures for the evaluation of petitions for rent or fee increases submitted to the Rent Stabilization Board pursuant to Article III(E).

These standards are intended to:
• Ensure consistent, transparent, and evidence-based decision-making;
• Protect residents from unreasonable rent increases; and
• Ensure that Park Owners are able to obtain a reasonable rate of return.

This Exhibit further establishes a structured methodology for determining a Reasonable Rate of Return using market-based and financial analysis standards.

Section B. Required Financial Submissions

A Park Owner filing a petition shall submit the following:

Gross Income
• Total rental income for the prior three (3) years
• Current rent roll by lot
•

• All additional revenue sources, **including but not limited to application fees, credit check fees, background screening fees, administrative fees, and any other non–lot rent charges**, shall be itemized separately.
• Each such fee category shall include:

- Total annual revenue collected;
- Number of instances charged; and
- Documentation demonstrating compliance with Article III(I) and applicable State law.

Operating Expenses
• Detailed operating expenses for the prior three (3) years
• Current year-to-date expenses
• Itemized categories consistent with ordinance definitions

Net Operating Income
• Calculation of annual net operating income for the prior three (3) years

Capital Improvements
• Description, cost, and date of improvements over the past five (5) years
• Amortization schedules

Debt and Financing

• Outstanding debt obligations
• Interest expenses

Certification
• All submitted information shall be certified as accurate
• The Board may require independent verification

Section C. Expense Eligibility Standards

Allowable Expenses
The following may be considered:
• Property taxes
• Utilities
• Maintenance and repairs
• Administrative and payroll expenses
• Insurance
• Regulatory fees and permits
• Capital improvements (amortized)
• Reasonable reserves
• Interest on acquisition and improvements (subject to limitations below)

Non-Allowable Expenses
• Depreciation
• Late fees, penalties, or default-related costs
• Costs unrelated to park operations
• Duplicate or double-counted expenses
• Costs arising from overleveraged or imprudent financing

Section D. Capital Improvement Standards

Eligibility Criteria
Capital improvements must:
• Extend useful life;
• Improve safety or infrastructure; or
• Enhance services

Amortization
• Must follow generally accepted accounting principles

Reserve Limits
• Up to 5% of annual gross income
• Maximum accumulation of 30% of annual gross income

Exclusions
• Routine maintenance
• Previously recovered costs

Section E. Reasonable Rate of Return Analysis

The Board shall determine whether the requested increase is necessary to provide a Reasonable Rate of Return using a hybrid analysis consisting of the following:

1. Net Operating Income (NOI) Analysis
• Evaluate historical and current NOI;
• Assess trends in income and expenses;
• Determine whether current rent levels support ongoing operations and maintenance.

2. Market-Based Capitalization Rate Analysis
• Identify an appropriate capitalization rate based on manufactured housing communities in Maine, Northern New England, or comparable markets;
• Estimate implied property value using NOI ÷ cap rate;
• Evaluate whether current and proposed returns are consistent with market performance.

3. Cash Flow Sufficiency
• Determine whether income supports:
 - Operating expenses;
 - Capital reinvestment;
 - Long-term viability;
• Ensure the property can be maintained in a safe and habitable condition.

Standards
• The Board shall ensure the Owner is not deprived of a fair and reasonable return;
• The Board shall not guarantee profit maximization;
• The Board shall rely on objective financial and market data.

Limitations
• The Board shall not base return on:
 - Speculative acquisition prices;
 - Overleveraged financing;
 - Owner-specific financial hardship unrelated to operations.

Section F. Decision Criteria

1. The Board shall consider:
   • Changes in property taxes
   • Changes in operating expenses
   • Capital improvement needs
   • Changes in services
   • Whether the increase is:
    - Arbitrary
    - Discriminatory
    - Inconsistent with the ordinance
   • Impact on resident affordability
   • Long-term viability of the park

   The Board shall issue written findings documenting:
   • Data relied upon;

- Methodology applied;
- Determination of reasonable rate of return.

Section G. Anti-Abuse Provisions

- Fees may not be used to circumvent rent limits
- Service reductions must be offset by rent reductions
- No discriminatory rent practices
- Good faith engagement with residents required
- Incomplete submissions may be denied

Section G. Non–Lot Rent Fee Standards

1. **General Standard**
   All non–lot rent fees shall be:

- Reasonable;
- Cost-based; and
- Consistent with the purpose of this Ordinance.

2. **Application and Screening Fees**
   The Board shall ensure that any application, credit check, or background screening fee:

- Complies with Article III(I);
- Does not exceed actual, verifiable cost; and
- Is not used as a revenue-generating mechanism.

3. **Exclusion from Return Calculations**
   Revenue derived from any fee found to be:

- Excessive,
- Non-compliant with State law, or
- In violation of Article III(I)

shall be excluded from Gross Income and Net Operating Income calculations for purposes of determining a reasonable rate of return.

4. **Corrective Action**
   Where the Board determines that non–lot rent fees are inconsistent with this Ordinance, the Board may:

- Disallow such fees in whole or in part;
- Require adjustment or elimination of such fees; and
- Condition approval of any rent increase on compliance with this Section.

Note: “Mobile Homes” and “Mobile Home Parks” are terms commonly used in municipal ordinances in Maine. Similarly, “manufactured housing” and “manufactured housing communities” are terms often found in local ordinances. Both terms are referenced in State law, and this model ordinance assumes that the words can be used interchangeably according to the preference of the municipality. Sanford’s Ordinances utilize Mobile Homes in all references in Zoning.

Mobile Home Park Lot Rent Stabilization Ordinance

Draft for Council Consideration

Article 1: Purpose

The purpose of this ordinance is to protect the health, safety, and welfare of residents living in Mobile Home Parks by preventing unreasonable lot rent and fee increases. Mobile Homes represent a crucial source of unsubsidized affordable housing. However, because residents typically own their homes but not the land underneath them, they face unique vulnerabilities to excessive rent and fee increases. While Mobile Home Park Owners should expect to receive a reasonable return on their investment, residents of those parks should expect to be protected from such excessive cost increases because they may put residents at risk of homelessness or severe housing insecurity.

Article II. Definitions

- **Administrator: “**Administrator” means the City Manager or Assistant City Manager for the administration and enforcement of this Mobile Home Park rent stabilization ordinance.
- **Base Rent:** The monthly rent charged for a Mobile Home Park lot, exclusive of utilities and separately metered services, in effect for that lot at the time of determination. Base Rent shall be used to determine applicability of affordability thresholds and rent increase provisions.

- **Consumer Price Index (CPI):** “Consumer Price Index” or “CPI” means the Consumer Price Index for All Urban Consumers (CPI-W), Northeast Region as published by the U.S. Department of Labor, Bureau of Labor Statistics.
- **Mobile Home:** “Mobile Home" means a structure, transportable in one or more sections, which is 8 body feet or more in width and 32 body feet or more in length, is built on a permanent chassis, is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure.
- **Mobile Home Park:** "Mobile Home Park" means any parcel(s) of land under single or common ownership or control which contains, or is designed, laid out or adapted to accommodate, two or more Mobile Homes.
- **Mobile Home Park Lot:** “Mobile Home Park Lot” means the area of land on which an individual Mobile Home is situated within a Mobile Home Park and which is reserved for use by the occupants of that home.
- **Mobile Home Resident:** “Mobile Home Resident” means an occupant of a Mobile Home who rents a parcel of land in a Mobile Home Park.
- **Operating Expenses:** Annual expenses reasonably incurred by the Park Owner directly related to the operation of the Mobile Home Park, including but not limited to:
    - Real estate and personal property taxes
    - Utilities
    - Maintenance and repair
    - Administrative and payroll costs
    - Insurance
    - Capital improvements (amortized)
    - Reasonable reserve contributions
    - Interest expenses related to acquisition or capital improvements
- **Park Owner:** “Park Owner” means a person, corporation or other entity that owns a Mobile Home Park.
- **Rent Increase:** “Rent Increase” means any additional lot rent or fees demanded of, or paid by, a Mobile Home resident, and includes any reduction in services without a corresponding reduction in the amount demanded or paid for in lot rent or fees.
- **Rent Stabilization Board:** “Rent Stabilization Board” means the municipal body appointed to hear and decide petitions for additional rent increases and other matters.

Article III. Lot Rent and Fee Regulation

A. Frequency of Increases: A Park Owner may not increase lot rent or fees more than once in any twelve (12) month period.

B. Base Rent Determination: Base Rent shall be the rent in effect at the time of evaluation.

C. Notice Requirements: A Park Owner shall provide at least ninety (90) days' written notice of any rent or fee increase.

D. Rent or Fee Increase Not Requiring a Hearing: A Park Owner may implement a rent or fee increase without a hearing before the Rent Stabilization Board if:

1. The lot rent is at or below the Affordability Threshold as defined in Section X;
2. The increase does not exceed the lesser of:
    - The most recent annual percentage change in the Consumer Price Index (CPI-W); or
    - Three percent (3%) of the current Base Rent;
3. The increase occurs no more than once in a twelve (12) month period.

Presumption of Reasonableness: An increase within the limits of this subsection shall be presumed reasonable.

E. Rent or Fee Increase Requiring a Hearing: A rent or fee increase shall require review and approval by the Rent Stabilization Board if:

- The lot rent exceeds the Affordability Threshold; or
- The proposed increase exceeds the limits set forth in Article III(D); or
- The Park Owner seeks to impose new or increased fees not otherwise permitted.

The Rent Stabilization Board shall approve, deny, or modify the requested increase in a manner that ensures the Park Owner is able to obtain a reasonable rate of return based on the evidence presented.

1. Petition: A Park Owner may seek a Rent or Fee increase that exceeds the thresholds above to cover the cost of increased operating expenses such as taxes, insurance, utility charges and maintenance costs, in addition to certain capital improvements or other emergencies. Improvements must directly benefit Mobile Home Residents and be necessary for maintenance

of the correction of health and safety conditions in the Mobile Home Park. A Park Owner seeking such greater increase must submit a petition to the City Clerk's Office. The City Clerk's Office shall forward the petition to the Board and schedule a hearing, pursuant to Article VI (C). The petition must be filed in advance of the rent or fee increase notice and contain documentation to substantiate the increase is necessary to cover the increases in operating or maintenance expenses, the cost of capital improvements, or unforeseeable expenses incurred at the Mobile Home Park. Park Owners that fail to maintain a Mobile Home Park in decent, safe, sanitary condition, as determined by the Code Enforcement Office, shall not be allowed to exceed the base rent increase unless the increase is used to correct health and safety violations in the Mobile Home Park.

2. Standard for Approval: The Board may approve an increase only upon a finding that:

- The increase is necessary to:
    - Address health and safety conditions;
    - Fund capital improvements essential to the operation of the park
    - Cover increased operating expenses; or
    - Reflect enhanced services;

AND

The increase is required to provide a reasonable rate of return.

3. Burden of Proof: The Park Owner shall bear the burden of proof.

F. Reasonable Rate of Return: The Park Owner is entitled to a reasonable rate of return. After considering all of the evidence provided by the Park Owner and Mobile Home Residents, the Board will determine the amount of the requested increase in rent or fees that provides a reasonable rate of return.

G. Notice to Mobile Home Residents: The Park Owner will promptly provide a copy of the filing of the petition and supporting documents to the Mobile Home Residents and will file proof of said notice to the Board. The Park Owner will also provide notice of the hearing date, time and location to the Mobile Home Residents and will file proof of said notice to the Board.

H. Vacancy Base Rent: A Park Owner shall be permitted to increase the lot rent by up to the

most recently posted CPI-W increase whenever a lawful vacancy occurs, and this amount shall be considered the new base rent for that Mobile Home Park Lot.

I. Application, Screening, and Other Non–Lot Rent Fees

State Law Compliance Required. Any application fee, credit check fee, background check fee, or similar screening-related charge imposed by a Park Owner shall comply with applicable Maine law, including 10 M.R.S. § 9097 (3) and 10 M.R.S. § 9093-A.

Limitation to Actual Cost. Such fees shall be strictly limited to the actual, verifiable cost incurred by the Park Owner in obtaining a credit report, background check, or similar screening service. No additional administrative, processing, or profit-based charges shall be permitted. If no screening report is obtained, no fee shall be charged.

Documentation Requirement. Upon request by the Administrator, Rent Stabilization Board, or an affected applicant or resident, the Park Owner shall provide written documentation demonstrating the actual cost of the screening service and that the fee charged does not exceed that cost.

Prohibition on Excessive or Barrier Fees. No fee shall be imposed that exceeds the actual cost of screening services, is duplicative, or functions as a barrier to entry for prospective residents inconsistent with the purpose of this Ordinance.

Anti-Circumvention. Application, screening, or other non–lot rent fees shall not be used to circumvent the rent or fee limitations established in this Ordinance or to shift housing costs from regulated lot rent into unregulated charges.

Board Authority. In connection with any petition under Article III(E), the Rent Stabilization Board may review all non–lot rent fees and disallow, reduce, or otherwise adjust any fee found to be excessive, non-compliant, or inconsistent with the purpose of this Ordinance.

Article IV. Affordability-Based Rent Regulation

A. Affordability Threshold

The Affordability Threshold is:

Forty percent (40%) of the median monthly Social Security income for York County, Maine, as determined annually by the Administrator.

B. Classification

Each lot shall be classified as:

- **Above-Threshold Lot Rent**, or
- **At-or-Below-Threshold Lot Rent**

C. Above-Threshold Rents

- Notwithstanding the provisions in Article III, a Park Owner must file a petition for any Lot

Rent increase;

- And any increase will be subject to review by the Rent Stabilization Board under Article III(E);
- Any such petition shall be evaluated in accordance with Exhibit A and the requirement to provide a reasonable rate of return.

D. At-or-Below-Threshold Rents

- Subject to the lesser of CPI-W or a 3% cap;
- May petition Board for greater increase pursuant to Article III(E).

E. Annual Determination

The Administrator shall annually determine and publish:

- Median Social Security income for York County, Maine;
- Applicable Affordability Threshold Monthly Lot Rents

Article V. Applicability

A. **Applicability:** This ordinance applies to every Mobile Home Park within the municipality except those to which an exemption applies.

B. **Exemptions:** This ordinance shall not apply to:

1. Mobile Home Parks owned by a cooperative or other entity in which membership is limited to Mobile Home residents;

2. Mobile Home lots subject to any agreement that restricts lot rent or fee increases in a manner that is more restrictive than this ordinance.

ARTICLE VI. Rent Stabilization Board

A. A Rent Stabilization Board ("Board") is created to hear requests by Park Owners for lot rental and fee increases pursuant to Article III and explicitly those above threshold.

B. The Board will be composed of five members with initial terms of one year for one; two years for two; and three years for two. Thereafter, terms will be for three years. Members will be nominated by the Mayor and confirmed by the Council. A majority of the Board membership will be Sanford residents. Appointments to fill vacancies will be made to continue a Sanford resident majority on the Board.

C. At its organizational meeting, the Board will elect a Chair and Secretary. Thereafter, each January the Board will elect a Chair and Secretary. In the absence of the Chair, the Board will appoint a temporary Chair. The Board may request secretarial assistance from the City to assist in the performance of its duties.

ARTICLE VII. Hearings

A. A Quorum is a minimum of four members, and decisions will be made by a majority of Board, four members present and voting.

B. Decisions will be made by a preponderance of the evidence, and the Park Owner will have the burden of proof to establish the amount of a rent or fee increase that is a reasonable rate of return.

Standards for Evaluation of Rent Increases are established and attached as Exhibit A; Rent Stabilization board Evaluation Standards.

C. Hearings will begin within 30 days of receipt of a petition for a rent or fee increase and will

conclude within 30 days thereafter, unless the Board extends the time for good cause.

D. The Board may receive any oral or documentary evidence but shall exclude irrelevant, immaterial or unduly repetitive evidence. Every party has the right to present the party's case by oral or documentary evidence, to submit rebuttal evidence, and to conduct any cross-examination that is required for a full and true disclosure of the facts.

E. Upon the conclusion of the evidence, the Board will make its decision, which will be supported by Findings of Fact and Conclusions of Law and provided to the parties within 5 business days.

F. A motion for reconsideration must be made within ten days of the decision being reconsidered. A decision on a motion for reconsideration must be made within 45 days of the final vote on the original decision.

ARTICLE VIII. Violations

Violations of this Ordinance shall be enforced by a municipal official designated by this article with the responsibility to enforce this article pursuant to 30-A M.R.S. § 4452. Each lot where a violation occurs shall be considered a separate violation subject to fines and penalties.

ARTICLE IX. Appeals

A. An appeal of the Board's decision must be made to Superior Court within 45 days of the vote on the original decision.

B. An appeal of a decision on a motion for reconsideration must be made to Superior Court within 10 days of the decision on the motion for reconsideration.

EXHIBIT A
Rent Stabilization Board Evaluation Standards

Section A. Purpose

This Exhibit establishes uniform standards and procedures for the evaluation of petitions for rent or fee increases submitted to the Rent Stabilization Board pursuant to Article III(E).

These standards are intended to:
- Ensure consistent, transparent, and evidence-based decision-making;
- Protect residents from unreasonable rent increases; and
- Ensure that Park Owners are able to obtain a reasonable rate of return.

This Exhibit further establishes a structured methodology for determining a Reasonable Rate of Return using market-based and financial analysis standards.

Section B. Required Financial Submissions

A Park Owner filing a petition shall submit the following:

Gross Income
- Total rental income for the prior three (3) years
- Current rent roll by lot
- All additional revenue sources

Operating Expenses
- Detailed operating expenses for the prior three (3) years
- Current year-to-date expenses
- Itemized categories consistent with ordinance definitions

Net Operating Income
- Calculation of annual net operating income for the prior three (3) years

Capital Improvements
- Description, cost, and date of improvements over the past five (5) years
- Amortization schedules

Debt and Financing
- Outstanding debt obligations
- Interest expenses

Certification
- All submitted information shall be certified as accurate
- The Board may require independent verification

• All additional revenue sources, including application fees, credit check fees, background screening fees, administrative fees, and any other non–lot rent charges, shall be itemized with total annual revenue collected, number of instances charged, and documentation demonstrating compliance with Article III(I) and applicable State law.

Section C. Expense Eligibility Standards

Allowable Expenses
The following may be considered:
• Property taxes
• Utilities
• Maintenance and repairs
• Administrative and payroll expenses
• Insurance
• Regulatory fees and permits
• Capital improvements (amortized)
• Reasonable reserves
• Interest on acquisition and improvements (subject to limitations below)

Non-Allowable Expenses
• Depreciation
• Late fees, penalties, or default-related costs
• Costs unrelated to park operations
• Duplicate or double-counted expenses
• Costs arising from overleveraged or imprudent financing

Section D. Capital Improvement Standards

Eligibility Criteria
Capital improvements must:
• Extend useful life;
• Improve safety or infrastructure; or
• Enhance services

Amortization
• Must follow generally accepted accounting principles

Reserve Limits
• Up to 5% of annual gross income
• Maximum accumulation of 30% of annual gross income

Exclusions
• Routine maintenance
• Previously recovered costs

Section E. Reasonable Rate of Return Analysis

The Board shall determine whether the requested increase is necessary to provide a Reasonable Rate of Return using a hybrid analysis consisting of the following:

1. Net Operating Income (NOI) Analysis
• Evaluate historical and current NOI;
• Assess trends in income and expenses;
• Determine whether current rent levels support ongoing operations and maintenance.

2. Market-Based Capitalization Rate Analysis
• Identify an appropriate capitalization rate based on manufactured housing communities in Maine, Northern New England, or comparable markets;
• Estimate implied property value using NOI ÷ cap rate;
• Evaluate whether current and proposed returns are consistent with market performance.

3. Cash Flow Sufficiency
• Determine whether income supports:
 - Operating expenses;
 - Capital reinvestment;
 - Long-term viability;
• Ensure the property can be maintained in a safe and habitable condition.

Standards
• The Board shall ensure the Owner is not deprived of a fair and reasonable return;
• The Board shall not guarantee profit maximization;
• The Board shall rely on objective financial and market data.

Limitations
• The Board shall not base return on:
 - Speculative acquisition prices;
 - Overleveraged financing;
 - Owner-specific financial hardship unrelated to operations.

Section F. Decision Criteria

1. The Board shall consider:
   • Changes in property taxes
   • Changes in operating expenses
   • Capital improvement needs
   • Changes in services
   • Whether the increase is:
     - Arbitrary
     - Discriminatory
     - Inconsistent with the ordinance
   • Impact on resident affordability
   • Long-term viability of the park

   The Board shall issue written findings documenting:
   • Data relied upon;
   • Methodology applied;
   • Determination of reasonable rate of return.

Section G. Anti-Abuse Provisions

• Fees may not be used to circumvent rent limits
• Service reductions must be offset by rent reductions
• No discriminatory rent practices
• Good faith engagement with residents required
• Incomplete submissions may be denied

Section H. Non–Lot Rent Fee Standards

General Standard. All non–lot rent fees shall be reasonable, cost-based, and consistent with the purpose of this Ordinance.

Application and Screening Fees. The Board shall ensure that any application, credit check, or background screening fee complies with Article III(I), does not exceed actual, verifiable cost, and is not used as a revenue-generating mechanism.

Exclusion from Return Calculations. Revenue derived from any fee found to be excessive, non-compliant with State law, or in violation of Article III(I) shall be excluded from Gross Income and Net Operating Income calculations for purposes of determining a reasonable rate of return.

Corrective Action. Where the Board determines that non–lot rent fees are inconsistent with this Ordinance, the Board may disallow such fees in whole or in part, require adjustment or elimination of such fees, and condition approval of any rent increase on compliance with this Section.

Sanford
MAINE

MEMO
From the Desk of
Steven R. Buck,
Sanford City Manager

Lot Rent Stabilization

To: City Council – Municipal Property Subcommittee

Subject: Lot Rent Stabilization 3% v. 5% Cap Review

Date: May 7, 2026

The proposed standard in Article III(D) establishing a cap of the **lesser of CPI-W or 3%** is intentionally designed to function as a **rent stabilization mechanism**, not as a hard limitation on rent increases. As structured in the ordinance, increases within this threshold are presumed reasonable and may be implemented without Board review, while any increase above this level requires a formal petition and review by the Rent Stabilization Board .

This framework reflects a deliberate policy balance. The 3% threshold serves to:

- **Stabilize routine rent increases** by aligning them closely with inflation and predictable cost growth;
- **Protect low- to moderate-income residents**, many of whom rely on fixed or limited incomes, from cumulative rent escalation that can lead to housing insecurity;
- **Preserve the role of the Rent Stabilization Board** as the forum for evaluating larger or non-routine increases based on documented financial need and a reasonable rate of return.

Importantly, the ordinance does not prohibit increases above 3%. Rather, it requires that such increases be **justified through a transparent, evidence-based process**, ensuring that higher adjustments are tied to verifiable operating costs, capital improvements, or other legitimate financial factors. This structure ensures that Park Owners retain the ability to achieve a reasonable return while preventing automatic pass-through of larger increases without scrutiny.

Recent economic conditions further support the appropriateness of the 3% threshold. While inflation experienced significant volatility during the 2021–2023 period, those increases represented a temporary spike rather than a long-term trend. More recent data indicates that inflation is moderating toward a more typical range of approximately 2%–3% annually. At the same time, income growth—particularly for low- to moderate-income households and those on fixed incomes such as Social Security—has not kept pace with prior inflationary spikes. As a result, allowing automatic increases above this range risks creating **real (inflation-adjusted) rent increases**, rather than simply keeping pace with costs.

Sanford
MAINE

MEMO
From the Desk of
Steven R. Buck,
Sanford City Manager

Lot Rent Stabilization

By anchoring routine increases to CPI-W or 3%, the ordinance reflects both:

- A **forward-looking expectation of normalized inflation**, and
- A recognition that **resident incomes remain constrained**, particularly within the mobile home park population.

By contrast, increasing the cap to 5% would materially alter the function of the ordinance. A higher threshold would allow a greater number of rent increases to occur **without review**, thereby:

- **Reducing the effectiveness of the stabilization framework** by permitting increases that may exceed both inflation and income growth;
- **Diminishing the role of the Rent Stabilization Board**, as fewer increases would trigger the petition and review process;
- **Undermining the affordability protections** embedded in Article IV by allowing higher base rents to compound over time before any oversight is applied.

In effect, a 5% cap shifts the ordinance away from a stabilization model and toward a more permissive framework in which larger increases become routine rather than exceptional. The current 3% standard, in combination with the ordinance's petition process and reasonable rate of return analysis, maintains a **balanced, economically grounded, and defensible approach**—providing predictability for residents while preserving a clear and accessible pathway for Park Owners to seek additional increases when warranted.

Sanford
MAINE

MEMO
From the Desk of
Steven R. Buck,
Sanford City Manager

Lot Rent Stabilization

Sanford MAINE

MEMO
From the Desk of
Steven R. Buck,
Sanford City Manager

Lot Rent Stabilization

To: City Council – Municipal Property Subcommittee

Subject: Non-Lot Rent Fees Impacts and Legal Conformance

Date: May 7, 2026

Council Memo Section: Regulation of Application, Credit Check, and Other Non–Lot Rent Fees

During the Public Hearing, concerns were raised regarding the imposition of substantial upfront fees—specifically, reported charges of approximately $1,800 for credit checks or application processing for prospective Mobile Home Park residents. These concerns highlight a gap in the current ordinance and raise both **legal compliance and housing affordability issues** that warrant targeted amendment.

Existing State Law Framework

Under **Maine Revised Statutes Title 14 §6030-H**, landlords in Maine are permitted to charge application or screening fees; however, such fees are strictly limited to the **actual cost incurred** for conducting credit or background checks. The statute does not permit landlords to profit from these fees, and any charge must be directly tied to a verifiable screening expense.

Based on typical market costs for such reports, application and credit check fees generally fall within a modest range. Accordingly, the imposition of significantly higher fees raises substantial concerns regarding compliance with State law.

Gap in the Current Ordinance

The current draft of the Mobile Home Park Lot Rent Stabilization Ordinance requires disclosure of "all additional revenue sources" as part of the financial review process under Exhibit A. While this provision ensures that such fees are visible during the evaluation of a Park Owner's Net Operating Income, it does not:

- Regulate the **amount or reasonableness** of specific fees;
- Prevent the use of **excessive upfront charges** as a condition of tenancy;
- Address fees that function as a **barrier to entry**, rather than as a legitimate cost recovery mechanism.

Lot Rent Stabilization

As a result, the ordinance currently addresses these fees only **indirectly and after the fact**, rather than establishing clear, enforceable standards upfront.

Policy and Affordability Considerations

Mobile Home Parks serve as a critical source of **unsubsidized affordable housing**, and residents often include individuals and households with limited or fixed incomes. Excessive upfront fees—particularly those not tied to actual costs—can create a significant barrier to accessing this housing, effectively excluding otherwise qualified residents.

Moreover, if left unregulated, such fees present a risk of **circumventing the intent of rent stabilization** by shifting housing costs away from regulated lot rent and into unregulated charges. This undermines the core purpose of the ordinance, which is to protect residents from unreasonable and destabilizing housing costs.

Proposed Amendment Approach

If addressing this issue, it would be recommended that the ordinance be amended to:

- **Explicitly incorporate State law standards** by requiring that any application, credit check, or screening fee comply with the limitations set forth in **Title 14 §6030-H**;
- Establish a **hard prohibition on fees exceeding actual, verifiable costs**, including a requirement for documentation upon request;
- Clarify that such fees **shall not be used to generate profit or serve as a condition that unreasonably restricts access to housing**;
- Provide that the **Rent Stabilization Board may review and disallow such fees** in the context of any petition for rent or fee increases, particularly where such charges impact affordability or are inconsistent with State law.

Consistency with Ordinance Purpose

These amendments are consistent with the stated purpose of the ordinance to:

- Protect residents from **unreasonable housing-related costs**;
- Prevent **housing insecurity and displacement**; and
- Ensure that Park Owners are able to obtain a **reasonable rate of return**, without reliance on excessive or non-cost-based fees.

Lot Rent Stabilization

By aligning local regulation with existing State law and closing this identified gap, the City can ensure that the ordinance functions as intended—promoting both **fairness and accessibility** within Mobile Home Parks, while maintaining a balanced and legally defensible framework.

Conclusion

The addition of clear standards governing application, credit check, and similar non–lot rent fees represents a targeted and appropriate refinement to the ordinance. It reinforces existing legal requirements, prevents unintended circumvention of rent stabilization, and directly advances the City's goal of preserving affordable housing access for current and future residents.

AMENDMENTS TO ARTICLE III – LOT RENT AND FEE REGULATION

Add New Subsection: Article III (I) – Application, Screening, and Other Non–Lot Rent Fees

I. Application, Screening, and Other Non–Lot Rent Fees

1. **State Law Compliance Required**
   Any application fee, credit check fee, background check fee, or similar screening-related charge imposed by a Park Owner shall comply with the requirements of **Maine Revised Statutes Title 14 §6030-H**, as may be amended.
2. **Limitation to Actual Cost**
   Such fees shall be strictly limited to the **actual, verifiable cost incurred** by the Park Owner in obtaining a credit report, background check, or similar screening service.

- No additional administrative, processing, or profit-based charges shall be permitted.
- If no screening report is obtained, no fee shall be charged.

3. **Documentation Requirement**
   Upon request by the Administrator, Rent Stabilization Board, or an affected applicant or resident, the Park Owner shall provide **written documentation** demonstrating:

- The actual cost of the screening service; and
- That the fee charged does not exceed that cost.

4. **Prohibition on Excessive or Barrier Fees**
   No fee shall be imposed that:

- Exceeds the actual cost of screening services;
- Is duplicative or charged multiple times for the same screening purpose; or
- Functions as a **barrier to entry** for prospective residents inconsistent with the purpose of this Ordinance.

5. **Anti-Circumvention**
   Application, screening, or other non–lot rent fees shall not be used to:

- Circumvent the rent or fee limitations established in this Ordinance; or
- Shift housing costs from regulated lot rent into unregulated charges.

6. **Board Authority**
   The Rent Stabilization Board shall have the authority, in connection with any petition under Article III(E), to:

- Review all non–lot rent fees;
- Determine whether such fees comply with this Ordinance and State law; and
- Disallow, reduce, or otherwise adjust any fee found to be excessive, non-compliant, or inconsistent with the purpose of this Ordinance.

AMENDMENTS TO EXHIBIT A – RENT STABILIZATION BOARD EVALUATION STANDARDS

Amend Section B – Required Financial Submissions (Add Clarifying Language)

Add to "Gross Income" subsection:

• All additional revenue sources, **including but not limited to application fees, credit check fees, background screening fees, administrative fees, and any other non–lot rent charges**, shall be itemized separately.
• Each such fee category shall include:

- Total annual revenue collected;
- Number of instances charged; and
- Documentation demonstrating compliance with Article III(I) and applicable State law.

Add New Section G (Renumber Existing Sections Accordingly if Needed)

Section G. Non–Lot Rent Fee Standards

1. **General Standard**
   All non–lot rent fees shall be:

- Reasonable;
- Cost-based; and
- Consistent with the purpose of this Ordinance.

2. **Application and Screening Fees**
   The Board shall ensure that any application, credit check, or background screening fee:

- Complies with Article III(I);
- Does not exceed actual, verifiable cost; and
- Is not used as a revenue-generating mechanism.

3. **Exclusion from Return Calculations**
   Revenue derived from any fee found to be:

- Excessive,
- Non-compliant with State law, or
- In violation of Article III(I)

shall be excluded from Gross Income and Net Operating Income calculations for purposes of determining a reasonable rate of return.

4. **Corrective Action**
   Where the Board determines that non–lot rent fees are inconsistent with this Ordinance, the Board may:

- Disallow such fees in whole or in part;
- Require adjustment or elimination of such fees; and
- Condition approval of any rent increase on compliance with this Section.

SUMMARY OF EFFECT

These amendments:

- **Directly incorporate State law** into the ordinance framework
- Establish a **clear, enforceable prohibition** on excessive fees
- Prevent **circumvention of rent stabilization**
- Provide the Board with **explicit authority to review and disallow fees**
- Ensure that improper fees **do not inflate allowable returns**

CITY OF SANFORD, MAINE
OFFICE OF THE CITY MANAGER

TO: Attorney Philip Saucier

FROM: Steven Buck, City Manager

DATE: April 7, 2026

RE: Mobile Home Park Lot Rent Stabilization Ordinance – Updated Legal Review and Risk Assessment

I. INTRODUCTION

This memorandum updates the prior internal legal assessment to reflect the finalized draft of the Mobile Home Park Lot Rent Stabilization Ordinance dated April 7, 2026.

The updated ordinance incorporates enhanced standards for determining a "Reasonable Rate of Return," including a structured hybrid methodology based on Net Operating Income (NOI), market-based capitalization rates, and cash flow sufficiency as detailed in Exhibit A.

These additions materially strengthen the legal defensibility of the ordinance and clarify the analytical framework to be applied by the Rent Stabilization Board.

II. LEGAL AUTHORITY

The ordinance remains firmly grounded in municipal home rule authority under Maine law and is consistent with State policy encouraging local regulation of mobile home park lot rents.

There is no express or implied preemption. The ordinance regulates economic conditions of tenancy rather than tenancy rights themselves, reinforcing its defensibility.

III. UPDATED REGULATORY APPROACH

The finalized ordinance establishes a hybrid regulatory framework that:

• Allows limited annual increases without Board review under defined thresholds;
• Requires Board review for increases above affordability thresholds or caps;
• Incorporates a detailed and objective Reasonable Rate of Return standard through Exhibit A;
• Requires formal written findings supported by financial and market-based evidence.

The inclusion of a structured RRR methodology represents a significant enhancement over earlier drafts.

IV. PRIMARY LEGAL CONSIDERATIONS

A. Takings Clause

The ordinance has been strengthened through:

- Explicit incorporation of a hybrid RRR methodology;
- Use of market-based capitalization rates;
- Consideration of NOI and financial viability;
- Prohibition on arbitrary or confiscatory outcomes.

These elements align with established case law and significantly reduce takings risk.

B. Substantive Due Process

The ordinance is rationally related to legitimate governmental interests and now includes a clearly defined analytical framework, further reducing risk of arbitrary decision-making.

C. Equal Protection

The ordinance continues to be supported by rational distinctions unique to mobile home park residents.

D. Contract Clause

The ordinance regulates future rent adjustments and preserves the opportunity for a reasonable return, supporting defensibility under contract clause analysis.

V. ROLE OF THE RENT STABILIZATION BOARD

The Board's role has been further clarified and strengthened through:

- Adoption of Exhibit A standards incorporating RRR methodology;
- Requirement for structured financial analysis;
- Mandatory written findings tied to objective criteria.

The addition of standardized tools (RRR worksheet and findings template) further enhances consistency and defensibility.

VI. UPDATED RISK ASSESSMENT

The updated ordinance presents:

• LOW risk regarding authority, due process, and equal protection;
• LOW–MODERATE risk regarding takings claims, significantly reduced through the defined RRR methodology;
• MODERATE operational risk dependent on consistent Board implementation.

Overall, the ordinance is highly defensible if administered consistently with the adopted standards.

VII. CONCLUSION

The finalized ordinance represents a comprehensive, balanced, and legally defensible framework for regulating mobile home park lot rents in Sanford.

The addition of a clearly defined Reasonable Rate of Return standard, grounded in accepted financial and appraisal methodologies, materially strengthens the City's position in the event of legal challenge.

With proper implementation by the Rent Stabilization Board, the ordinance is well-positioned to withstand judicial scrutiny while achieving its policy objectives.

Note: “Mobile Homes” and “Mobile Home Parks” are terms commonly used in municipal ordinances in Maine. Similarly, “manufactured housing” and “manufactured housing communities” are terms often found in local ordinances. Both terms are referenced in State law, and this model ordinance assumes that the words can be used interchangeably according to the preference of the municipality. Sanford’s Ordinances utilize Mobile Homes in all references in Zoning.

Mobile Home Park Lot Rent Stabilization Ordinance

Draft for Council Consideration

Article 1: Purpose

The purpose of this ordinance is to protect the health, safety, and welfare of residents living in Mobile Home Parks by preventing unreasonable lot rent and fee increases. Mobile Homes represent a crucial source of unsubsidized affordable housing. However, because residents typically own their homes but not the land underneath them, they face unique vulnerabilities to excessive rent and fee increases. While Mobile Home Park Owners should expect to receive a reasonable return on their investment, residents of those parks should expect to be protected from such excessive cost increases because they may put residents at risk of homelessness or severe housing insecurity.

Article II. Definitions

- **Administrator: “**Administrator” means the City Manager or Assistant City Manager for the administration and enforcement of this Mobile Home Park rent stabilization ordinance.
- **Base Rent:** The monthly rent charged for a Mobile Home Park lot, exclusive of utilities and separately metered services, in effect for that lot at the time of determination. Base Rent shall be used to determine applicability of affordability thresholds and rent increase provisions.

- **Consumer Price Index (CPI):** “Consumer Price Index” or “CPI” means the Consumer Price Index for All Urban Consumers (CPI-W), Northeast Region as published by the U.S. Department of Labor, Bureau of Labor Statistics.
- **Mobile Home:** “Mobile Home" means a structure, transportable in one or more sections, which is 8 body feet or more in width and 32 body feet or more in length, is built on a permanent chassis, is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure.
- **Mobile Home Park:** "Mobile Home Park" means any parcel(s) of land under single or common ownership or control which contains, or is designed, laid out or adapted to accommodate, two or more Mobile Homes.
- **Mobile Home Park Lot:** “Mobile Home Park Lot” means the area of land on which an individual Mobile Home is situated within a Mobile Home Park and which is reserved for use by the occupants of that home.
- **Mobile Home Resident:** “Mobile Home Resident” means an occupant of a Mobile Home who rents a parcel of land in a Mobile Home Park.
- **Operating Expenses:** Annual expenses reasonably incurred by the Park Owner directly related to the operation of the Mobile Home Park, including but not limited to:
    - Real estate and personal property taxes
    - Utilities
    - Maintenance and repair
    - Administrative and payroll costs
    - Insurance
    - Capital improvements (amortized)
    - Reasonable reserve contributions
    - Interest expenses related to acquisition or capital improvements
- **Park Owner:** “Park Owner” means a person, corporation or other entity that owns a Mobile Home Park.
- **Rent Increase:** “Rent Increase” means any additional lot rent or fees demanded of, or paid by, a Mobile Home resident, and includes any reduction in services without a corresponding reduction in the amount demanded or paid for in lot rent or fees.
- **Rent Stabilization Board:** “Rent Stabilization Board” means the municipal body appointed to hear and decide petitions for additional rent increases and other matters.

Article III. Lot Rent and Fee Regulation

A. Frequency of Increases: A Park Owner may not increase lot rent or fees more than once in any twelve (12) month period.

B. Base Rent Determination: Base Rent shall be the rent in effect at the time of evaluation.

C. Notice Requirements: A Park Owner shall provide at least ninety (90) days' written notice of any rent or fee increase.

D. Rent or Fee Increase Not Requiring a Hearing: A Park Owner may implement a rent or fee increase without a hearing before the Rent Stabilization Board if:

1. The lot rent is at or below the Affordability Threshold as defined in Section X;
2. The increase does not exceed the lesser of:
    - The most recent annual percentage change in the Consumer Price Index (CPI-W); or
    - Three percent (3%) of the current Base Rent;
3. The increase occurs no more than once in a twelve (12) month period.

Presumption of Reasonableness: An increase within the limits of this subsection shall be presumed reasonable.

E. Rent or Fee Increase Requiring a Hearing: A rent or fee increase shall require review and approval by the Rent Stabilization Board if:

- The lot rent exceeds the Affordability Threshold; or
- The proposed increase exceeds the limits set forth in Article III(D); or
- The Park Owner seeks to impose new or increased fees not otherwise permitted.

The Rent Stabilization Board shall approve, deny, or modify the requested increase in a manner that ensures the Park Owner is able to obtain a reasonable rate of return based on the evidence presented.

1. Petition: A Park Owner may seek a Rent or Fee increase that exceeds the thresholds above to cover the cost of increased operating expenses such as taxes, insurance, utility charges and maintenance costs, in addition to certain capital improvements or other emergencies. Improvements must directly benefit Mobile Home Residents and be necessary for maintenance

of the correction of health and safety conditions in the Mobile Home Park. A Park Owner seeking such greater increase must submit a petition to the City Clerk's Office. The City Clerk's Office shall forward the petition to the Board and schedule a hearing, pursuant to Article VI (C). The petition must be filed in advance of the rent or fee increase notice and contain documentation to substantiate the increase is necessary to cover the increases in operating or maintenance expenses, the cost of capital improvements, or unforeseeable expenses incurred at the Mobile Home Park. Park Owners that fail to maintain a Mobile Home Park in decent, safe, sanitary condition, as determined by the Code Enforcement Office, shall not be allowed to exceed the base rent increase unless the increase is used to correct health and safety violations in the Mobile Home Park.

2. Standard for Approval: The Board may approve an increase only upon a finding that:

- The increase is necessary to:
    - Address health and safety conditions;
    - Fund capital improvements essential to the operation of the park
    - Cover increased operating expenses; or
    - Reflect enhanced services;

AND

The increase is required to provide a reasonable rate of return.

3. Burden of Proof: The Park Owner shall bear the burden of proof.

F. Reasonable Rate of Return: The Park Owner is entitled to a reasonable rate of return. After considering all of the evidence provided by the Park Owner and Mobile Home Residents, the Board will determine the amount of the requested increase in rent or fees that provides a reasonable rate of return.

G. Notice to Mobile Home Residents: The Park Owner will promptly provide a copy of the filing of the petition and supporting documents to the Mobile Home Residents and will file proof of said notice to the Board. The Park Owner will also provide notice of the hearing date, time and location to the Mobile Home Residents and will file proof of said notice to the Board.

H. Vacancy Base Rent: A Park Owner shall be permitted to increase the lot rent by up to the

most recently posted CPI-W increase whenever a lawful vacancy occurs, and this amount shall be considered the new base rent for that Mobile Home Park Lot.

Article IV. Affordability-Based Rent Regulation

A. Affordability Threshold

The Affordability Threshold is:

Forty percent (40%) of the median monthly Social Security income for York County, Maine, as determined annually by the Administrator.

B. Classification

Each lot shall be classified as:

- **Above-Threshold Lot Rent**, or
- **At-or-Below-Threshold Lot Rent**

C. Above-Threshold Rents

- Notwithstanding the provisions in Article III, a Park Owner must file a petition for any Lot Rent increase;
- And any increase will be subject to review by the Rent Stabilization Board under Article III(E);
- Any such petition shall be evaluated in accordance with Exhibit A and the requirement to provide a reasonable rate of return.

D. At-or-Below-Threshold Rents

- Subject to the lesser of CPI-W or a 3% cap;
- May petition Board for greater increase pursuant to Article III(E).

E. Annual Determination

The Administrator shall annually determine and publish:

- Median Social Security income for York County, Maine;
- Applicable Affordability Threshold Monthly Lot Rents

Article V. Applicability

A. **Applicability:** This ordinance applies to every Mobile Home Park within the municipality except those to which an exemption applies.

B. **Exemptions:** This ordinance shall not apply to:

1. Mobile Home Parks owned by a cooperative or other entity in which membership is limited to Mobile Home residents;

2. Mobile Home lots subject to any agreement that restricts lot rent or fee increases in a manner that is more restrictive than this ordinance.

ARTICLE VI. Rent Stabilization Board

A. A Rent Stabilization Board ("Board") is created to hear requests by Park Owners for lot rental and fee increases pursuant to Article III and explicitly those above threshold.

B. The Board will be composed of five members with initial terms of one year for one; two years for two; and three years for two. Thereafter, terms will be for three years. Members will be nominated by the Mayor and confirmed by the Council. A majority of the Board membership will be Sanford residents. Appointments to fill vacancies will be made to continue a Sanford resident majority on the Board.

C. At its organizational meeting, the Board will elect a Chair and Secretary. Thereafter, each January the Board will elect a Chair and Secretary. In the absence of the Chair, the Board will appoint a temporary Chair. The Board may request secretarial assistance from the City to assist in the performance of its duties.

ARTICLE VII. Hearings

A. A Quorum is a minimum of four members, and decisions will be made by a majority of Board, four members present and voting.

B. Decisions will be made by a preponderance of the evidence, and the Park Owner will have the burden of proof to establish the amount of a rent or fee increase that is a reasonable rate of return.

Standards for Evaluation of Rent Increases are established and attached as Exhibit A; Rent Stabilization board Evaluation Standards.

C. Hearings will begin within 30 days of receipt of a petition for a rent or fee increase and will

conclude within 30 days thereafter, unless the Board extends the time for good cause.

D. The Board may receive any oral or documentary evidence but shall exclude irrelevant, immaterial or unduly repetitive evidence. Every party has the right to present the party's case by oral or documentary evidence, to submit rebuttal evidence, and to conduct any cross-examination that is required for a full and true disclosure of the facts.

E. Upon the conclusion of the evidence, the Board will make its decision, which will be supported by Findings of Fact and Conclusions of Law and provided to the parties within 5 business days.

F. A motion for reconsideration must be made within ten days of the decision being reconsidered. A decision on a motion for reconsideration must be made within 45 days of the final vote on the original decision.

ARTICLE VIII. Violations

Violations of this Ordinance shall be enforced by a municipal official designated by this article with the responsibility to enforce this article pursuant to 30-A M.R.S. § 4452. Each lot where a violation occurs shall be considered a separate violation subject to fines and penalties.

ARTICLE IX. Appeals

A. An appeal of the Board's decision must be made to Superior Court within 45 days of the vote on the original decision.

B. An appeal of a decision on a motion for reconsideration must be made to Superior Court within 10 days of the decision on the motion for reconsideration.

EXHIBIT A
Rent Stabilization Board Evaluation Standards

Section A. Purpose

This Exhibit establishes uniform standards and procedures for the evaluation of petitions for rent or fee increases submitted to the Rent Stabilization Board pursuant to Article III(E).

These standards are intended to:
- Ensure consistent, transparent, and evidence-based decision-making;
- Protect residents from unreasonable rent increases; and
- Ensure that Park Owners are able to obtain a reasonable rate of return.

This Exhibit further establishes a structured methodology for determining a Reasonable Rate of Return using market-based and financial analysis standards.

Section B. Required Financial Submissions

A Park Owner filing a petition shall submit the following:

Gross Income
- Total rental income for the prior three (3) years
- Current rent roll by lot
- All additional revenue sources

Operating Expenses
- Detailed operating expenses for the prior three (3) years
- Current year-to-date expenses
- Itemized categories consistent with ordinance definitions

Net Operating Income
- Calculation of annual net operating income for the prior three (3) years

Capital Improvements
- Description, cost, and date of improvements over the past five (5) years
- Amortization schedules

Debt and Financing
- Outstanding debt obligations
- Interest expenses

Certification
- All submitted information shall be certified as accurate
- The Board may require independent verification

Section C. Expense Eligibility Standards

Allowable Expenses
The following may be considered:

• Property taxes
• Utilities
• Maintenance and repairs
• Administrative and payroll expenses
• Insurance
• Regulatory fees and permits
• Capital improvements (amortized)
• Reasonable reserves
• Interest on acquisition and improvements (subject to limitations below)

Non-Allowable Expenses
• Depreciation
• Late fees, penalties, or default-related costs
• Costs unrelated to park operations
• Duplicate or double-counted expenses
• Costs arising from overleveraged or imprudent financing

Section D. Capital Improvement Standards

Eligibility Criteria
Capital improvements must:
• Extend useful life;
• Improve safety or infrastructure; or
• Enhance services

Amortization
• Must follow generally accepted accounting principles

Reserve Limits
• Up to 5% of annual gross income
• Maximum accumulation of 30% of annual gross income

Exclusions
• Routine maintenance
• Previously recovered costs

Section E. Reasonable Rate of Return Analysis

The Board shall determine whether the requested increase is necessary to provide a Reasonable Rate of Return using a hybrid analysis consisting of the following:

1. Net Operating Income (NOI) Analysis
• Evaluate historical and current NOI;
• Assess trends in income and expenses;
• Determine whether current rent levels support ongoing operations and maintenance.

2. Market-Based Capitalization Rate Analysis
• Identify an appropriate capitalization rate based on manufactured housing communities in Maine, Northern New England, or comparable markets;

• Estimate implied property value using NOI ÷ cap rate;
• Evaluate whether current and proposed returns are consistent with market performance.

3. Cash Flow Sufficiency
• Determine whether income supports:
 - Operating expenses;
 - Capital reinvestment;
 - Long-term viability;
• Ensure the property can be maintained in a safe and habitable condition.

Standards
• The Board shall ensure the Owner is not deprived of a fair and reasonable return;
• The Board shall not guarantee profit maximization;
• The Board shall rely on objective financial and market data.

Limitations
• The Board shall not base return on:
 - Speculative acquisition prices;
 - Overleveraged financing;
 - Owner-specific financial hardship unrelated to operations.

Section F. Decision Criteria

1. The Board shall consider:
   • Changes in property taxes
   • Changes in operating expenses
   • Capital improvement needs
   • Changes in services
   • Whether the increase is:
    - Arbitrary
    - Discriminatory
    - Inconsistent with the ordinance
   • Impact on resident affordability
   • Long-term viability of the park

   The Board shall issue written findings documenting:
   • Data relied upon;
   • Methodology applied;
   • Determination of reasonable rate of return.

Section G. Anti-Abuse Provisions

• Fees may not be used to circumvent rent limits
• Service reductions must be offset by rent reductions
• No discriminatory rent practices
• Good faith engagement with residents required
• Incomplete submissions may be denied

Sanford
MAINE

MEMO
From the Desk of
Steven R. Buck,
Sanford City Manager

Lot Rent Stabilization Board

To: City Council

Subject: Recommended Qualifications and Appointment of Lot Rent Stabilization Board

Date: May 4, 2026

Purpose and Background
The proposed Mobile Home Park Lot Rent Stabilization Ordinance establishes a five-member Rent Stabilization Board to review petitions for lot rent increases, conduct public hearings, and render decisions in accordance with the standards set forth in Exhibit A of the Ordinance.

Given the Board's role as a quasi-judicial body responsible for evaluating financial data, operating costs, and reasonable rates of return, it is essential that appointments be made with a focus on technical competency, impartiality, and the ability to apply objective standards.

Policy Consideration: Avoidance of Direct Stakeholder Representation
A key policy consideration is whether individuals with a direct financial or personal interest in mobile home parks—specifically park owners/operators or residents—should serve on the Board.

It is recommended that the Council **avoid appointing individuals who are either mobile home park owners/operators or current residents of such parks**. While representation may appear equitable, both categories present inherent conflicts of interest, as Board decisions directly impact their financial or personal circumstances.

Instead, the Board should function as an **independent, technically qualified review body**, capable of rendering impartial decisions based on financial evidence and regulatory standards.

Recommended Qualifications and Skill Sets
Appointments should prioritize individuals with demonstrated knowledge, experience, or professional background in areas relevant to financial and housing cost analysis. The following qualifications are recommended as guidance for the Mayor and Council:

- **Finance and Accounting:** Experience in financial statement analysis, cost structures, and rate-of-return evaluation
- **Banking and Lending:** Familiarity with underwriting, debt service coverage, and property financing
- **Real Estate and Property Valuation:** Knowledge of rental markets, valuation methodologies, and operating expenses

Lot Rent Stabilization Board

- **Housing and Public Policy:** Experience with housing programs, including understanding of area median income and affordability metrics
- **Business Operations:** Experience managing or analyzing operating costs, capital improvements, and long-term asset planning

These categories are not exclusive but represent the types of expertise that will best support the Board's responsibilities under Article IV (Petitions for Rent Increases) and Article VII (Hearings and Determinations).

Board Function and Hearing Structure
The Rent Stabilization Board will operate in a quasi-judicial capacity, conducting hearings, reviewing evidence, and issuing written determinations.

It is recommended that:

- The Board Chair serve as the **Hearing Officer**, or receive appropriate training to fulfill this function
- Procedures generally align with those used by the Zoning Board of Appeals, particularly regarding evidentiary review and decision-making standards
- Written findings clearly document the basis for each decision in accordance with Exhibit A evaluation criteria

Training and Legal Support
To ensure consistency and legal defensibility, Board members should receive initial and ongoing training.

It is recommended that:

- The **City Attorney** provide training on quasi-judicial procedures, evidentiary standards, and legal considerations
- Training include guidance on conflicts of interest, ex parte communications, and record development
- Members receive orientation on the financial evaluation tools and standards contained in Exhibit A

Lot Rent Stabilization Board

Alternates
To ensure continuity of operations and avoid delays in hearings, it is recommended that the Council consider authorizing **up to two Alternate Members**.

Alternates would:

- Serve in the absence or recusal of regular members
- Receive the same training and maintain familiarity with Board procedures
- Be available to ensure a full panel for all hearings

This may require a minor amendment to Article VI of the Ordinance, should the Council wish to proceed.

Recommended Appointment Framework
To promote consistency and transparency in appointments, the following framework is recommended:

- The **Mayor nominates** candidates based on the qualification criteria outlined above
- The **City Council confirms** appointments following review of qualifications
- Consideration be given to assembling a Board with **complementary expertise across financial, real estate, and housing policy disciplines**
- Appointments emphasize **analytical capability, impartial judgment, and professional experience**, rather than stakeholder representation

Conclusion
The effectiveness and legal defensibility of the Rent Stabilization Ordinance will depend significantly on the qualifications and impartiality of the Rent Stabilization Board.

Establishing a Board composed of individuals with strong technical and financial expertise—while avoiding direct stakeholder conflicts—will position the City to administer the Ordinance in

Memo

Number: 26-114-01
To: City Council
From: Matthew Hill, Public Works Director
Date: 2026-05-19
Subject: Ordered, to determine the private roadway acceptance statuses on Dunaway Drive, Hermione Lane, Oak Hill Road, Punky Parkway, and Sunny Lane.

RECOMMENDATION

The Department of Public Works is forbade from providing Public services to private properties by law. Based on the research and findings of the Department of Public Works, the Department recommends ceasing Public funding of Roadway Maintenance on Dunaway Drive, Hermione Lane, Oak Hill Road, Punky Parkway, and Sunny Lane in Sanford. Please see discussion below along with documentation and research performed by DPW including documentation submitted to the City's legal counsel.

Background Information:

Introduction

The Sanford Department of Public Works is conducting a review of City streets and roadways and their respective formal City Council roadway acceptance statuses. We are comparing these statuses to the Department's perennial list of roadway maintenance responsibilities. Where there is no formal roadway acceptance from the City Council and the Department has historically been providing Public services (i.e. snow plowing, grading, or other road maintenance), the Department is performing deed and easement research in the City's records, property records, and records on file at the York County Registry of Deeds.

Should a roadway not have a documented formal City acceptance, the Department will refer the matter to the City's attorneys for review prior to forwarding to the City Council for consideration.

Without acceptance from the City Council, private roadways can not be maintained with Public funds.

Please find the attached findings and recommendations from both the City's insurer (Maine Municipal Association) and the Director of the Maine Department of Transportation's Local Roads Center.

The City Council adopted formal roadway acceptance standards on February 18, 2025 providing those potentially affected a path to have their road formally considered in the future. The Department has also developed a guidance document to provide affected private property owners with some direction on obtaining future private services similar to those services that the City will now no longer provide using Public funds. Please find it attached to this memorandum.

Discussion

The Department's review of Dunaway Drive, Hermione Lane, Oak Hill Road, Punky Parkway, and Sunny Lane in Sanford yielded no record of formal City Council or Town Meeting roadway acceptance in City records, no shown plan depicting a City-accepted easement or right-of-way over the roadway, or an adjacent deed that referred to such documents. The City has historically plowed Dunaway Drive, Hermione Lane, Oak Hill Road, Punky Parkway, and Sunny Lane. The Department has no record on how or why this practice began.

References Please find the following documents attached for reference and legal review:

- Locus Map and Map of Lots illustrating Dunaway Drive, Hermione Lane, Oak Hill Road, Punky Parkway, and Sunny Lane.
- Current Acceptance Status per GASB Flowchart Deed information for all lots on Dunaway Drive, Hermione Lane, Oak Hill Road, Punky Parkway, and Sunny Lane

Conclusion

As the City of Sanford and the Sanford Department of Public Works cannot substantiate that these roadways have ever received respective formal acceptances from the City Council (or former Town Selectmen), the Department therefore recommends ceasing Public maintenance on these privately-owned roads in accordance with the laws of the State of Maine and recommendations from DPW Maintainers, the City's insurer, and MaineDOT Local Roads Center.

With the concurrence of the City's attorneys, we hereby request that these issues be brought to the Sanford City Council for consideration and resolution. In anticipation that Residents may require assistance with maintenance of their private roads, the Department of Public Works has prepared the following references to help advise Residents. While each roadway will be unique in its future needs, the references provide general guidance on successful private roadway maintenance efforts.

Legal Review Status:

Complete

Administrative or Department Review:

Although the GASB lists Dunaway Drive as "TW", there is no date of acceptance listed. Dunaway Drive does not resemble a City street. DPW believes this is an error in the GASB list. DPW has requested additional legal review accordingly and would be willing to initiate a formal discontinuance if necessary.

According to the City's legal counsel:

I reviewed the deeds and other materials you sent related to Sunny Lane, Hermione Lane, Dunaway Drive, Punky Parkway, and Oak Hill Road and could find nothing in those documents that would indicate those specific roads have been accepted as a public way or easement. As you now, we have not conducted any additional title research beyond reviewing the deeds you have provided. You will want to ensure (to the extent you haven't already) that the City did not previously accept those roads through town meeting or council vote at some point.

It is also worth noting, as you have highlighted throughout the documents, that most of the deeds include reference to private rights of way, many of which refer to a connection to the public or main highway- which is sometimes referred to as Route 4 or Oak Hill Road.

Oak Hill Road is referred to as a “public highway” or as the “main highway” on several occasions. While it is not entirely clear, it appears likely that the Oak Hill Road referenced in these deeds is either now Route 4 (see for example the Waban deed in the Dunaway Drive packet on Page 28 of the pdf which references “a right of way leading from Route 4 formerly Oak Hill Road”) or as you suggest what is now Country Club Road.

Financial Impact or Review:

Reduction of work on private roadways will reduce the burden on the Department of Public Works and allow us to better focus on our assigned priorities.

ATTACHMENT(S):

Dunaway Drive Folder Scan.pdf
Hermione Lane Folder Scan.pdf
Oak Hill Road Folder Scan.pdf
Punky Parkway Folder Scan.pdf
Sunny Lane Folder Scan.pdf
Dunaway Hermione Oak Hill Punky and Sunny Locus Map.pdf
20250218_Sanford_Road_Acceptance_Standards_Approved_by_City_Council.pdf
20230310_MMA_Statement_RE_Plowing_Private_Roads.pdf
20230719_Letter_from_P_Coughlan_RE_Use_of_Public_Funds_to_Maintain_Private_Roads.pdf
20260415_Roadway Status Memo for Dunaway Hermione Oak Hill Sunny and Punky.pdf

SANFORD ROAD INVENTORY

(Specifications/ Paving History)

Street Name	Street Type	Type	St. Length	Width	Area	Date of Acceptance	Date of Latest Construction	Age from 2003	Weighted Age	Weighted Average Yr.	Comments/Notes/Reconstruction History
Dunaway Drive		TW	1840.51				1984				
Durgin lane		Private	132.77								
Eagle Drive		TW	3294.66				1970				
East Street		TW	668.78				1984				
Eastern Avenue		TW	312.12				2001				
Eastman Road		TW	566.68	40'		1960 & 1962	1967				
Eastview Drive		TW	1385.87	50'		1973	1973				
Edmund Street		TW	688.64				1990				
Ellie Street		(?)	80.72								
Ellis Street		TW	446.57	40'		1951 & 1973	1986				
Ellsworth Street		TW	1819.11	40'		1924 & 1950	1983				
Elm Street, Sanford		TW	1257.50	41.25'		1870 & 1884	-1960				
Elm Street, Sp.		TW	4155.30				1983 from Littlefield Rd. to Mill St./rest to Shapleigh 1998				
Emard Lane		Private	321.35								
Emerson Street		TW	2383.56	50'		1913 & 1953	1982 top Shawmut to Main/1985 Shawmut to Twombley Rd.				
Emery Street		TW	3808.75	45' & 50'		1886 & 1966 E. to Mousam River	@ E. bank of Mousam River/1978 construct; 1968 Main to School				1967 bridge constructed to connect Emery to Yale Street
Emil Levasseur Dr.		Private	239.39								
Emmons Road		(?)	4053.65								
Errol Street		TW	812.99				1996				
Essex Street		TW	1617.91	50'		1926, 49 & 75	2002 Maurice to School/rest 1983				
Evergreen Lane		Private	848.76								
Evertt Street		Private	425.72								
Fairoaks Drive		TW	1576.29	50'			1989				
Fairview Drive		TW	2082.31				-1960				
Fall Road		TW	1059.57				1995				
Farview Drive		TW	4051.24	40'		1957 & 1966	1972				1957 1st section in from Main St.; 1966, 2nd section & 1972 final section
Fenway Avenue		TW	396.76	40'		1946	1987				
Fern Lane		Private	1889.18								
Field Street		TW	203.09	40'			1984				
Fieldstone Lane		TW	2184.46	50'		1990	1990				

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/16/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
779 Country Club Rd	**R21-56C**	**DUNAWAY DR**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	**0**	**0**	**2/1/2023**	1972

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	1785	361	8/22/1967

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• Allen's Cove right of way reference
• camp road reference
• right of way reference

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 1 of 3 | Card # 1 of 3 | Print Date 8/12/2025 2:01:37 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8540	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	801,300	801,300
EXM LAND	9200	72,100	72,100
EXEMPT	9200	80,800	80,800
	Total	954,200	954,200

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	801,300	2023	9200	801,300	2022	9200	801,300
	9200	72,100		9200	72,100		9200	72,100
	9200	80,800		9200	80,800		9200	80,800
	Total	954,200		Total	954,200		Total	954,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	801,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	80,800
Appraised Land Value (Bldg)	72,100
Total Appraised Parcel Value	954,200
Valuation Method	C
Assessed Value	**954,200**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	954,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20240253	06-05-2024	SGN	SIGN	40,000		0		SIGN
20240069	03-12-2024	RE	REMODEL	4,000		100		CONSTRUCT 3 INTERIOR W
20170499	12-29-2017	CO	CO ISSUED			0		11/6/17 CERT OF OCCUPAN
20170314	06-26-2017	NS	New Structure	51,000		0		SEE ASSOC DOC - BUILDIN
20170087	03-13-2017	NS	New Structure	2,200,000		0		7,700 SQ FT ONE STORY AD
20120328	08-03-2012	RE	Remodel	12,000				MOVE WALL TO ADD SECON

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-18-2011	JG	01	6	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	920C	NON PROFIT M	RR		43,560	SF	1.08	1.00000	5	1.00		1.000		0	1.08	47,000
1	920C	NON PROFIT M	RR		7.590	AC	1,500.00	1.00000	0	1.00		1.000		0	1,425	11,900
1	920C	NON PROFIT M	RR		800.000	FF	16.50	1.00000	0	1.00		1.000		0	16.5	13,200
				Total Card Land Units	8.59	AC								Total Land Value		72,100

Property Location	779 COUNTRY CLUB RD	Map ID	0R21/ 0056C/ 0000/ /	Bldg Name	State Use 920C
Vision ID 8540	Account #	Bldg # 1	Sec # 1 of 3	Card # 1 of 3	Print Date 8/12/2025 2:01:37 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	83	Schools-Public
Model	94	Res/Com Use
Grade	C-	Average -
Stories:	1	
Occupancy		
Exterior Wall 1	06	Board & Batten
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2		
Heating Fuel	04	Electric
Heating Type	07	Electr Basebrd
AC Type	02	Heat Pump
Bldg Use	910C	CHARITABLE MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	2	
Depreciation		
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	9.00	
% Comn Wall		
1st Floor Use:	910C	

CONSTRUCTION DETAIL (CONTINUED)

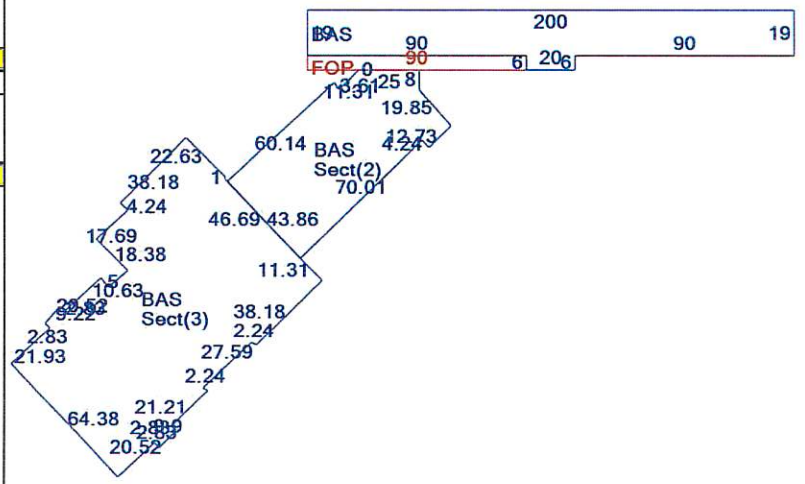
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920C	NON PROFIT MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	1,017,977
Year Built	1974
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	46
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	54
RCNLD	801,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
BRN1	BARN - 1 STO	L	1,200	18.00	1987		80		0.00	17,300
SHD1	SHED AVERAG	L	80	8.00	1987		80		0.00	500
PAV1	PAVING-ASPH	L	28,000	2.50	2017		90		0.00	63,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,920	3,920	3,920	52.14	204,377
FOP	Porch, Open	0	540	135	13.03	7,038
	Ttl Gross Liv / Lease Area	3,920	4,460	4,055		211,415

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 2 of 3 | Card # 2 of 3 | Print Date 8/12/2025 2:01:37 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8540	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	801,300	801,300
EXM LAND	9200	72,100	72,100
EXEMPT	9200	80,800	80,800
	Total	954,200	954,200

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	801,300	2023	9200	801,300	2022	9200	801,300
	9200	72,100		9200	72,100		9200	72,100
	9200	80,800		9200	80,800		9200	80,800
	Total	954,200		Total	954,200		Total	954,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	801,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	80,800
Appraised Land Value (Bldg)	72,100
Total Appraised Parcel Value	954,200
Valuation Method	C
Assessed Value	**954,200**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	954,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20240253	06-05-2024	SGN	SIGN	40,000		0		SIGN
20240069	03-12-2024	RE	REMODEL	4,000		100		CONSTRUCT 3 INTERIOR W
20170499	12-29-2017	CO	CO ISSUED			0		11/6/17 CERT OF OCCUPAN
20170314	06-26-2017	NS	New Structure	51,000		0		SEE ASSOC DOC - BUILDIN
20170087	03-13-2017	NS	New Structure	2,200,000		0		7,700 SQ FT ONE STORY AD
20120328	08-03-2012	RE	Remodel	12,000				MOVE WALL TO ADD SECON

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-18-2011	JG	01	6	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	920C	NON PROFIT M	RR		43,560	SF	1.08	1.00000	5	1.00		1.000			0	1.08	47,000
1	920C	NON PROFIT M	RR		7.590	AC	1,500.00	1.00000	0	1.00		1.000			0	1,425	11,900
1	920C	NON PROFIT M	RR		800.000	FF	16.50	1.00000	0	1.00		1.000			0	16.5	13,200
		Total Card Land Units			8.59	AC										Total Land Value	72,100

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 2 of 3 | Card # 2 of 3 | Print Date 8/12/2025 2:01:37 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	83	Schools-Public
Model	94	Res/Com Use
Grade	C+	Average +
Stories:	1	
Occupancy		
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2	25	Vinyl Siding
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2		
Heating Fuel	04	Electric
Heating Type	07	Electr Basebrd
AC Type	03	Central
Bldg Use	910C	CHARITABLE MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	2	
Depreciation		
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	03	ABOVE AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	03	ABOVE AVERAGE
Wall Height	9.00	
% Comn Wall		
1st Floor Use:	910C	

CONSTRUCTION DETAIL (CONTINUED)

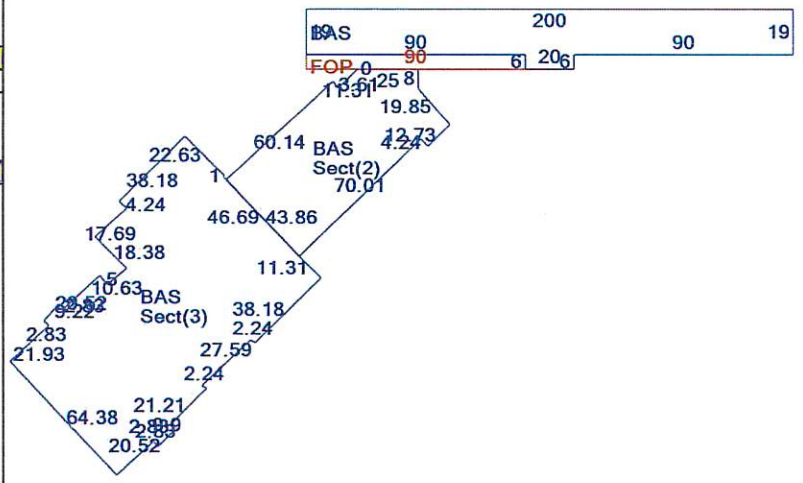
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920C	NON PROFIT MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	1,017,977
Year Built	2006
Effective Year Built	2007
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	801,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,506	3,506	3,506	69.20	242,600
	Ttl Gross Liv / Lease Area	3,506	3,506	3,506		242,600

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 3 of 3 | Card # 3 of 3 | Print Date 8/12/2025 2:01:37 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8540	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	801,300	801,300
EXM LAND	9200	72,100	72,100
EXEMPT	9200	80,800	80,800
		Total	954,200	954,200

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	801,300	2023	9200	801,300	2022	9200	801,300
	9200	72,100		9200	72,100		9200	72,100
	9200	80,800		9200	80,800		9200	80,800
	Total	954,200		Total	954,200		Total	954,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	801,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	80,800
Appraised Land Value (Bldg)	72,100
Total Appraised Parcel Value	954,200
Valuation Method	C
Assessed Value	**954,200**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	954,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20240253	06-05-2024	SGN	SIGN	40,000		0		SIGN
20240069	03-12-2024	RE	REMODEL	4,000		100		CONSTRUCT 3 INTERIOR W
20170499	12-29-2017	CO	CO ISSUED			0		11/6/17 CERT OF OCCUPAN
20170314	06-26-2017	NS	New Structure	51,000		0		SEE ASSOC DOC - BUILDIN
20170087	03-13-2017	NS	New Structure	2,200,000		0		7,700 SQ FT ONE STORY AD
20120328	08-03-2012	RE	Remodel	12,000				MOVE WALL TO ADD SECON

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-18-2011	JG	01	6	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	920C	NON PROFIT M	RR		43,560	SF	1.08	1.00000	5	1.00		1.000		0	1.08	47,000
1	920C	NON PROFIT M	RR		7.590	AC	1,500.00	1.00000	0	1.00		1.000		0	1,425	11,900
1	920C	NON PROFIT M	RR		800.000	FF	16.50	1.00000	0	1.00		1.000		0	16.5	13,200
				Total Card Land Units	8.59	AC									Total Land Value	72,100

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 3 of 3 | Card # 3 of 3 | Print Date 8/12/2025 2:01:37 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	83	Schools-Public
Model	94	Res/Com Use
Grade	C+	Average +
Stories:	1	
Occupancy		
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2	25	Vinyl Siding
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2		
Heating Fuel	04	Electric
Heating Type	07	Electr Basebrd
AC Type	01	None
Bldg Use	910C	CHARITABLE MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	2	
Depreciation		
Heat/AC	02	HEAT/AC SPLIT
Frame Type	02	WOOD FRAME
Baths/Plumbing	03	ABOVE AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	03	ABOVE AVERAGE
Wall Height	9.00	
% Comn Wall		
1st Floor Use:	910C	

CONSTRUCTION DETAIL (CONTINUED)

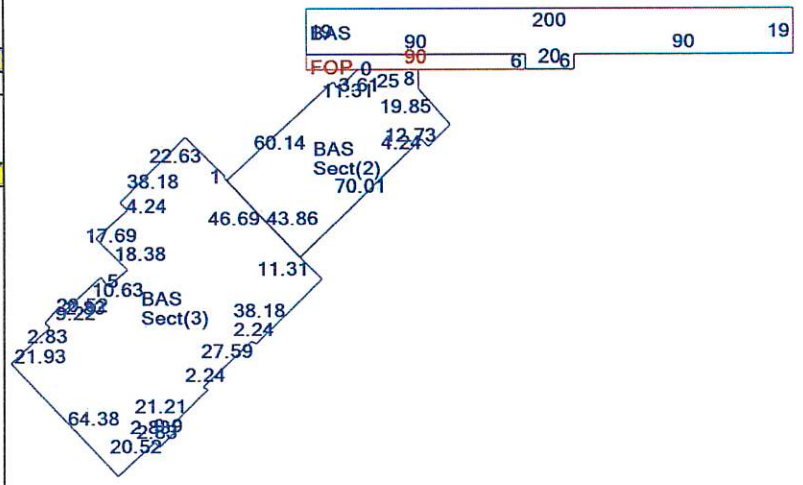
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920C	NON PROFIT MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	1,017,977
Year Built	2017
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	801,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,363	8,363	8,363	67.44	563,961
	Ttl Gross Liv / Lease Area	8,363	8,363	8,363		563,961

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 2/18/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
5 DUNAWAY DR	**R21-56**	**DUNAWAY DR**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	**0**	**0**	**2/1/2023**	1972

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	1785	361	8/22/1967

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• Allen's Cove right of way reference
• camp road reference
• right of way reference

5 Dunaway Drive

City of Sanford, ME

1 inch = 190 Feet

0 190 380 570

February 18, 2026

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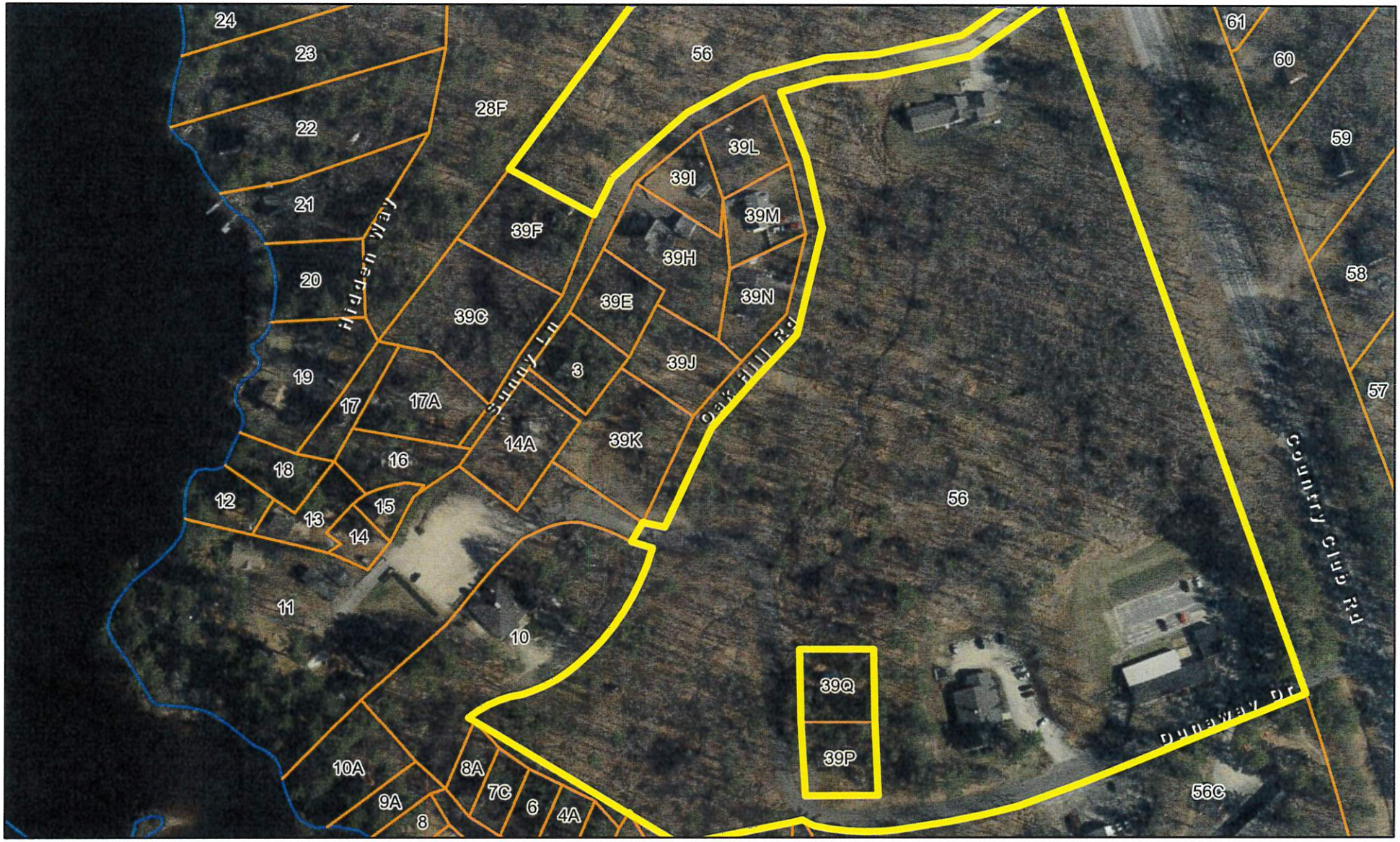


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 5 DUNAWAY DR | Map ID 0R21/ 0056/ 0000/ / | Bldg Name | State Use 920I
Vision ID 8537 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 8/12/2025 2:01:16 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8537	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	766,400	766,400
EXM LAND	9200	96,600	96,600
EXEMPT	9200	17,500	17,500
	Total	880,500	880,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	766,400	2023	9200	761,900	2022	9200	761,900
	9200	96,600		9200	96,600		9200	96,600
	9200	17,500		9200	17,500		9200	17,500
	Total	880,500		Total	876,000		Total	876,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	766,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,500
Appraised Land Value (Bldg)	96,600
Total Appraised Parcel Value	880,500
Valuation Method	C
Assessed Value	**880,500**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	880,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20230571	11-08-2023	RE	Remodel	46,000		0		RENOVATE EXISTING BATH
20160498	12-15-2016	RE	Remodel	5,000		0		REMOVE 2ND STAIRCASE T
20150476	10-16-2015	RE	Remodel	20,000		0		ADD EGRESS WIDOWS INT
20150388	09-01-2015	SGN	Sign	50		0		INSTALL (2) DOT REFLECTO
20150060	03-03-2015	RE	Remodel	20,000		0		REMOVE DOOR FROM BATH
20090562	11-02-2009	AD	Addition	32,000				ADDING A PARTITION & TW

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	920I	NON PROFIT M	RR		43,560	SF	1.08	1.00000	5	1.00		1.000			0	1.08	47,000
1	920I	NON PROFIT M	RR		13.000	AC	1,500.00	1.00000	0	1.00		1.000			0	1,395	19,900
1	920I	NON PROFIT M	RR		1,800.00	FF	16.50	1.00000	0	1.00		1.000			0	16.5	29,700
				Total Card Land Units	14.00	AC										Total Land Value	96,600

Property Location 5 DUNAWAY DR | Map ID 0R21/ 0056/ 0000/ / | Bldg Name | State Use 920I
Vision ID 8537 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 8/12/2025 2:01:16 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	17	Store
Model	96	Ret/Off Condo
Grade	D	Below Average
Stories:	1	
Occupancy		
Exterior Wall 1	13	Pre-Fab Wood
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	04	Forced Air-Duc
AC Type	03	Central
Bldg Use	910I	CHARITABLE MDL-96
Total Rooms		
Total Bedrms	00	
Total Baths	1	
Depreciation		
Heat/AC	01	HEAT/AC PKGS
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	9.00	
% Comn Wall		
1st Floor Use:	910I	

CONSTRUCTION DETAIL (CONTINUED)

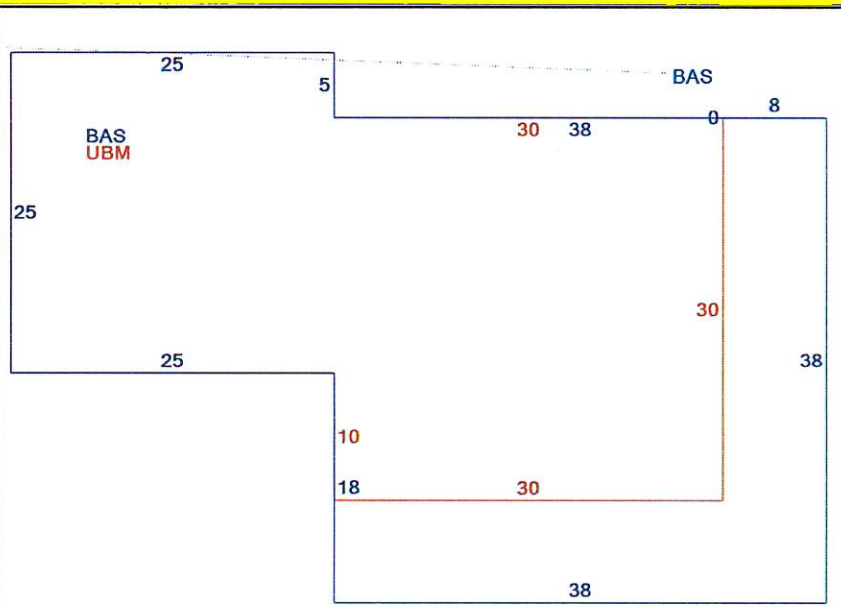
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920I	NON PROFIT MDL-96	100
		0
		0

COST / MARKET VALUATION

RCN	223,871
Year Built	1972
Effective Year Built	1982
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	76
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	24
RCNLD	53,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
MSC2	PAV1	L		1.00			100		0.00	0
PAV1	PAVING-ASPH	L	7,000	2.50			100		0.00	17,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,069	2,069	2,069	91.38	189,057
UBM	Basement, Unfinished	0	1,525	381	22.83	34,814
	Ttl Gross Liv / Lease Area	2,069	3,594	2,450		223,871

Property Location 5 DUNAWAY DR | Map ID 0R21/ 0056/ 0000/ / | Bldg Name | State Use 920I
Vision ID 8537 | Account # | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 3 | Print Date 8/12/2025 2:01:16 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8537	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	766,400	766,400
EXM LAND	9200	96,600	96,600
EXEMPT	9200	17,500	17,500
	Total	880,500	880,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	766,400	2023	9200	761,900	2022	9200	761,900
	9200	96,600		9200	96,600		9200	96,600
	9200	17,500		9200	17,500		9200	17,500
	Total	880,500		Total	876,000		Total	876,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	766,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,500
Appraised Land Value (Bldg)	96,600
Total Appraised Parcel Value	880,500
Valuation Method	C
Assessed Value	880,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	880,500

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
2	920R	NON PROFIT M	RR		0	SF	0.00	1.00000	5	1.00		1.000		0.0000	0	0
		Total Card Land Units			0.00	AC								Total Land Value		0

Property Location	5 DUNAWAY DR	Map ID	0R21/ 0056/ 0000/ /	Bldg Name		State Use	920I
Vision ID 8537	Account #		Bldg # 2	Sec # 1 of 1	Card # 2 of 3	Print Date	

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	B-	Good -
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

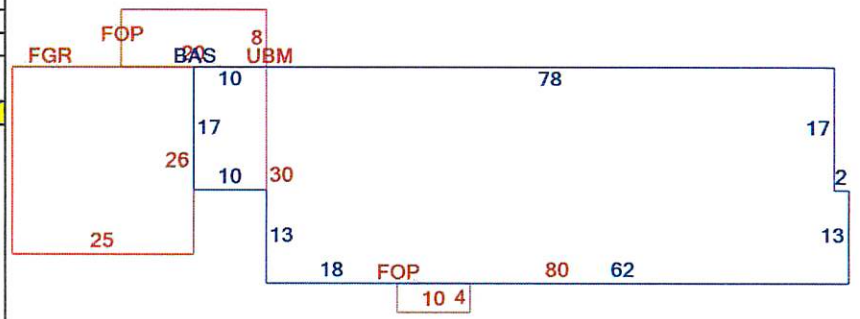
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	576,777
Year Built	1995
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	455,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,536	2,536	2,536	174.31	442,039
FGR	Garage, Attached	0	650	260	69.72	45,319
FOP	Porch, Open	0	200	40	34.86	6,972
UBM	Basement, Unfinished	0	2,366	473	34.85	82,447
	Ttl Gross Liv / Lease Area	2,536	5,752	3,309		576,777

Property Location 5 DUNAWAY DR | Map ID 0R21/ 0056/ 0000/ / | Bldg Name | State Use 920I
Vision ID 8537 | Account # | Bldg # 3 | Sec # 1 of 1 | Card # 3 of 3 | Print Date 8/12/2025 2:01:17 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8537	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	766,400	766,400
EXM LAND	9200	96,600	96,600
EXEMPT	9200	17,500	17,500
	Total	880,500	880,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	766,400	2023	9200	761,900	2022	9200	761,900
	9200	96,600		9200	96,600		9200	96,600
	9200	17,500		9200	17,500		9200	17,500
	Total	880,500		Total	876,000		Total	876,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	766,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,500
Appraised Land Value (Bldg)	96,600
Total Appraised Parcel Value	880,500
Valuation Method	C
Assessed Value	880,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	880,500

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
3	920C	NON PROFIT M	RR		0	SF	0.00	1.00000	5	1.00		1.000			0.0000	0	0
		Total Card Land Units			0.00	AC									Total Land Value		0

Property Location	5 DUNAWAY DR	Map ID	0R21/ 0056/ 0000/ /	Bldg Name	State Use 920I
Vision ID 8537	Account #	Bldg # 3	Sec # 1 of 1	Card # 3 of 3	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	18	Office Bldg
Model	94	Res/Com Use
Grade	B	Good
Stories:	1	
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure	08	Irregular
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	08	Radiant
AC Type	03	Central
Bldg Use	910C	CHARITABLE MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Depreciation		
Heat/AC	01	HEAT/AC PKGS
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	01	SUSP-CEIL ONLY
Rooms/Prtns	02	AVERAGE
Wall Height	8.00	
% Comn Wall		
1st Floor Use:	910C	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

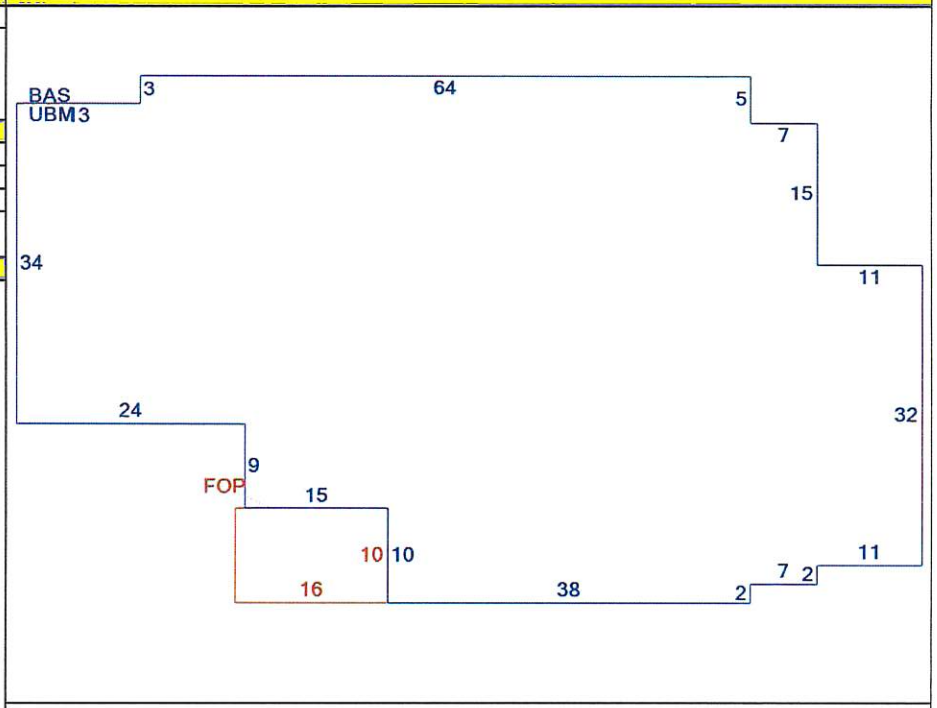
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	357,001
Year Built	1999
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	257,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,362	4,362	4,362	64.99	283,495
FOP	Porch, Open	0	160	40	16.25	2,600
UBM	Basement, Unfinished	0	4,362	1,091	16.26	70,906
	Ttl Gross Liv / Lease Area	4,362	8,884	5,493		357,001

That We, HERBERT F. KEZAR and LENA M. KEZAR, husband and wife, of North Berwick, in the County of York and State of Maine,

in consideration of one ($1.00) dollar and other valuable considerations,

paid by WABAN PROJECTS, INC., a corporation organized under the laws of the State of Maine, and having its place of business at South Berwick, in said County and State,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

WABAN PROJECTS, INC., its successors and assigns,

~~heirs and assigns~~ forever, ~~a certain lot or parcel of land~~ three certain lots or parcels of land situated in Sanford, in the County of York and State of Maine, and situated on the northwesterly side, but not adjacent thereto, of the highway leading from Sanford to North Berwick and being known as Route #4, and bounded and described as follows:

BEGINNING at a granite monument marking the southerly boundary of the Allen's Cove right of way, so-called, and the northeasterly corner of the camp lot now or formerly owned by one Forrest Adams and also marking the northwesterly corner of the parcel herein conveyed, thence S 43° 25° E, 329.80 feet to a granite monument near a brook at or near the northwesterly corner of land of one Karlton Tulley; thence S 85° 29° 30" E, 156.87 feet to a granite monument at the northeasterly corner of said Tulley's land and marking the westerly boundary of another camp road right of way; thence northeasterly by the westerly sideline of said right of way about 660 feet to the southerly sideline of the aforementioned Allen's Cove right of way; thence southwesterly by said southerly sideline about 700 feet to the granite monument and the point of beginning, containing three (3) acres, more or less.

Also another certain lot or parcel of land situated in Sanford and bounded and described as follows:

BEGINNING at a granite monument on the easterly sideline of the camp road right of way running northeasterly from the aforementioned Tulley's northeasterly corner and also marking the northwesterly corner of a camp lot owned by Harold E. Perkins et ux; thence S 74° 11° E, 101.53 feet by the northerly boundary of said Perkins' land to a granite monument; thence S 14° 25° W, 100.55 feet by said Perkins' land to a granite monument at the northeasterly corner of land owned by Arthur Contant et ux; thence S 13° 04° W, 100.80 feet by the easterly boundary of said Contants' land to a granite monument and the southeasterly corner of said Contants' land; thence N 70° 43° W, 99.90 feet to a granite monument on the easterly sideline of last mentioned right of way; thence S 18° 55° W, 148.69 feet by the easterly sideline of said right of way to another granite monument near a brook and at other land of the Grantors; thence S 59° 43° E, 309.01 feet by other land of the Grantors to a granite monument; thence S 22° 42° 30" E, 254.5 feet to another granite monument; thence S 57° 49° E, 425 feet, more or less, and still by other land of the Grantors to the westerly sideline of a right of way proposed by the State of Maine for the relocation of the Sanford to North Berwick Road, so-called; thence northerly by the westerly sideline of said proposed right of way 1790 feet, more or less, to the southerly boundary of a camp road right of way leading from the present State Highway westerly to Bauneg Beg Pond, so-called; thence westerly by the southerly boundary of said right of way 400 feet, more or less, to another camp road right of way running southerly; thence southerly by the easterly boundary of said right of way, by the end of the Allen's Cove road, so-called, 780 feet, more or less, to the granite monument marking the northwesterly corner of the first mentioned Perkins property and the place begun at, containing nineteen and one-half (19½) acres, more or less.

There is also hereby conveyed in conjunction with the above described parcels the right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as the right to use the established right of way from the described premises to Bauneg Beg Pond.

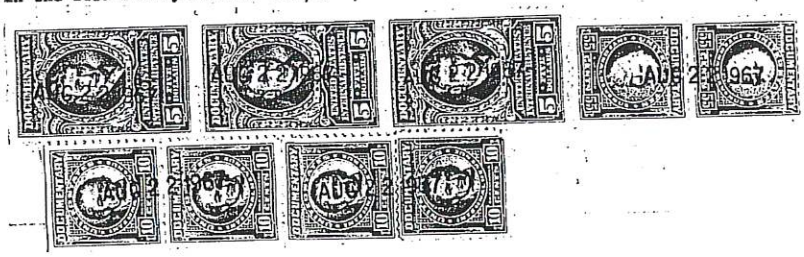
Also another certain lot or parcel of land situated in Sanford and bounded and described as follows:

BEGINNING at a point on the easterly sideline of the above mentioned proposed State Highway relocation right of way, said points marking the intersection of said sideline and the southwesterly prolongation of the southeasterly boundary of the parcel herein conveyed, said boundary also being the northwesterly boundary of a parcel of land owned by Cecil A. Chadbourne and marked by a stone wall fence; thence N 51° 56° E, 5 feet, more or less, to a stone post marking the southwesterly corner of said Chadbourne parcel and other land of the Grantors herein; thence continuing N 51° 56° E by said stone fence 947.94 feet to the southwesterly corner of land owned by Lawrence and Thelma Iles, said corner being witnessed by an iron pipe driven in the ground on the northwesterly side of said stone fence; thence N 21° 55° W by said Iles land 751.18 feet to the land of owner unknown and the Northwest corner of said Iles land marked by another stone wall fence and witnessed by another iron pipe driven into the ground on the southeasterly side of said stone fence; thence S 52° 02° W by said stone fence and the southeasterly side of said land of owner unknown 617 feet to the southwesterly corner of said land of owner unknown marked by an intersecting stone wall fence; thence continuing along the same course S 52° 02° W, 15 feet, more or less, to the easterly sideline of said proposed State Highway right of way; thence southerly by the easterly sideline of said right of way 900 feet, more or less, to the point begun at, containing thirteen (13) acres, more or less.

There is also conveyed herewith with respect to the above described parcel a right of way two (2) rods wide from the easterly corner of the land herein conveyed to the State Highway at Oak Hill, said right of way being along the southerly boundary of the farm field formerly of Nahum W. Allen, now or formerly of James Ford.

The above described premises being a portion of that conveyed to the Grantors herein by two warranty deeds as follows: 1) from Anna R. Hussey dated October 21, 1947 and recorded in the York County Registry of Deeds, Book 1106, Page 115; and 2) from Robert A. Hussey dated May 13, 1952 and recorded in said Registry, Book 1211, Page 134.

The above described premises is also a portion of that parcel described in a warranty deed from Alonzo Allen to Samuel F. Allen, said deed being dated January 28, 1920 and recorded in the York County Registry of Deeds, Book 774, Page 309. Being, also, a part of that which passed to the Grantor, Lena M. Kezar, upon the death of her father, Samuel F. Allen, said estate being probated in the York County Probate Court.



To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

WABAN PROJECTS, INC., its successors

~~heirs~~ and assigns, to its and their use and behoof forever.

And we do covenant with the said Grantee, its successors ~~heirs~~ and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantee, its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said HERBERT F. KEZAR and LENA M. KEZAR, husband and wife, each

and

~~wife~~ ~~of the said~~

joining in this deed as Grantor, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-second day of August in the year of our Lord one thousand nine hundred and sixty-seven.

Signed, Sealed and Delivered
in presence of

Avis C Staples
to both

Herbert F Kezar
Lena M. Kezar

State of Maine. YORK, ss. August 22, 1967.

Personally appeared the above named HERBERT F. KEZAR and LENA M. KEZAR

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Avis C. Staples
~~Justice of the Peace~~
Notary Public

York, ss.
Received OCT 3 1967 at 9 h 32 m. A M
and recorded from the original.

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/18/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
72 DUNAWAY DR	**R21-10A**	**DUNAWAY DR**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	**0**	**0**	**2/1/2023**	1972

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	3604	13	8/1/1985

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• private road reference
• camp road reference
• right of way reference

72 Dunaway Drive

City of Sanford, ME

1 inch = 190 Feet

0 190 380 570

February 18, 2026

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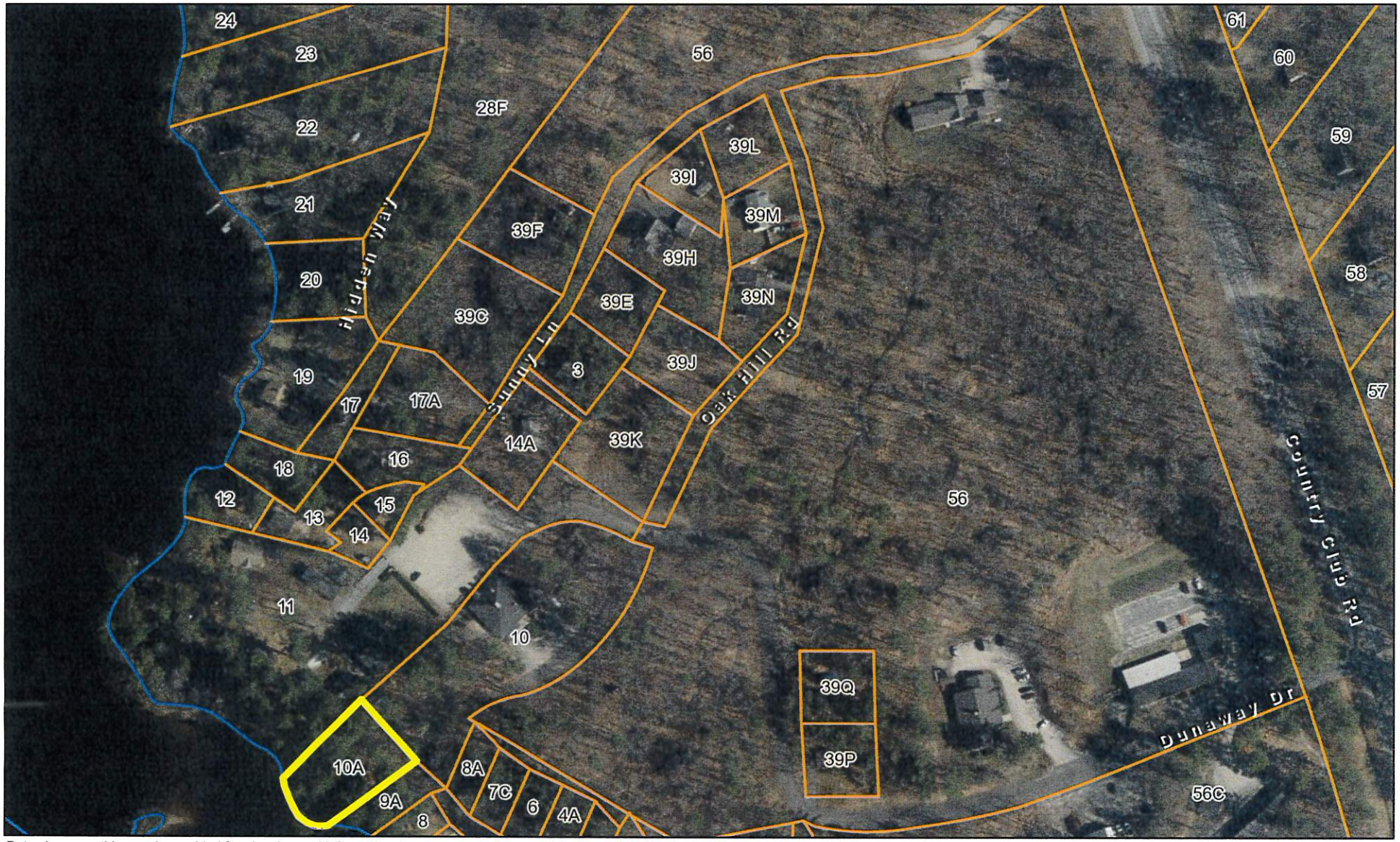

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Property Location 72 DUNAWAY DR | Map ID 0R21/ 0010A/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8469 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:53:44 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40R
Note 5			
GIS ID	8469	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	67,200	67,200
EXM LAND	9200	188,300	188,300
EXEMPT	9200	1,400	1,400
	Total	256,900	256,900

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	03604	0013	08-01-1985	U	I	54,000	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	67,200	2023	9200	66,400	2022	1013	62,900
	9200	188,300		9200	188,300		1013	179,300
	9200	1,400		9200	1,400		1013	1,400
	Total	256,900		Total	256,100		Total	243,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	64,600
Appraised Xf (B) Value (Bldg)	2,600
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	188,300
Total Appraised Parcel Value	256,900
Valuation Method	C
Assessed Value	**256,900**
Total Exemptions Applied:	0
Total Assessment with Exemptions	256,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	920R	NON PROFIT M	RR		43,560	SF	1.08	0.90000	4	2.00		1.000		BB	1.0000	3.89	169,400
1	920R	NON PROFIT M	RR		0.380	AC	47,000.00	1.05800	5	1.00		1.000			1.0000	49,726	18,900
				Total Card Land Units	1.38	AC									Total Land Value		188,300

Property Location 72 DUNAWAY DR | Map ID 0R21/ 0010A/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8469 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	13	Pre-Fab Wood
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

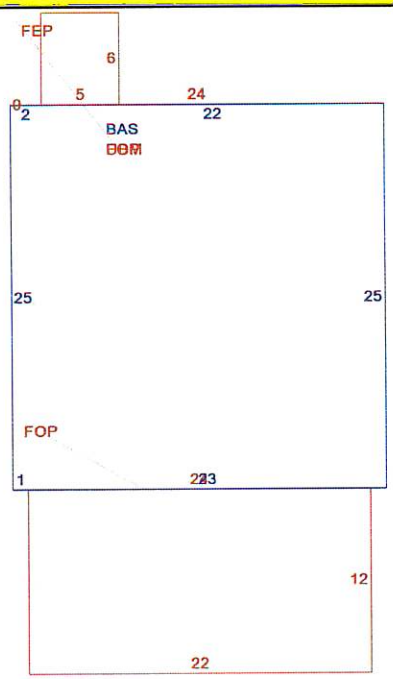
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	83,887
Year Built	1972
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	64,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	3400.00	1995		77		0.00	2,600
FCP	CARPORT	L	220	8.00	1987		80		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	600	600	600	105.65	63,391
FEP	Porch, Enclosed, Finished	0	30	21	73.96	2,219
FOP	Porch, Open	0	264	53	21.21	5,600
UBM	Basement, Unfinished	0	600	120	21.13	12,678
	Ttl Gross Liv / Lease Area	600	1,494	794		83,888

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 2/18/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
39 DUNAWAY DR	R21-39Q	DUNAWAY DR

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	0	0	2/1/2023	N/A

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	10836	109	7/30/2001

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference

39 Dunaway Drive

City of Sanford, ME

1 inch = 190 Feet

0 190 380 570

February 18, 2026

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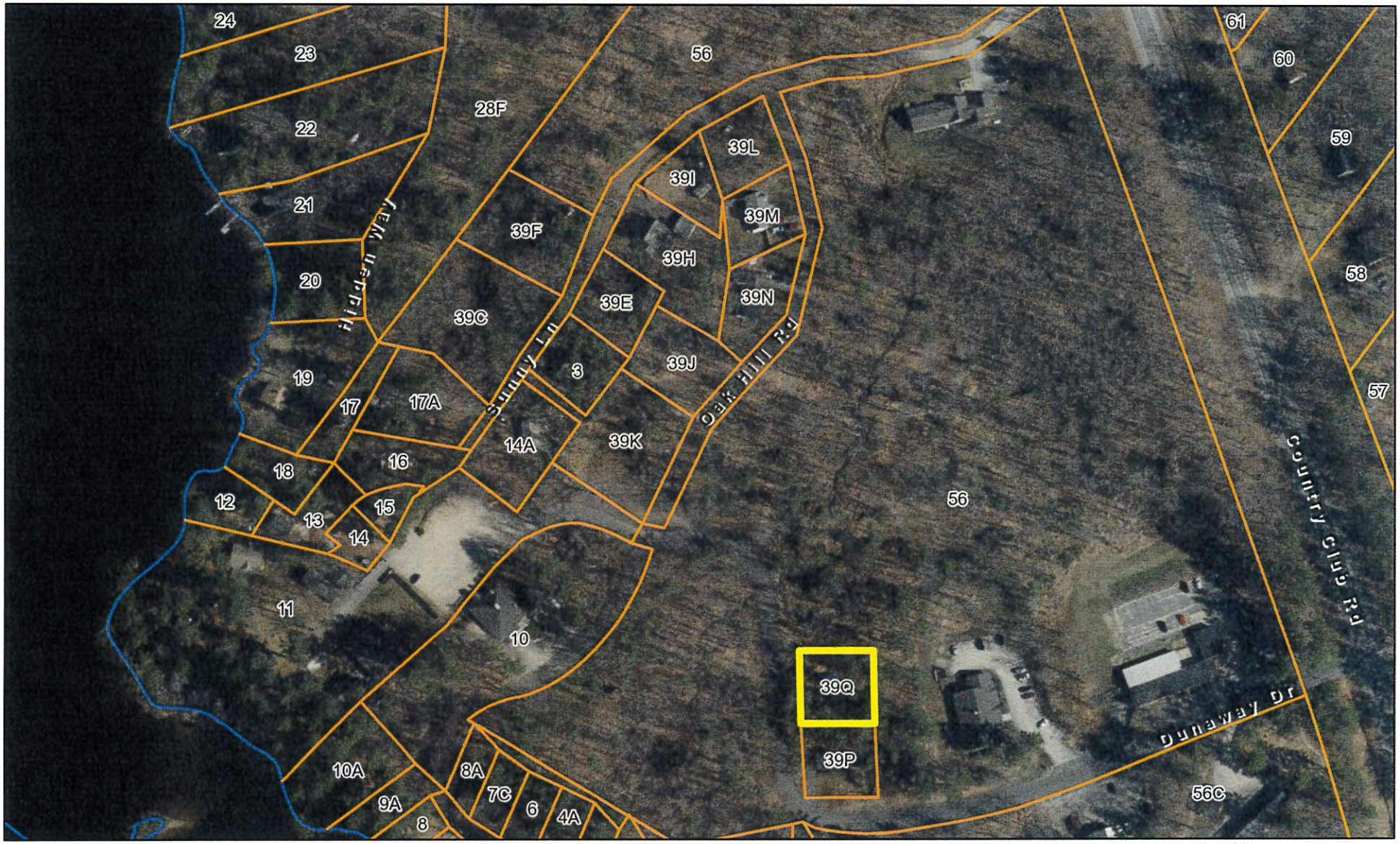

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 39 DUNAWAY DR | Map ID 0R21/ 0039Q/ 0000/ / | Bldg Name | State Use 9200
Vision ID 8522 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:59:40 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8522	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXM LAND	9200	27,400	27,400
		Total 27,400	27,400

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	V	0	1K
WABAN PROJECTS INC	10836	0109	07-30-2001	Q	I	30,400	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	27,400	2023	9200	27,400	2022	9200	27,400
	Total	27,400		Total	27,400		Total	27,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	27,400
Total Appraised Parcel Value	27,400
Valuation Method	C
Assessed Value	27,400
Total Exemptions Applied:	0
Total Assessment with Exemptions	27,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	9200	NON PROFIT M	RR		10,000	SF	3.80	0.90000	4	0.80		1.000			1.0000	2.74	27,400
				Total Card Land Units	0.23	AC									Total Land Value		27,400

Property Location	39 DUNAWAY DR	Map ID	0R21/ 0039Q/ 0000/ /	Bldg Name	State Use 9200
Vision ID 8522	Account #	Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

BK10836PG109

039667

MAINE STATUTORY SHORT FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, **HAROLD E. PERKINS** and **MARION E. PERKINS,** 39 Dunaway Drive, of the Town of Sanford, County of York, and State of Maine, 04073

for consideration paid,

GRANT to **WABAN PROJECTS, INC.,** a Maine Corporation having a principal place of business at 5 Dunaway Drive, in the Town of Sanford, County of York and State of Maine, 04073

with **WARRANTY COVENANTS,**

MAINE R.E. TRANSFER TAX PAID

A certain lot or parcel of land together with a 1964 Williamsburg 12 x 52 mobile home and fixtures, situated in the Town of Sanford, County of York, and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

BEGINNING at a stone post set in the ground at a point on the Easterly margin of a right of way leading from Highway Route 4, formerly Oak Hill Road, so-called, said point being where the dividing line between the land herein to be conveyed and land now or formerly of Arthur Contant *et. ux.* intersects said Easterly margin of said right of way; thence from said stone post, in a Northerly direction, by and along said right of way for a distance of One Hundred (100) feet to another stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an Easterly direction by and along said now or formerly of Lena M. Kezar and parallel to the Northerly sideline of said Contant property for a distance of One Hundred (100) feet to a stone post set in the ground and still other land now or formerly of Lena M. Kezar; thence turning and running in a Southerly direction by and along other land now or formerly of Lena M. Kezar and parallel to the margin of the aforementioned right of way for a distance of One Hundred (100) feet to a stone post set in the ground and the land of said Contant *et. ux.*; thence turning and running in a Southerly direction by and along the land of said Contant *et. ux.* for a distance of One Hundred (100) feet to a stone post set in the ground, the Easterly margin of the aforementioned right of way, and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns, the right to use the established rights of ways leading from Highway Route 4, formerly Oak Hill

Road, so-called, to the above-described premises, as well as the right to use the established right of way from the above-described premises to Bauneg Beg Pond.

Being the same premises conveyed to Harold E. Perkins and Marion E. Perkins by Warranty Deed of Lena M. Kezar, dated June 3, 1966, and recorded in the York County Registry of Deeds in Book 1718, Page 63.

WITNESS our hands this 18th day of July, 2001.

Witness

Harold E. Perkins
Harold E. Perkins

Witness

Marion E. Perkins
Marion E. Perkins

STATE OF MAINE
York, ss.

July 18, 2001

Then personally appeared the above-named **Harold E. Perkins** and **Marion E. Perkins** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

James J. Shirley
Maine Attorney at Law

RECEIVED YORK S.S.
2001 JUL 30 PM 3:43
ATTEST: Lois M. Muse
REGISTER OF DEEDS

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/18/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
35 DUNAWAY DR	**R21-39P**	**DUNAWAY DR**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	**0**	**0**	**2/1/2023**	1972

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	7913	190	7/16/1996
CONTANT/E./SMITH, WALTER	4635	308	3/10/1988

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference

35 Dunaway Drive

City of Sanford, ME

1 inch = 190 Feet

0 190 380 570

February 18, 2026

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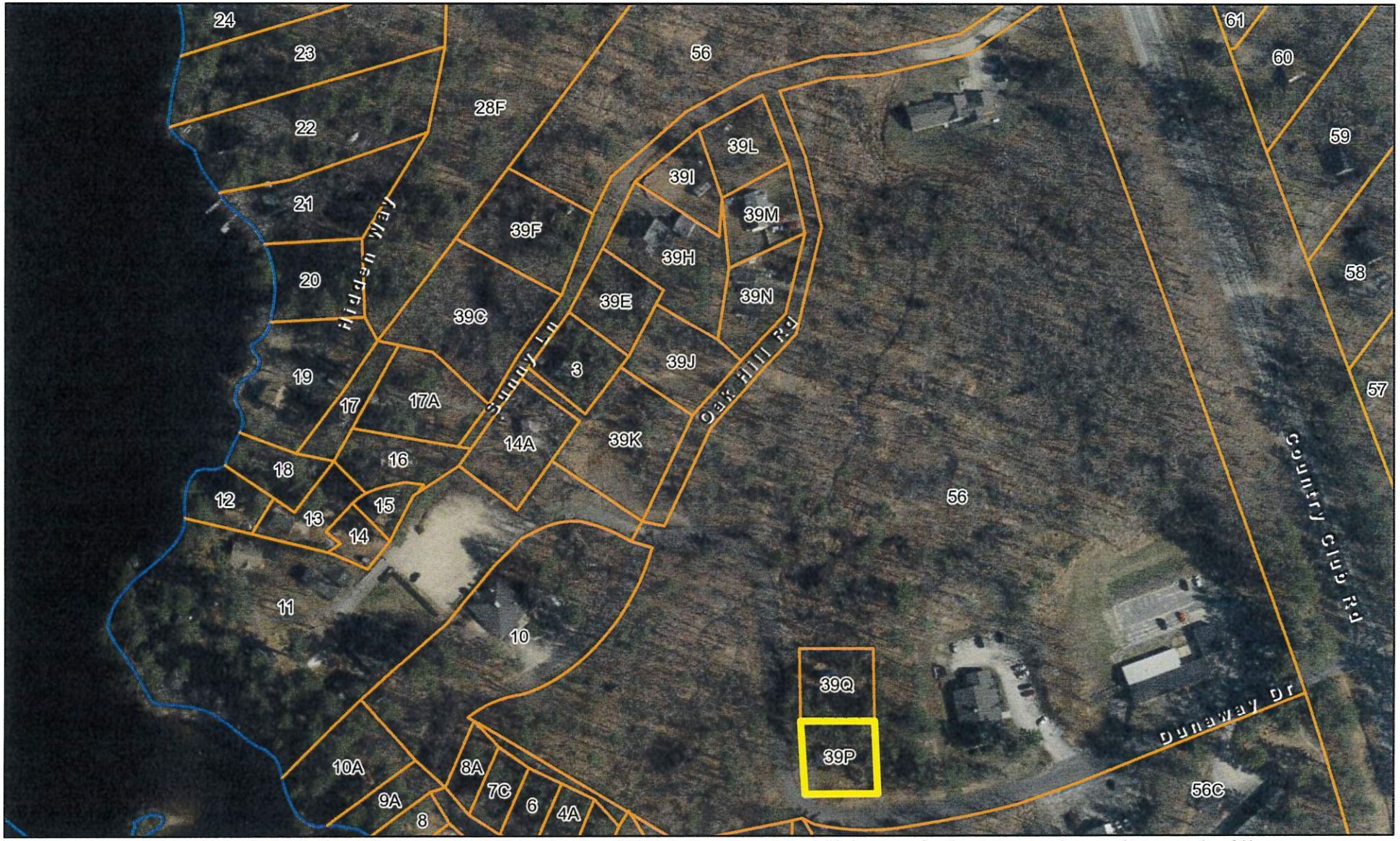


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 35 DUNAWAY DR | Map ID 0R21/ 0039P/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8521 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:59:33 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8521	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	37,400	37,400
EXM LAND	9200	34,200	34,200
EXEMPT	9200	1,000	1,000
	Total	72,600	72,600

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	07913	0190	07-16-1996	Q	I	40,000	W
CONTANT/E./SMITH, WALTER	04635	0308	03-10-1988	U	I	0	O

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	37,400	2023	9200	37,000	2022	1010	42,600
	9200	34,200		9200	34,200		1010	36,100
	9200	1,000		9200	1,000		1010	1,000
	Total	72,600		Total	72,200		Total	79,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	37,000
Appraised Xf (B) Value (Bldg)	400
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	34,200
Total Appraised Parcel Value	72,600
Valuation Method	C
Assessed Value	72,600
Total Exemptions Applied:	0
Total Assessment with Exemptions	72,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20170102	03-27-2017	RE	Remodel	5,000	0		REMOVE WALL BETWEEN BATHROOM A

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	920R	NON PROFIT M	RR		10,000	SF	3.80	0.90000	4	1.00		1.000		1.0000	3.42	34,200
		Total Card Land Units			0.23	AC								Total Land Value		34,200

Property Location 35 DUNAWAY DR | Map ID 0R21/ 0039P/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8521 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	C	Average
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	05	Average
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	03	Hot Air-no Duc
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

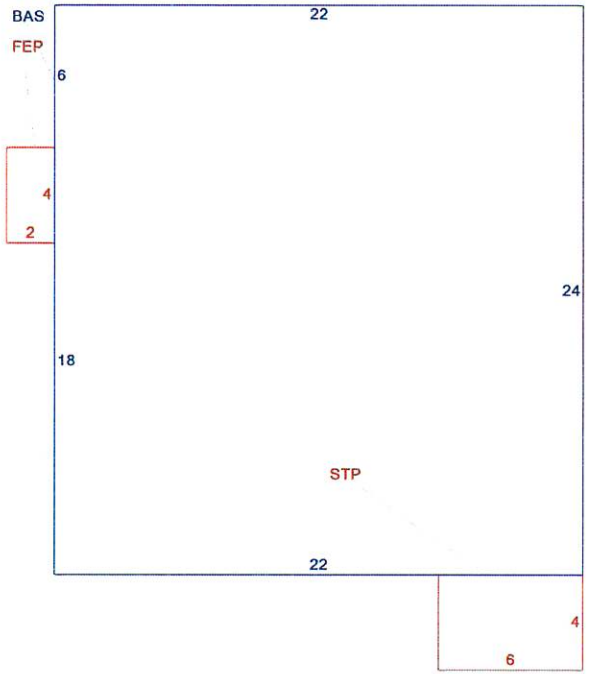
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	51,424
Year Built	1972
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	37,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU1	FLUE-CONCR	B	1	500.00	1990		72		0.00	400
SHD1	SHED AVERA	L	108	8.00	1987		80		0.00	700
SHD3	LOW COST S	L	100	5.00	1987		60		0.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	528	528	528	95.94	50,656
FEP	Porch, Enclosed, Finished	0	8	6	71.96	576
STP	Stoop	0	24	2	7.99	192
	Ttl Gross Liv / Lease Area	528	560	536		51,424

BK4635 PG308

WARRANTY DEED
Joint Tenancy

08500

Know all Men by these Presents,

That I, ELVA CONTANT of Sanford Maine, County of York and and State of Maine,

in consideration of one ($1.00) dollar and other valuable consideration,

paid by ELVA CONTANT and WALTER M. SMITH, Nephew of 42 West Street Stoneham, in the County of Middlesex and Commonwealth of Massachusetts,

~~whose mailing address is~~

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ELVA CONTANT and WALTER M. SMITH

as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land with the building thereon situated in Sanford, in the County of York and State of Maine, and located at Bauneg Beg Pond, so called, and bounded and described as follows:

BEGINNING at a stone post set in the ground at the point of intersection made by two established rights of ways leading from the Oak Hill Road, so-called, thence from said stone post by and along said right of way in a northerly direction for a distance of one hundred (100') feet to another stone post set in the ground and other land of the Grantor herein; thence turning and running by and along said other land of the Grantor herein in an easterly direction, and parallel to the right of way on the southerly side of the premises herein conveyed, for a distance of one hundred (100') feet to a stone post set in the ground; thence turning and running still by land of the Grantor herein, and parallel to the right of way on the westerly side of the premises herein conveyed, for a distance of one hundred (100') feet to a stone post set in the ground and a right of way; thence turning and running by and along said right of way, in a westerly direction; for a distance of one hundred (100') feet to a stone post set in the ground, a right of way and the point of beginning.

Being the same premises as described in a Warranty Deed given by Lena M. Kezar to Arthur Contant (deceased) and Elva Contant dated June 3, 1966 and recorded in the York County Registry of Deeds June 7, 1966 in Book 1718 Page 61.

NO R.E. TRANSFER TAX PAID

BK4635 PG309

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ELVA CONTANT and WALTER M. SMITH

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do **covenant** with the said Grantees, their heirs and assigns, that 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 forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said ELVA CONTANT

XXXX

~~husband/wife of the said~~

~~joining in this deed~~ as Grantor , and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set MY hand and seal this 11th day of the month of February , A.D. 1988 .

Signed, Sealed and Delivered in presence of

..... x Elva M. Contant
ELVA CONTANT

State of Maine, County of YORK ss. February 11, 1988.

Then personally appeared the above named ELVA CONTANT

and acknowledged the foregoing instrument to be her free act and deed.

Before me, Pamela N. Godin
Notary Public
Attorney at Law

Printed Name, PAMELA N. GODIN MY COMMISSION [illegible]

RECEIVED YORK, SS.
1988 MAR 10 PM 1:33
RECORDED REGISTRY OF DEEDS
ATTEST: Ann M Ponzetti
REGISTER

BK7913 PG190

029237

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, I, **Walter M. Smith**, of Stoneham, in the County of Suffolk and Commonwealth of Massachusetts;

for consideration paid,

grant to **Waban Projects, Inc.**, a nonprofit corporation organized and existing under the laws of the State of Maine and having a place of business at RR1 Box 2405, Sanford, ME 04073

with **WARRANTY COVENANTS**,

A certain lot or parcel of land together with any buildings thereon situated at Bauneg Beg Pond, so-called, in the Town of Sanford, County of York and State of Maine, and being more particularly bounded and described as follows: Beginning at a stone post set in the ground at the point of intersection made by two established rights of ways leading from the Oak Hill Road, so-called, thence from said stone post by and along said right of way in a northerly direction for a distance of 100 feet to another stone post set in the ground and other land now or formerly of Elva Contant; thence turning and running by and along said other land of Elva Contant in an easterly direction and parallel to the right of way on the southerly side of the premises herein conveyed for a distance of 100 feet to a stone post set in the ground; thence turning and running still by land of said Elva Contant and parallel to the right of way on the westerly side of the premises herein conveyed for a distance of 100 feet to a stone post set in the ground and a right of way; thence turning and running by and along said right of way in a westerly direction for a distance of 100 feet to a stone post set in the ground, a right of way and the point of beginning.

Being the same premises conveyed to the Grantor herein and Elva Contant, now deceased, as joint tenants, by warranty deed of Elva Contant dated February 11, 1988 and recorded in the York County Registry of Deeds in Book 4635, Page 308. Elva Contant died November 20, 1995.

MAINE REAL ESTATE TRANSFER TAX PAID

RETURN TO THE OFFICE OF:
BOURQUE & CLEGG
283 MAIN STREET
SANFORD, MAINE 04073

WITNESS my hand this 15th day of July, 1996.

Walter M. Smith
Walter M. Smith

STATE OF MAINE
COUNTY OF YORK

July 15, 1996

Personally appeared the above named Walter M. Smith and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Jean L. Walsh
Maine Attorney-at-Law

RECEIVED YORK S.S.
96 JUL 16 AM 9:27
ATTEST: Lois M. Mace
REGISTER OF DEEDS

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/18/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
DUNAWAY DR	**R21-11**	**DUNAWAY DR**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	**0**	**0**	**2/1/1967**	1920

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	1785	358	8/14/1967

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

Dunaway Drive (R21-11)

City of Sanford, ME

1 inch = 190 Feet

0 190 380 570

February 18, 2026

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Precision Mapping Geospatial Solutions

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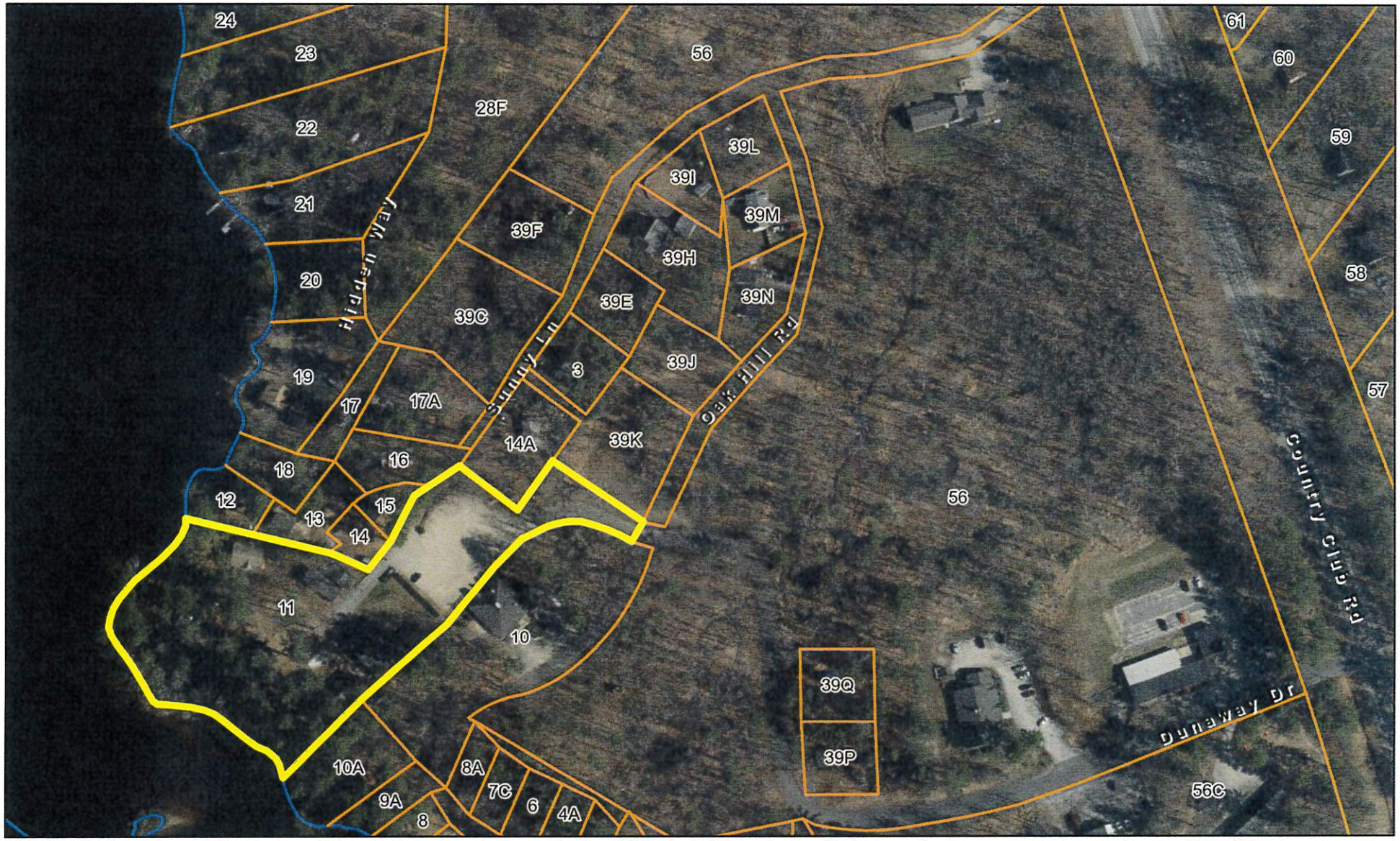

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Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 5 | Sec # 1 of 1 | Card # 5 of 7 | Print Date 8/12/2025 1:53:52 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8470	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	515,600	515,600
EXM LAND	9200	283,600	283,600
EXEMPT	9200	162,300	162,300
	Total	961,500	961,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0358	08-14-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	515,600	2023	9200	509,900	2022	9200	509,900
	9200	283,600		9200	283,600		9200	283,600
	9200	162,300		9200	162,300		9200	162,300
	Total	961,500		Total	955,800		Total	955,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	513,400
Appraised Xf (B) Value (Bldg)	2,200
Appraised Ob (B) Value (Bldg)	162,300
Appraised Land Value (Bldg)	283,600
Total Appraised Parcel Value	961,500
Valuation Method	C
Assessed Value	**961,500**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	961,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
5	920I	NON PROFIT M	RR		1	SF	0.01	1.00000	0	1.00		1.000			0	0.01	0
				Total Card Land Units	0.00	AC										Total Land Value	283,600

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 5 | Sec # 1 of 1 | Card # 5 of 7 | Print Date 8/12/2025 1:53:52 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	48	Warehouse
Model	96	Ret/Off Condo
Grade	C	Average
Stories:	1	
Occupancy		
Exterior Wall 1	13	Pre-Fab Wood
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	01	Minim/Masonry
Interior Wall 2		
Interior Floor 1	03	Concr-Finished
Interior Floor 2		
Heating Fuel	03	Gas
Heating Type	02	Floor Furnace
AC Type	01	None
Bldg Use	910I	CHARITABLE MDL-96
Total Rooms		
Total Bedrms	00	
Total Baths	2	
Depreciation		
Heat/AC	00	NONE
Frame Type	03	MASONRY
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	05	SUS-CEIL & WL
Rooms/Prtns	02	AVERAGE
Wall Height	10.00	
% Comn Wall		
1st Floor Use:	910I	

CONSTRUCTION DETAIL (CONTINUED)

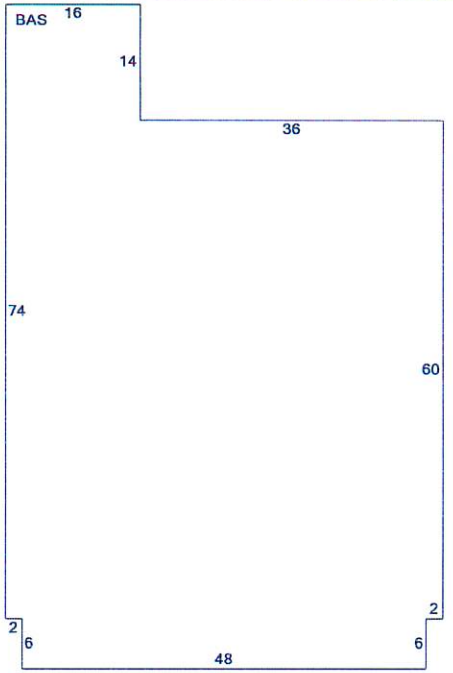
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920I	NON PROFIT MDL-96	100
		0
		0

COST / MARKET VALUATION

RCN	170,450
Year Built	1968
Effective Year Built	1977
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	86
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	14
RCNLD	23,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,632	3,632	3,632	46.93	170,450
	Ttl Gross Liv / Lease Area	3,632	3,632	3,632		170,450

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 6 | Sec # 1 of 1 | Card # 6 of 7 | Print Date 8/12/2025 1:53:53 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8470	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	515,600	515,600
EXM LAND	9200	283,600	283,600
EXEMPT	9200	162,300	162,300
	Total	961,500	961,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0358	08-14-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	515,600	2023	9200	509,900	2022	9200	509,900
	9200	283,600		9200	283,600		9200	283,600
	9200	162,300		9200	162,300		9200	162,300
	Total	961,500		Total	955,800		Total	955,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	513,400
Appraised Xf (B) Value (Bldg)	2,200
Appraised Ob (B) Value (Bldg)	162,300
Appraised Land Value (Bldg)	283,600
Total Appraised Parcel Value	961,500
Valuation Method	C
Assessed Value	961,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	961,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
6	920R	NON PROFIT M	RR		1	SF	0.01	1.00000	0	1.00		1.000		SLS	0.0000	0.01	0
				Total Card Land Units	0.00	AC										Total Land Value	0

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 6 | Sec # 1 of 1 | Card # 6 of 7 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	BUNGALOW
Model	01	Residential
Grade:	E	Low Cost
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

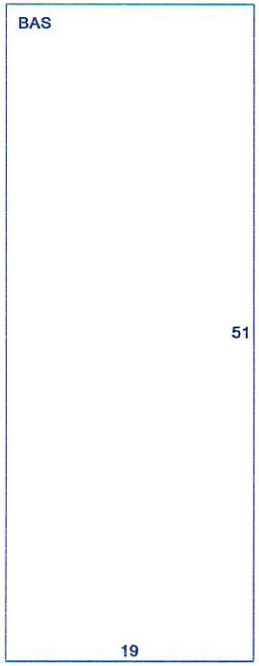
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	107,838
Year Built	1970
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	77,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



QB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
CAB1	CABIN-MINIM	L	224	22.00	1987		60		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	969	969	969	111.29	107,838
	Ttl Gross Liv / Lease Area	969	969	969		107,838

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 7 | Print Date 8/12/2025 1:53:51 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8470	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	515,600	515,600
EXM LAND	9200	283,600	283,600
EXEMPT	9200	162,300	162,300
	Total	961,500	961,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0358	08-14-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	515,600	2023	9200	509,900	2022	9200	509,900
	9200	283,600		9200	283,600		9200	283,600
	9200	162,300		9200	162,300		9200	162,300
	Total	961,500		Total	955,800		Total	955,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	513,400
Appraised Xf (B) Value (Bldg)	2,200
Appraised Ob (B) Value (Bldg)	162,300
Appraised Land Value (Bldg)	283,600
Total Appraised Parcel Value	961,500
Valuation Method	C
Assessed Value	**961,500**
Total Exemptions Applied:	0
Total Assessment with Exemptions	961,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20170239	05-16-2017	RE	Remodel	3,000	0		SEE ASSOC DOC - (2) BUILDING PERMIT
20150550	12-18-2015	RE	Remodel	500	0		MOVE BATHROOM SINK INTO BATHROO
20150193	05-21-2015	RE	Remodel	7,500	0		REPLACE 2 FOUNDATION PIERS ON WAT
20140473	10-24-2014	AD	Addition	1,000	0		ADD 21' X 40' DECK TO FRONT OF STOR
20140289A	10-03-2014	CO	CO ISSUED		0		CERT OF OCCUPANCY -
20140289	07-11-2014	CO	CO ISSUED		0		CERT OF OCCUPANCY - CONFERENCE B
20130469	11-26-2013	RE	Remodel	200,000			PLANS ON FILE W/CODES

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	920R	NON PROFIT M	RR		43,560	SF	1.08	1.00000	5	1.75		1.000	SITE	BB	1.0000	3.78	164,700
1	920R	NON PROFIT M	RR		2.900	AC	21,300.00	1.00000	0	1.75		1.000	SITE	SLA	1.1000	37,275	118,900
				Total Card Land Units	3.90	AC									Total Land Value		283,600

Property Location	DUNAWAY DR	Map ID	0R21/ 0011/ 0000/ /	Bldg Name		State Use	920R
Vision ID 8470	Account #		Bldg # 1	Sec # 1 of 1	Card # 1 of 7	Print Date	

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	BUNGALOW
Model	01	Residential
Grade:	D	Below Average
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	13	Pre-Fab Wood
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	05	Vinyl/Asphalt
Interior Flr 2		
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	01	None
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	2	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

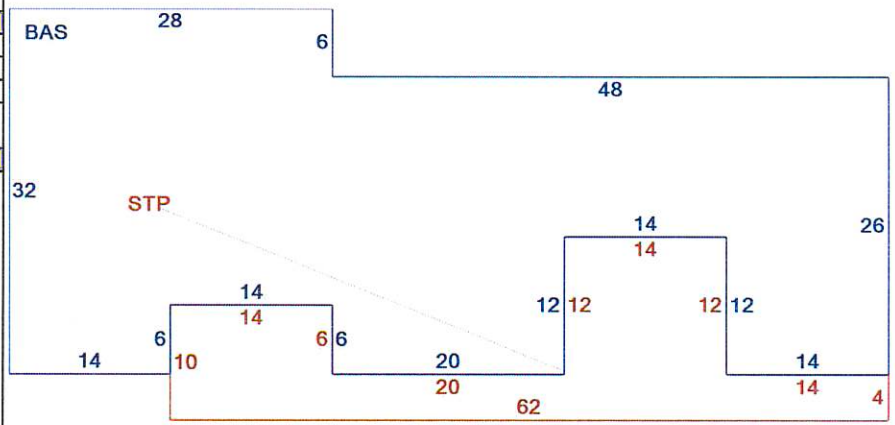
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	250,704
Year Built	1974
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	180,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	PAVING-ASP	L	15,00	2.50	1987		60		0.00	22,500
SHD1	SHED AVERA	L	60	8.00	1987		80		0.00	400
MSC2	BATH HOUSE	L	1	150000.0	2008		90		0.00	135,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,892	1,892	1,892	129.10	244,250
STP	Stoop	0	500	50	12.91	6,455
	Ttl Gross Liv / Lease Area	1,892	2,392	1,942		250,705

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 7 | Print Date 8/12/2025 1:53:51 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8470	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	515,600	515,600
EXM LAND	9200	283,600	283,600
EXEMPT	9200	162,300	162,300
	Total	961,500	961,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0358	08-14-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	515,600	2023	9200	509,900	2022	9200	509,900
	9200	283,600		9200	283,600		9200	283,600
	9200	162,300		9200	162,300		9200	162,300
	Total	961,500		Total	955,800		Total	955,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	513,400
Appraised Xf (B) Value (Bldg)	2,200
Appraised Ob (B) Value (Bldg)	162,300
Appraised Land Value (Bldg)	283,600
Total Appraised Parcel Value	961,500
Valuation Method	C
Assessed Value	961,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	961,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
2	920R	NON PROFIT M	RR		1	SF	0.01	1.00000	0	1.00		1.000		SLS	0.0000	0.01	0
				Total Card Land Units	0.00	AC									Total Land Value		0

170

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 7 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	BUNGALOW
Model	01	Residential
Grade:	C	Average
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2		
Interior Flr 1	05	Vinyl/Asphalt
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	02	Floor Furnace
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

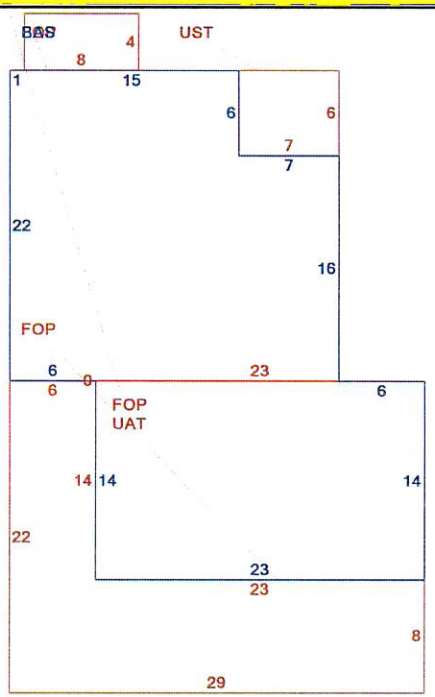
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	160,149
Year Built	1920
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	105,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	3400.00	1984		66		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	786	786	786	176.96	139,091
FOP	Porch, Open	0	348	70	35.60	12,387
UAT	Attic, Unfinished	0	322	32	17.59	5,663
UST	Utility, Storage, Unfinished	0	42	17	71.63	3,008
	Ttl Gross Liv / Lease Area	786	1,498	905		160,149

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 3 | Sec # 1 of 1 | Card # 3 of 7 | Print Date 8/12/2025 1:53:52 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8470	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	515,600	515,600
EXM LAND	9200	283,600	283,600
EXEMPT	9200	162,300	162,300
	Total	961,500	961,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0358	08-14-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	515,600	2023	9200	509,900	2022	9200	509,900
	9200	283,600		9200	283,600		9200	283,600
	9200	162,300		9200	162,300		9200	162,300
	Total	961,500		Total	955,800		Total	955,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	513,400
Appraised Xf (B) Value (Bldg)	2,200
Appraised Ob (B) Value (Bldg)	162,300
Appraised Land Value (Bldg)	283,600
Total Appraised Parcel Value	961,500
Valuation Method	C
Assessed Value	961,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	961,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
3	920R	NON PROFIT M	RR		1	SF	0.01	1.00000	0	1.00		1.000		SLS	0.0000	0.01	0
				Total Card Land Units	0.00	AC									Total Land Value		0

Property Location	DUNAWAY DR		Map ID	0R21/ 0011/ 0000/ /	Bldg Name		State Use 920R
Vision ID	8470	Account #		Bldg # 3	Sec # 1 of 1	Card # 3 of 7	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	BUNGALOW
Model	01	Residential
Grade:	E	Low Cost
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	0	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

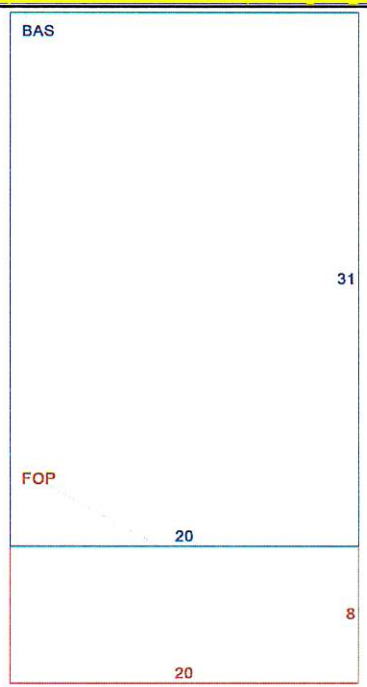
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	60,886
Year Built	1969
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	43,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	620	620	620	93.38	57,898
FOP	Porch, Open	0	160	32	18.68	2,988
	Ttl Gross Liv / Lease Area	620	780	652		60,886

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 4 | Sec # 1 of 1 | Card # 4 of 7 | Print Date 8/12/2025 1:53:52 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8470	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	515,600	515,600
EXM LAND	9200	283,600	283,600
EXEMPT	9200	162,300	162,300
	Total	961,500	961,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0358	08-14-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	515,600	2023	9200	509,900	2022	9200	509,900
	9200	283,600		9200	283,600		9200	283,600
	9200	162,300		9200	162,300		9200	162,300
	Total	961,500		Total	955,800		Total	955,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	513,400
Appraised Xf (B) Value (Bldg)	2,200
Appraised Ob (B) Value (Bldg)	162,300
Appraised Land Value (Bldg)	283,600
Total Appraised Parcel Value	961,500
Valuation Method	C
Assessed Value	961,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	961,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
4	920R	NON PROFIT M	RR		1	SF	0.01	1.00000	0	1.00		1.000		SLS	0.0000	0.01	0
				Total Card Land Units	0.00	AC									Total Land Value		0

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 4 | Sec # 1 of 1 | Card # 4 of 7 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	BUNGALOW
Model	01	Residential
Grade:	D	Below Average
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	01	Minim/Masonry
Interior Wall 2		
Interior Flr 1	05	Vinyl/Asphalt
Interior Flr 2	14	Carpet
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

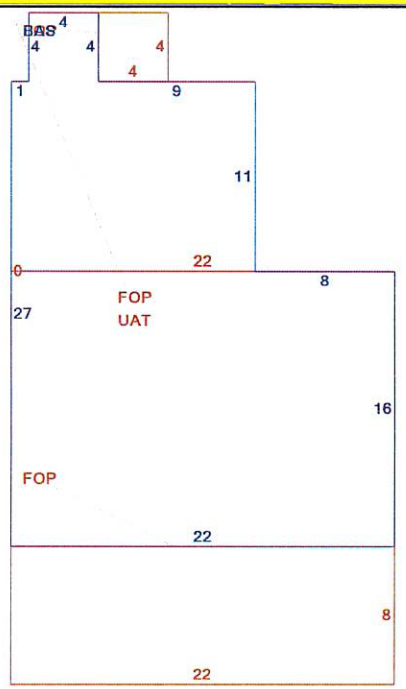
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	72,561
Year Built	1920
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	47,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



QB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
CAB1	CABIN-MINIM	L	140	22.00	1987		40		0.00	1,200
CAB1	CABIN-MINIM	L	24	22.00	1987		40		0.00	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	522	522	522	121.95	63,659
FOP	Porch, Open	0	192	38	24.14	4,634
UAT	Attic, Unfinished	0	352	35	12.13	4,268
	Ttl Gross Liv / Lease Area	522	1,066	595		72,561

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 7 | Sec # 1 of 1 | Card # 7 of 7 | Print Date 8/12/2025 1:53:53 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8470	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	515,600	515,600
EXM LAND	9200	283,600	283,600
EXEMPT	9200	162,300	162,300
	Total	961,500	961,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0358	08-14-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	515,600	2023	9200	509,900	2022	9200	509,900
	9200	283,600		9200	283,600		9200	283,600
	9200	162,300		9200	162,300		9200	162,300
	Total	961,500		Total	955,800		Total	955,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	513,400
Appraised Xf (B) Value (Bldg)	2,200
Appraised Ob (B) Value (Bldg)	162,300
Appraised Land Value (Bldg)	283,600
Total Appraised Parcel Value	961,500
Valuation Method	C
Assessed Value	961,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	961,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
7	920R	NON PROFIT M	RR		1	SF	0.01	1.00000	0	1.00		1.000		SLS	0.0000	0.01	0
		Total Card Land Units			0.00	AC									Total Land Value		0

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 7 | Sec # 1 of 1 | Card # 7 of 7 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	BUNGALOW
Model	01	Residential
Grade:	E	Low Cost
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	05	Vinyl/Asphalt
Interior Flr 2		
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	00	0 Bedrooms
Total Bthrms:	0	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

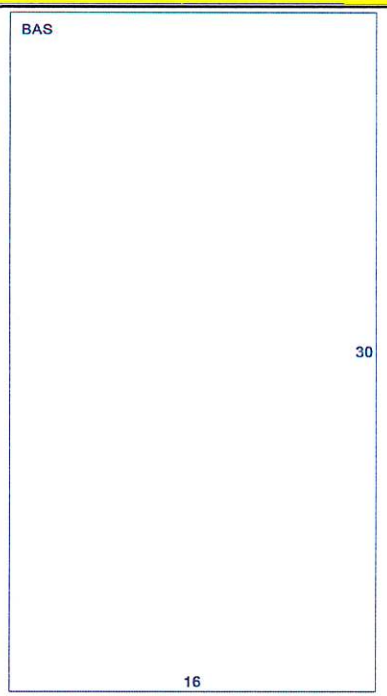
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	51,578
Year Built	1950
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	34,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	480	480	480	107.45	51,578
	Ttl Gross Liv / Lease Area	480	480	480		51,578

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 7 | Sec # 1 of 1 | Card # 7 of 7 | Print Date 8/12/2025 1:53:53 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8470	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	515,600	515,600
EXM LAND	9200	283,600	283,600
EXEMPT	9200	162,300	162,300
	Total	961,500	961,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0358	08-14-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	515,600	2023	9200	509,900	2022	9200	509,900
	9200	283,600		9200	283,600		9200	283,600
	9200	162,300		9200	162,300		9200	162,300
	Total	961,500		Total	955,800		Total	955,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	513,400
Appraised Xf (B) Value (Bldg)	2,200
Appraised Ob (B) Value (Bldg)	162,300
Appraised Land Value (Bldg)	283,600
Total Appraised Parcel Value	961,500
Valuation Method	C
Assessed Value	**961,500**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	961,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
7	920R	NON PROFIT M	RR		1	SF	0.01	1.00000	0	1.00		1.000			0	0.01	0
				Total Card Land Units	0.00	AC										Total Land Value	283,600

Property Location DUNAWAY DR | Map ID 0R21/ 0011/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8470 | Account # | Bldg # 7 | Sec # 1 of 1 | Card # 7 of 7 | Print Date 8/12/2025 1:53:54 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	05	BUNGALOW
Model	01	Residential
Grade:	E	Low Cost
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	05	Vinyl/Asphalt
Interior Flr 2		
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	00	0 Bedrooms
Total Bthrms:	0	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

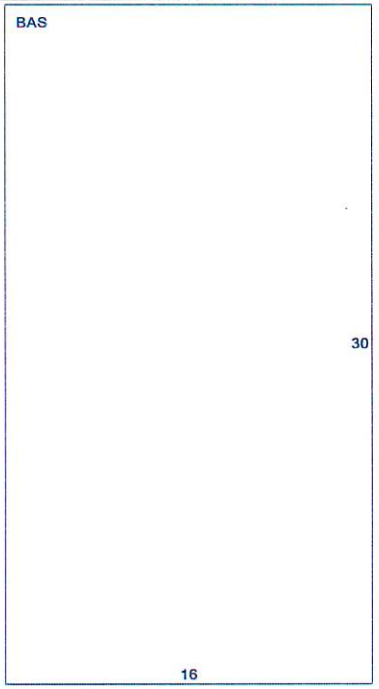
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920R	NON PROFIT MDL-01	100
		0
		0

COST / MARKET VALUATION

RCN	51,578
Year Built	1950
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	34,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	480	480	480	107.45	51,578
	Ttl Gross Liv / Lease Area	480	480	480		51,578

BOOK 1785 PAGE 358 **Know All Men by These Presents,** I.R.S. $.55

That We, Frank P. Hall and Francis I. Hall, Joint Tenants, both of North Berwick, County of York, State of Maine

in consideration of One dollar and other valuable considerations

paid by Waban Projects Incorporated, a Maine Corporation

the receipt whereof we **do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said** Waban Projects Incorporated, its successors or assigns

heirs and assigns forever, a certain lot or parcel of land situated in Sanford, County of York, State of Maine, and located at Bauneg Beg Pond, so-called, bounded and described as follows: BEGINNING at an iron hub set in the ground at the Westerly corner of the parcel to be conveyed herein; thence running in a southerly direction, by and along, other land of Grantees herein a distance of 57' more or less, to a second iron hub set in the ground; thence running in an easterly direction, by and along land, of Ralph Cressey a distance of 46-½', more or less, to a marker set in the ground; thence running in a southerly direction, by land of said Cressey, a distance of 95', more or less, to a marker set in the ground, at the sideline of a roadway leading to said pond; thence running, by and along said roadway, in an easterly direction a distance of 40', more or less, to a marker and other land of Grantors herein; thence running in a northerly direction, by and along other land of Grantors herein, a distance of 146', more or less, to a stone post and land of Faia; thence running in a N-Wstly direction, by and along land of said Faia a distance of 67', more or less, to the first mentioned iron hub and point of beginning.

There is also conveyed to the Grantee herein, its successors and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as to use the established right of way from the above described premises to Bauneg Beg Pond.



The above described premises are a part of the parcel conveyed to the Grantors herein by deed of Philip A. Shaw, ET UX, dated April 22, 1965 and recorded in Book 1743, Page 907. For further reference, see Book 1646, Page 75.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

Waban Projects Incorporated, its successors and assigns

~~heirs and assigns~~; to it and their use and behoof forever.

And We do covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

BOOK 1785 PAGE 360

In Witness Whereof. We **the said** Frank P. Hall and Francis I. Hall, as Joint Tenants and not as Tenants in Common

and Bessie Hall and Betty Hall

~~wife~~ wives **of the said** Frank P. Hall and Francis I. Hall

joining in this deed as Grantors , and relinquishing and conveying all **right by descent and all other rights in the above described premises, have hereunto set** our **hands and seals this** Fourteenth **day of** August **in the year of our Lord one thousand nine hundred and** sixty-seven

Signed, Sealed and Delivered in presence of

George Eldridge

Frank P. Hall

Francis I. Hall

Betty Hall

Bessie Hall

State of Maine. YORK **ss.** August 14 19 67 .

Personally appeared the above named Frank P. Hall and Francis I. Hall

and acknowledged the foregoing instrument to be their **free act and deed.**

Before me,

George Eldridge

~~Justice of the Peace~~ **Notary Public**

Term Expires 3/9/68

York, ss.
Received OCT 3 1967 at 9h32m.A M
and recorded from the original.

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 2/18/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
DUNAWAY DR	R21-10	DUNAWAY DR

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	0	0	2/1/2023	N/A

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	3604	13	8/14/1985

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• private road reference
• camp road reference
• right of way reference

Dunaway Drive (R21-10)

City of Sanford, ME

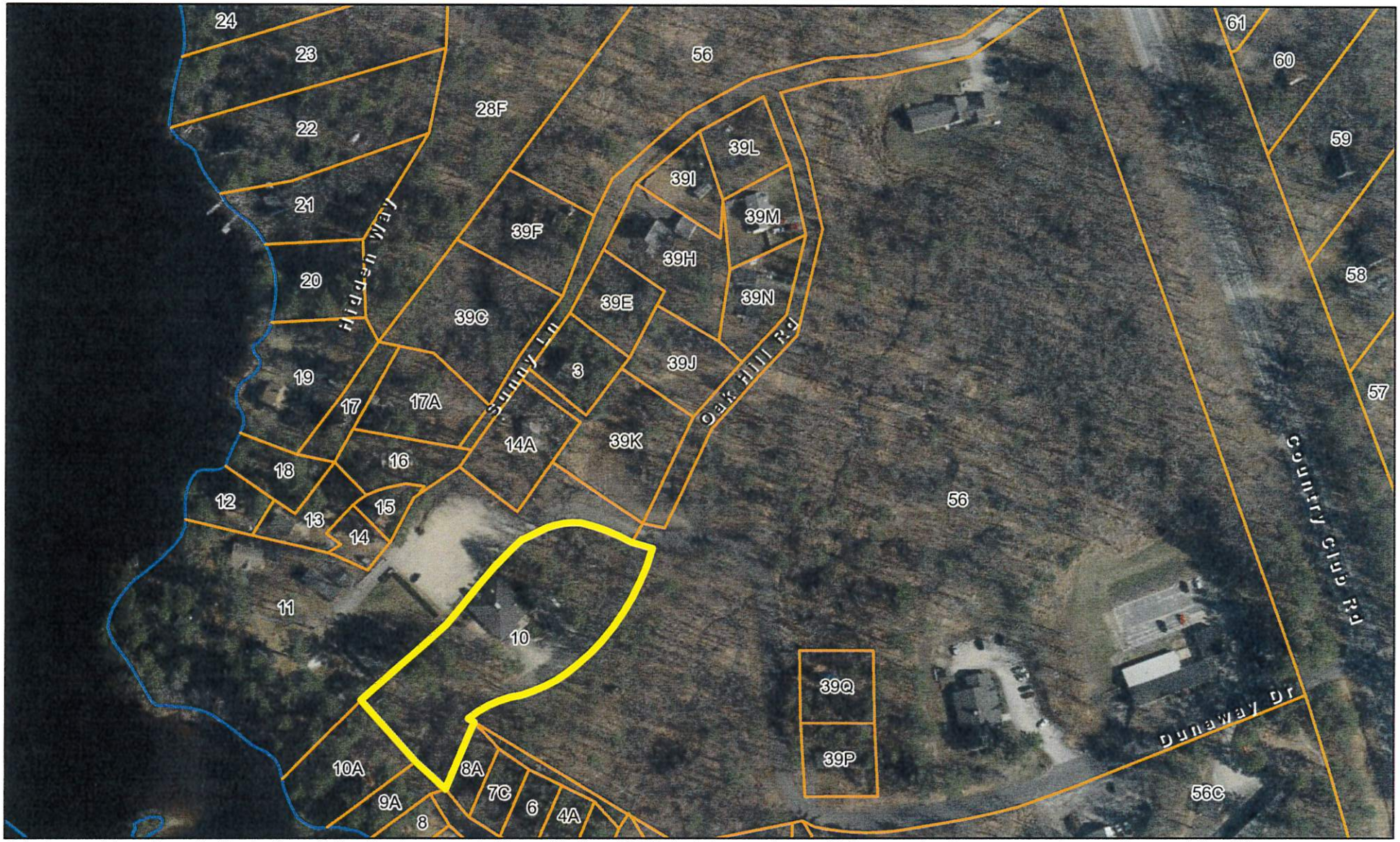
1 inch = 190 Feet

0 190 380 570

February 18, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location DUNAWAY DR | Map ID 0R21/ 0010/ 0000/ / | Bldg Name | State Use 9200
Vision ID 8468 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:53:38 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8468	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXM LAND	9200	37,600	37,600
EXEMPT	9200	4,800	4,800
		Total 42,400	42,400

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	V	0	1K
WABAN PROJECTS INC	03604	0013	08-14-1985	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	37,600	2023	9200	37,600	2022	9200	37,600
	9200	4,800		9200	4,800		9200	4,800
	Total	42,400		Total	42,400		Total	42,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,800
Appraised Land Value (Bldg)	37,600
Total Appraised Parcel Value	42,400
Valuation Method	C
Assessed Value	42,400
Total Exemptions Applied:	0
Total Assessment with Exemptions	42,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20190497		CO		0	0		CERT OF OCCUPANCY - SOPHEM CORP/

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	9200	NON PROFIT M	RR		43,560	SF	1.08	0.80000	3	1.00		1.000			1.0000	0.86	37,600
1	9200	NON PROFIT M	RR		0.030	AC	1,500.00	1.00000	0	1.00		1.000		SLA	0.0000	1,500	0
				Total Card Land Units	1.03	AC									Total Land Value		37,600

Property Location	DUNAWAY DR	Map ID	0R21/ 0010/ 0000/ /	Bldg Name	State Use 9200
Vision ID 8468	Account #	Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	Outbuildings
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD2	SHED GOOD	L	240	9.00	1987		60		0.00	1,300
MSC3	TRAILER	L	1	3500.00	1987		100		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

28735

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, Ralph C. Cressey and Barbara H. Cressey both of the Town of Sanford, County of York and State of Maine,

for consideration paid,

grant to Waban Projects, Inc., a non profit corporation organized and existing under the laws of the State of Maine and having its principal place of business in the Town of Sanford, County of York and State of Maine

with WARRANTY COVENANTS,

A certain lot or parcel of land together with the buildings thereon situated in the Town of Sanford, County of York and State of Maine, being located on the Easterly shore of Bauneg Beg Pond and being more particularly bounded and described as follows: Beginning at an iron post on the Easterly side of said Pond and at the Southwesterly corner of land now or formerly of Nelson Hatch; thence Northwesterly by and along the shore of said Pond to an iron post at the Southwesterly corner of land now or formerly of Waban Projects, Inc.; thence turning and running in a Northeasterly direction by and along a fence and land of said Waban Projects, Inc. a distance of 540 feet, more or less, to a stone post set in the ground on the Southwesterly sideline of Dunaway Drive; thence turning and running Southeasterly along the margin of said Drive a distance of 100 feet, more or less, to a stone post set in the ground at the intersection of said Drive with the Northwesterly sideline of a private road; thence turning and running in a generally Southwesterly direction by and along the Northwesterly margin of said private road to a stone post set in the ground at the Northwesterly corner of said land of Nelson Hatch; thence turning and running in a Southwesterly direction by and along said land of Hatch a distance of 200 feet, more or less, to the point of beginning.

Also conveying to the Grantee herein, its successors and assigns any and all rights of way appurtenant to the above described premises which the Grantors herein now own or have any interest in.

Being the same premises conveyed to the Grantors herein by warranty deed of Ralph C. Cressey dated 11/23/76 and recorded in the York County Registry of Deeds in Book 2160, Page 148.

The Grantors hereby retain a life estate for each of their natural lives to a portion of the parcel of land above described and the trailer situated thereon, which parcel of land is more particularly described as follows: Beginning 180 feet from the first fence post located on the shore line of Bauneg Beg Lake adjacent to land now or formerly of Waban Projects, Inc; and thence running Northerly a distance of 73 feet to the 8th fence post from a gate; thence Easterly a distance of 93 feet to the camp road; thence Southerly along the camp road a distance of 73 feet, thence Westerly a distance of 84 feet to the point of beginning.

The Grantors herein further retain a right of way to travel from said parcel of land to Bauneg Beg Pond over the Camp Road so-called, as now exists.

MAINE REAL ESTATE TRANSFER TAX PAID

BOOK 3604 PAGE 14

We, the said, Ralph C. Cressey and Barbara C. Cressey, being husband and wife join as Grantors and release all rights by descent and all other rights.

WITNESS our hands this 13 day of August, 1985

Ralph C. Cressey

Barbara H. Cressey

State of Maine, York, ss Aug 13 1985.

Personally appeared the above named Ralph C. Cressey and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Notary Public
Ronald D. Bourque

RECEIVED YORK, SS.
1985 AUG 14 PM 2:39
RECORDED REGISTRY OF DEEDS

SANFORD ROAD INVENTORY

(Specifications/ Paving History)

Street Name	Street Type	Type	St. Length	Width	Area	Date of Acceptance	Date of Latest Construction	Age from 2003	Weighted Age	Weighted Average Yr.	Comments/Notes/Reconstruction History
Greenaway Avenue		TW	510.11				1987				
Gregory Drive		TW	1443.05			1971	1972				
Grove Avenue		TW	617.66	40' & 50'		1934	1982				
Grove Lane		TW	243.86				1991				
Grove Street		TW	1904.33				1991				
Guilmette Avenue		(?)	613.36								
Guilmette Street		TW	404.95	50'		1962, 70, & 76	1985				
Gulliver Drive		TW	1853.45	50'		1995	1995				
Haig Street		TW	509.43				1998				
Hammond Street		TW	596.91	35'		1907	1993				
Hancock Lane		Private	771.32								
Hanson Ridge Rd.		TW	15864.45				1995 from Lebanon St. to Blanchard Road; from Blanchard to mid-point to Shapleigh Line, 1994 and the end to Shapleigh Line, 2000.				Shapaleigh side of road was formerly Deering Ridge Rd., prior to E911.
Hanson Street		TW	286.97				1972				
Harding Street		TW	801.48	40'		1933 & 68	1998				
Harris Street		TW	668.29	40'		1920	1984				
Harrison Avenue		TW	240.92				1977				
Harrison Street		TW	567.64	33'		1887	1994				
Harry Howes Road		TW	10379.08				2000				
Harvard Street		TW	651.42	50'		1914	1982				
Hazen Road		TW	910.59				-1960				
Heidi Street		TW	374.12				1985				
Helen's Way		TW	839.99	50'		2001	2001				
Hemlock Drive		TW	276.04			1983	1985				
Henry Avenue		TW	332.24				-1960				
Hewey Street		TW	461.63	40'		1966	1966				No Hermione Lane
Hidden Lane		Private	193.66								
High Street		TW	11662.05				1995				
Highland Ave.		TW	408.89				1987				
Hill Lane		Private	333.31								
Hill Street		TW	238.52				1986				
Hillcrest Drive		TW	313.26	40' & 50'		1961, 65 & 79	1985				
Hillsdale Street		TW	411.70				1997				
Hilltop Lane		Private	126.33								
Hobb Rd.							1954				
Holly Street		TW	240.06				1987				
Home Street		TW	624.61	40'			1995				
Hope Street		TW	733.28				1998				
Horace Mills Road		TW	4592.47	50'			2002				
Howard Street		TW	943.15				1989				

SANFORD ROAD INVENTORY

(Specifications/ Paving History)

Street Name	Street Type	Type	St. Length	Width	Area	Date of Acceptance	Date of Latest Construction	Age from 2003	Weighted Age	Weighted Average Yr.	Comments/Notes/Reconstruction History
New Dam Road		SH	21987.14				Rt.4 half way down, 2001; remainder, 2002				
New Hampshire St.		TW	659.46	50'		1929	1984				
No. Cotswald St.			409.67								latest construction (?)
Normand Avenue		TW	637.30	40'		1926	-1960				
North Avenue		TW	2931.08	50'		1928, 45 & 48	1994				acceptance only for area from Cottage to Veness
North Street		TW	1322.58				1984				
Nottingham Drive		TW	3860.66	50'		1976 & 1977	1979 & 2001 (2001 from Blue Goose to Cul de sac)				
Nowell Street			513.68	40'		1906	1977				
Oak Forest Street		TW	321.79	40'		1960	1986				
Oak Hill Road		(?)	2287.58								
Oak Ridge Road		TW	2294.99			1985	1985				
Oak Street		TW	17174.84				1991 & 1999				
Old County Road		(?)	1382.64								
Old Falls Road		TW	2317.57				1972				
Old Mill Road		TW	6499.68				1991				
Old Post Road		TW	2169.11			1980	1980				
Old Post Lane		TW	1916.29				1980				
Orlando Street		TW/SA	391.37				1998				
Ormand Street		TW	312.06				-1960				
Oscar Avenue		TW	279.98	n/a			-1960				
Otis Allen Road			2434.26	50'			2002				
Overlook Drive		TW	485.06			1985	1985				
Oxford Street		TW	1451.29				1991				
Palace Drive		Private	947.72								
Palmer Lane		Private	434.11								
Park Street		TW	711.80				1984				
Parsons Lane			338.80								
Partridge Court		TW	661.16	50'		1991	1991				
Passage-Way			481.45								
Payne Street		TW	1520.76				1997 - 1998				
Peaceful Lane		Private	777.43								
Pearl Street		TW	973.43	50'		1917	-1960				
Pepinbuke Lane		PW	177.44								
Perkins Court			226.25				-1960				
Pershing Street		TW	534.63				1998				
Philbrick Road		TW	3107.32				-1960				
Phillipstown Lane		Private	318.84								

SANFORD ROAD INVENTORY

(Specifications/ Paving History)

Street Name	Street Type	Type	St. Length	Width	Area	Date of Acceptance	Date of Latest Construction	Age from 2003	Weighted Age	Weighted Average Yr.	Comments/Notes/Reconstruction History
Abenaki Lane		TW	730.30	50'			1998				
Acorn Street		TW	552.80	40'		1892	1982				
Adams Street		TW	464.45	n/a			-1960				
Aerofab Drive		Private	122.92								
Airport Road		TW	5592.16				1984				
Alden Lane		Private	1058.37								
Alfred Road		SH	12631.40								
Allen Street		TW	903.03	28'		1891 & 1985	1985 & '96 Harris St. to deadend				No Allens Cove
Allenson Street		TW	400.26	n/a		1973	1991				
Alpine Drive		TW	1267.20	50'		1988	1987				
Amelia Street		TW	444.34	40'		1924, 26, 35 & 41	1983				
Amherst Street		TW	348.98	40'		1946	1969				
Andrew Avenue		TW	1272.28	50'		2001	2001				
Angola Street		TW	265.21	40'			1997				
Appleby Street		TW	422.76	n/a		1983	1983				
Armand Lane		Private	379.79								
Arthur Street		TW	337.06	30'		1925	1984				
Ashmont Street		TW	2627.25	50'		1988	1988				
Auburn Street		TW	710.12	40'		1923 & 1927	1983				
Auger Street		TW	554.63				1996				
Avon Street		TW	1203.39			1915 & 1981	1981				81 construction, Whitcomb to School St.
Balsam Lane		TW	576.04	n/a			1991				
Barbara Street		TW	2112.79	n/a		1975 & 1977	1991				
Batch Lane		Private	243.49								
Bateman Street		TW	2482.24	40' & 50'		1925 initial; 1961 Grammar to Madison	1985				
Bates Street		TW	874.12	40' & 50'		1906 & 1952	-1960				
Bauneg Beg Hill Rd.		TW	7621.81				2003				
Beacon Street		TW	524.82			1938	1981				81 construction, Berwick St. to Kimball St.
Beaconsfield Road		TW	1117.12			1985	1976 left side of Rte. 99/1985 right side of Rte. 99				
Beaver Hill Road		TW	5755.66	n/a			2003				
Beech Street		TW	280.53	40'		1921	1998				
Belaire Drive		TW	1315.61	n/a		1960 & 1971	1998				

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/12/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
Hermione Lane	**R21-6**	**Hermione Lane**

Current Owner	Bk	Pg	Date	Year Built
FARLEY PETER J & JUSTINE B TRUSTEES	17600	872	11/8/2017	N/A

Previous Owners	Bk	Pg	Date
FARLEY PETER J & JUSTINE B TRUSTESS	17600	869	11/8/2017
FARLEY JUSTINE B/PETER	2983	131	9/16/1982

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• Allens Cove Right of Way reference
• Right of way reference

Hermione Lane (R21-6)

City of Sanford, ME

1 inch = 70 Feet

0 70 140 210

February 12, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location HERMIONE LN
Vision ID 8460 Account #
Map ID 0R21/ 0006/ 0000/ /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 1300
Print Date 8/12/2025 1:52:42 PM

CURRENT OWNER

FARLEY PETER J & JUSTINE B TRUS
FARLEY FAMILY REV TRUST - 08/29/
23 HERMIONE LN
SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
Note 1	
Note 2	
Note 3	
Note 4	
Note 5	
GIS ID	8460
APARTME	
Note 7	
TIF	
TAX SHEE	71
MVR EX C	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1300	16,600	16,600
RESIDNTL	1300	500	500
Total		17,100	17,100

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FARLEY PETER J & JUSTINE B TRUSTEES	17600	0872	11-08-2017	U	V	0	W
FARLEY PETER J & JUSTINE B TRUSTESS	17600	0869	11-08-2017	U	V	0	W
FARLEY JUSTINE B/PETER	02983	0131	09-16-1982	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	16,600	2023	1300	16,600	2022	1300	16,600
	1300	500		1300	500		1300	500
Total		17,100	Total		17,100	Total		17,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	500
Appraised Land Value (Bldg)	16,600
Total Appraised Parcel Value	17,100
Valuation Method	C
Assessed Value	17,100
Total Exemptions Applied:	0
Total Assessment with Exemptions	17,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1300	RES VACANT M	RR		6,650	SF	1.25	1.00000	0	2.00		1.000	SEE LOT 5 12750SF		1.0000	2.5	16,600
		Total Card Land Units			0.15	AC										Total Land Value	16,600

Property Location HERMIONE LN | Map ID 0R21/ 0006/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8460 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	Outbuildings
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
LNT	LEAN-TO	L	160	6.00	1987		50		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

UPON RECORDING, PLEASE RETURN TO:

Forman, Clark, Pockell & Associates, P.A.
P.O. Box 1330
Londonderry, New Hampshire 03053

DEBRA L. ANDERSON, REGISTER OF DEEDS
E-RECORDED **Bk 17600 PG 872**
Instr # 2017047873
11/08/2017 12:43:58 PM
Pages 2 YORK CO

No Transfer Tax

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Justine B. Farley, a married person, presently having an address of 51 Oak Hill Road, Sanford, Maine 04073, for consideration paid of $1.00, **GRANT TO** Peter J. Farley and Justine B. Farley, as Trustees of The Farley Family Revocable Trust, a Maine revocable Trust pursuant to a revocable Trust agreement dated August 29, 2016, by and between Peter J. Farley and Justine B. Farley as Grantors and Peter J. Farley and Justine B. Farley as Trustees, and presently having an address of 51 Oak Hill Road, Sanford, Maine 04073, all of my right, title and interest in and to the following, with Warranty Covenants:

A certain lot or parcel of land situated in the Town of Sanford, County of York, State of Maine, and located on the Southeast side of Lake Bauneg Beg. Said Lot stars (stone marker) on the left rear extremity of land owned, now or formerly by Elaine Hatch; thence from said corner running southeasterly (150') more or less, along rear boundary lines of properties owner, now or formerly by Elaine Hatch of Wells, John Brown, Jr. of Wells and Peter Farley of Sanford. Said lot line then turns in a southwesterly direction to left rear extremity (pipe marker) of land owned, now or formerly by Carl D. McCrellis of Wells. Thence from said marker running southeasterly (100') more or less, along rear boundary lines of properties owned, now or formerly by Greta Chick of Kennebunkport. Said lot line turns in a northeasterly direction from right rear extremity of land owned, now or formerly by Greta Chick, (75') more or less to land owned, now or formerly by Waban Inc. of Sanford. Said lot line turning in a westerly direction, (250') more or less, along property owned, now or formerly by Waban Inc. Of Sanford, (a stone marker marks the center of this boundary line) to stone marker located on the left front extremity of land owned, now or formerly by Waban Inc. Thence said lot line turns southwesterly to the starting point. Being bounded by the right of way to Oak Hill Road.

Meaning and intending to convey the same premises as conveyed to the within Grantor by Quitclaim Deed of Peter J. Farley, said deed dated April 16, 1992 and recorded with the York County Registry of Deeds at Book 6052, Page 338.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed was prepared from the information furnished by the Grantors. A title search was neither requested nor performed.

This is not homestead property of the Grantor.

WITNESS my hand and seal this 7th day of March, 2017.

Justine B. Farley

Witness

STATE OF Maine
COUNTY OF York

Personally appeared the above named Justine B. Farley, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be her free act and deed. Before me this 7th day of March, 2017.

Kerri Van Schaack
~~Justice of the Peace~~/Notary Public
My commission expires:

Kerri Van Schaack
Notary Public, State of Maine
My Commission Expires:
July 30, 2020

DEBRA L. ANDERSON, REGISTER OF DEEDS
E-RECORDED **Bk 17600 PG 869**
Instr # 2017047872
11/08/2017 12:43:58 PM
Pages 3 YORK CO

UPON RECORDING, PLEASE RETURN TO:

Forman, Clark, Pockell & Associates, P.A.
P.O. Box 1330
Londonderry, New Hampshire 03053

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Peter J. Farley and Justine B. Farley, husband and wife, presently having an address of 51 Oak Hill Road, Sanford, Maine 04073, for consideration paid of $1.00, **GRANT TO** Peter J. Farley and Justine B. Farley, as Trustees of The Farley Family Revocable Trust, a Maine revocable Trust pursuant to a revocable Trust agreement dated August 29, 2016, by and between Peter J. Farley and Justine B. Farley as Grantors and Peter J. Farley and Justine B. Farley as Trustees, and presently having an address of 51 Oak Hill Road, Sanford, Maine 04073, all of our right, title and interest in and to the following, with Warranty Covenants:

No Transfer Tax

PARCEL I

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Sanford, County of York, State of Maine, and located on the Southeast extremity of land bordering on lake known as Bauneg Beg. Said lot is bounded on a fifty- foot frontage by Lake Bauneg Beg, said frontage beginning at a corner of lot owned, now or formerly by Henry Fitch, said corner of said new lot forming the right corner of the lot of said Henry Fitch; thence from said corner backward along line forming left side of lot of new lot and right line of said lot of said Henry Fitch, for a distance of one hundred (100') feet; thence parallel with line of frontage of lot for a distance of fifty (50') feet, said line adjoining land now or formerly of Alonzo Allen.

Together with a right of way to and from said lot to the Oak Hill Road, a public highway.

Reserving, however, a right of way to pass and repass from other land now or formerly of Homer F. McCrellis and from the camp road in the rear of the above granted premises to and from said Bauneg Beg Lake; said right of way to be over the Southeasterly side of the above granted premises adjacent to boundary line of land conveyed by said Homer F. McCrellis to Carl D. McCrellis.

This conveyance is made with the express condition that if the Grantees herein desire to convey the within property, that the Grantors, their heirs and assigns, have the exclusive option to repurchase the property for the sum of the unpaid balance on a certain Promissory Note given this date by the Grantees to the Grantors.

Meaning and intending to convey the same premises as conveyed to the within Grantors by Warranty Deed of John P. Brown, Jr. And June P. Brown, said deed dated March 20, 1999 and recorded with the York County Registry of Deeds at Book 3341, Page 53.

PARCEL II

A certain lot or parcel of land, without buildings thereon, situated in the Town of Sanford, County of York and State of Maine located between two parcels of land owned by the Grantee herein which parcels are identified on Town of Sanford Tax Map R21 as Lot 5 and Tax Map R21, Lot 6, which strip of land is approximately 50 feet in width adjacent to the Allen Cove Right of Way leading from Allen Cove to Route 4, and which strip of land will be bounded by the respective Northerly sideline of Lot 5 and the Southerly sideline of Lot 6 as shown on said Tax Maps adjacent to the right of way and the Westerly and Easterly sidelines shall consist of a boundary line extending on a direct line linking the Northwesterly boundary of Lot 5 to the Southwesterly boundary of Lot 6 on its Westerly side and on a direct line linking the Northeasterly boundary of Lot 5 to the Southeasterly boundary of Lot 6 on its Easterly side.

For further clarification, Exhibit A recorded in the York County Registry of Deeds at Book 9951, Page 24, which shows Lot 5 and Lot 6 as are depicted on the Town of Sanford Tax Map R21.

RESERVING, however, for the benefit of the Grantors herein, theirs heirs and assigns, and all other lawful users, a right of way over said conveyed property to travel the existing right of way by foot and by motor vehicle, as well as the right to use and to grant utility easements, in common with the Grantees herein and all other lawful users, especially Elaine E. Hatch, John and June Brown, Peter and Justine Farley and Peter S. and Cheryl L. Sinapis, all of whom are being deeded similar strips of land between their respective lots by Deeds of the Grantors of current date. This conveyance is also made together with the benefit of using the right of way leading from the westerly boundary of Lot 8 and Lot 8A to Allen Cove as is shown on the Exhibit A (on title reference deed) in common with Elaine E. Hatch, John and June Brown, Peter and William Farley, Peter S. and Cheryl L. Sinapis and the Grantors herein for all purposes.

Meaning and intending to convey the same premises as conveyed to the within Grantors by Warranty Deed of Paul S. Dumont and Rebecca G. Dumont, said deed dated March 20, 1999 and recorded with the York County Registry of Deeds at Book 9951, Page 24.

PARCEL III

A certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the southeasterly side of Lake Bauneg Beg, in said Town, the dimensions of which are fifty (50) feet (frontage) by one hundred (100) feet (depth) , the front right-hand corner post of said lot being the left front extremity of lot of land now or formerly owned by John Sipple of Wells. Said lot is bounded on the front, or westerly side, by the right of way ; on the northerly side by land now or formerly owned by Ethel E. Fitch; on the easterly side by land now or formerly owned by Alonzo Allen; and on the southerly side by land now or formerly owned by John Sipple.

A right of way from said lot to the main highway (Oak Hill Road, so-called) is hereby granted.

Meaning and intending to convey the same premises as conveyed to the within Grantors by Warranty Deed of Pauline M. McCrellis, said deed dated September 16, 1982 and recorded with the York County Registry of Deeds at Book 2983, Page 131.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed was prepared from the information furnished by the Grantors. A title search was neither requested nor performed.

The Grantors reserve all rights of Homestead.

WITNESS our hands and seals this 7th day of March, 2017.

Peter J. Farley

Witness

Justine B. Farley

Witness

STATE OF Maine
COUNTY OF York

Personally appeared the above named Peter J. Farley and Justine B. Farley, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing instrument to be their free act and deed. Before me this 7th day of March, 2017.

Kerri Van Schaack
~~Justice of the Peace~~/Notary Public
My commission expires:

Kerri Van Schaack
Notary Public, State of Maine
My Commission Expires:
July 30, 2020

21297

BOOK 2983 PAGE 131

I—~~WE~~ Pauline M. McCrellis of North Berwick, in the County of York and State of Maine, (being single)

for consideration paid, grant with **Warranty Covenants** to Justine B. and Peter J. Farley of Sanford, in the County of York and State of Maine,

as joint tenants and not as tenants in common,

A certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the southeasterly side of Lake Bauneg Beg, in said Town, the dimensions of which are fifty (50) feet (frontage) by one hundred (100) feet (depth), the front right-hand corner post of said lot being the left front extremity of lot of land now or formerly owned by John Sipple of Wells. Said lot is bounded on the front, or westerly side, by the right of way; on the northerly side by land now or formerly owned by Ethel E. Fitch; on the easterly side by land now or formerly owned by Alonzo Allen; and on the southerly side by land now or formerly owned by John Sipple.

A right of way from said lot to the main highway (Oak Hill Road, so-called) is hereby granted.

Being the same premises conveyed to the grantor herein by Warranty Deed of Barbara Jane Allen and Homer F. McCrellis dated May 7, 1981 and recorded in the York County Registry of Deeds in Book 1914, Page 204.

The grantor further states that Homer F. McCrellis, who had a life estate in the above described property, died on June 10, 1975 in Sanford, Maine and thus his life estate that he received in the aforesaid deed has terminated.

~~of said grantor~~

~~joins as grantor and releases all rights by descent and all other rights in the above property.~~

Witness my hand(s) and seal(s) this 16th day of September 1982.

Elaine M. Jacques — Pauline McCrellis

State of Maine, County of York — September 16, 1982

Personally appeared the above named Pauline M. McCrellis

and acknowledged the foregoing to be her free act and deed.

Before me,

Elaine M. Jacques

~~Justice of the Peace~~
Notary Public
~~Attorney at Law~~

York, ss.

Received SEP 21 1982 at 12:50 m. P

and recorded from the original

(17)

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/13/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
Hermione Lane	**R21-4A**	**Hermione Lane**

Current Owner	Bk	Pg	Date	Year Built
FARLEY PETER J & JUSTINE B TRUSTEES	**17600**	**802**	**11/8/2017**	N/A

Previous Owners	Bk	Pg	Date
FARLEY PETER/JUSTINE B	14129	427	6/21/2004
FARLEY WILLIAM L/JOAN &	14129	426	6/21/2004
FARLEY WILLIAM J/PETER &	7621	198	11/9/1995

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- roadway reference

Hermione Lane (R21-4A)

City of Sanford, ME

1 inch = 70 Feet

0 70 140 210

February 12, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location HERMIONE LN
Vision ID 8458 Account # Map ID 0R21/ 0004A/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1300
Print Date 8/12/2025 1:52:30 PM

CURRENT OWNER

FARLEY PETER J & JUSTINE B TRUS
FARLEY FAMILY REV TRUST - 08/29/
23 HERMIONE LN
SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID
Note 1
Note 2
Note 3
Note 4
Note 5
GIS ID 8458
APARTME
Note 7
TIF
TAX SHEE 71
MVR EX C
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1300	19,000	19,000
		Total	19,000	19,000

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FARLEY PETER J & JUSTINE B TRUSTEES	17600	0802	11-08-2017	U	V	0	W
FARLEY PETER/JUSTINE B	14129	0427	06-21-2004	U	V	0	W
FARLEY WILLIAM L/JOAN &	14129	0426	06-21-2004	U	V	0	W
FARLEY WILLIAM J/PETER &	07621	0198	11-09-1995	U	V	0	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	19,000	2023	1300	19,000	2022	1300	19,000
	Total	19,000		Total	19,000		Total	19,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	19,000
Total Appraised Parcel Value	19,000
Valuation Method	C
Assessed Value	19,000
Total Exemptions Applied:	0
Total Assessment with Exemptions	19,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1300	RES VACANT M	RR		8,000	SF	4.40	0.90000	3	0.60		1.000	SEE LOT 4		1.0000	2.38	19,000
				Total Card Land Units	0.18	AC										Total Land Value	19,000

Property Location HERMIONE LN | Map ID 0R21/ 0004A/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8458 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

DEBRA L. ANDERSON, REGISTER OF DEEDS
E-RECORDED Bk 17600 PG 802
Instr # 2017047831
11/08/2017 11:57:18 AM
Pages 3 YORK CO

UPON RECORDING, PLEASE RETURN TO:

Forman, Clark, Pockell & Associates, P.A.
P.O. Box 1330
Londonderry, New Hampshire 03053

No Transfer Tax

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Peter J. Farley and Justine B. Farley, husband and wife, presently having an address of 51 Oak Hill Road, Sanford, Maine 04073, for consideration paid of $1.00, **GRANT TO** Peter J. Farley and Justine B. Farley, as Trustees of The Farley Family Revocable Trust, a Maine revocable Trust pursuant to a revocable Trust agreement dated August 29, 2016, by and between Peter J. Farley and Justine B. Farley as Grantors and Peter J. Farley and Justine B. Farley as Trustees, and presently having an address of 51 Oak Hill Road, Sanford, Maine 04073, all of our right, title and interest in and to the following, with Warranty Covenants:

PARCEL I:

TRACT I: A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Sanford, County of York and State of Maine situated on the southeasterly shore of Bauneg Beg Lake, said lot has a width of 50 feet on the shore and at the rear and a depth of 100 feet and lies adjacent to the southwesterly boundary of other land now or formerly of Homer F. McCrellis.

Together also with a right of way to and from said lot to the Oak Hill Road, a public highway, as conveyed to Homer F. McCrellis by deed of Harvey J. Sippel.

TRACT II: A certain lot or parcel of land situated in the Town of Sanford, County of York, State of Maine on the southeasterly side of Bauneg Beg Lake, dimensions which are 50 feet (frontage) by 100 feet (depth), the front right hand corner post of this lot being the left front extremity of lot of land now or formerly owned by Edward A. Neal of North Berwick, Maine. Said lot is bounded on the westerly side (or front) by land designated as a right of way, on the northerly side by land now or formerly of Homer F. McCrellis; on the easterly side by land now or formerly owner by Alonzo Allen and on the southerly side by land now or formerly owned by Edward A. Neal.

A right of way from said Lot to the main highway (Oak Hill Road, so-called) is hereby granted.

Meaning and intending to convey the same premises as conveyed to the within Grantors by Warranty Deed of William L. Farley and Joan Farley, said deed dated June 20, 2004 and recorded with the York County Registry of Deeds at Book 14129, Page 427 AND Warranty Deed of Carl D. McCrellis said Deed dated July 15. 1995 and recorded in the said Registry at Book 7621, Page 198. By virtue of this deed The Farley Family Revocable Trust now owns 100% of the above described premises.

PARCEL II

A certain lot or parcel of land, without buildings thereon, situated in the Town of Sanford, County of York and State of Maine located between two parcels of land owned by the Grantee herein parcels are identified on Town of Sanford Tax Map R21 as Lot 4 and Tax Map R21, Lot 4A, which strip of land is approximately 50 feet in width adjacent to the Allen Cove Right of Way leading from Allen Cove to Route 4, and which strip of land will be bounded by the respective Northerly sideline of Lot 4 and the Southerly sideline of Lot 4A as shown on said Tax Maps adjacent to the right of way and the Westerly and Easterly sidelines shall consist of a boundary line extending on a direct line linking the Northwesterly boundary of Lot 4 to the Southwesterly boundary of Lot 4A on its Westerly side and on a direct line linking the Northeasterly boundary of Lot 5 to the Southeasterly boundary of Lot 4A on its Easterly side.

For further clarification, Exhibit A recorded in the York County Registry of Deeds at Book 9951, Page 23, which shows Lot 4 and Lot 4A as are depicted on the Town of Sanford Tax Map R21.

RESERVING, however, for the benefit of the Grantors herein, their heirs and assigns, and all other lawful users, a right of way over said conveyed property to travel the existing right of way by foot and by motor vehicle, as well as the right to use and to grant utility easements, in common with the Grantees herein and all other lawful users, especially Elaine E. Hatch, John and June Brown, Peter and Justine Farley and Peter S. and Cheryl L. Sinapis, all of whom are being deeded similar strips of land between their respective lots.

This conveyance is also made together with the benefit of using the right of way leading from the westerly boundary of Lot 8 and Lot 8A to Allen Cove as is shown on the attached Exhibit A in common with Elaine E. Hatch, John and June Brown, Peter and Justine Farley, Peter S. and Cheryl L. Sinapis and the Grantors herein for all purposes.

Meaning and intending to convey the same premises as conveyed to the within Grantors by Warranty Deed of Paul S. Dumont and Rebecca G. Dumont, said deed dated November 22, 1999 and recorded with the York County Registry of Deeds at Book 9951, Page 22.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed was prepared from the information furnished by the Grantors. A title search was neither requested nor performed.

This is not homestead property of the Grantors.

WITNESS our hands and seals this 7th day of March, 2017.

Peter J. Farley

Witness

Justine B. Farley

Witness

STATE OF Maine
COUNTY OF York

Personally appeared the above named Justine B. Farley, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged the foregoing instrument to be her free act and deed. Before me this 7th day of March, 2017.

~~Justice of the Peace~~/Notary Public
My commission expires:

Kerri Van Schaack
Notary Public, State of Maine
My Commission Expires:
July 30, 2020

Doc# 2004037026
Book 14129 Page 426

Warranty Deed

I, WILLIAM JEFFREY FARLEY, of the Town of Wells, County of York and State of Maine (Mailing Address: 685 North Berwick Road, Wells, ME 04090).

grant with WARRANTY COVENANTS to **WILLIAM L. FARLEY,** and **JOAN FARLEY,** of the Town of Wells, County of York and State of Maine, (Mailing address: 712 North Berwick Road, Wells, ME 04090)

as joint tenants and not as tenants in common,

My one-half undivided interest in and to the Real Estate located in the Town of Sanford as was conveyed to the Grantor and Peter Farley as tenants in common by Warranty Deed of Carl D. McCrellis dated July 15, 1995, which was recorded on November 9, 1995, in the York County Registry of Deeds in Book 7621, Page 198.

The other one-half interest is owned by Peter Farley for purposes of clarifying title to said property. Carl D. McCrellis, who had a life estate, died April 12, 1999.

KIMBERLY FARLEY, wife of the above grantor joins in this deed and release all rights by descent and all other rights in the above property.

Witness our hands and seals this 21st day of June, 2004

Witness

Witness

WILLIAM JEFFREY FARLEY

KIMBERLY FARLEY

STATE OF MAINE
County of York

June 21, 2004

Personally appeared the above named **WILLIAM JEFFREY FARLEY** acknowledged the foregoing instrument to be his free act and deed.

Before me,
Notary Public
Printed Name: CHARLES L. NICKERSON
Commission Expires: 6/23/2005

Received York SS
06/21/2004 11:19AM
REGISTER OF DEEDS

SEAL

NO R.E. TRANSFER TAX PAID

LAW OFFICES OF
CHARLES L. NICKERSON
902 MAIN STREET
P.O. BOX 282
SANFORD, MAINE 04073

210

Doc# 200403702?

Doc# 2004037027
Book 14129 Page 427

Warranty Deed

We, **WILLIAM L. FARLEY** and **JOAN FARLEY,** of the Town of Wells, County of York and State of Maine (Mailing Address: 712 North Berwick Road Wells, ME 04090).

grant with WARRANTY COVENANTS to **PETER FARLEY** and **JUSTINE B. FARLEY**, of the Town of Sanford, County of York and State of Maine, (Mailing address: 51 Oak Hill Road Sanford, ME 04073).

as joint tenants and not as tenants in common,

A one-half undivided interest in and to the Real Estate located in the Town of Sanford, on Bauneg Beg Lake, as was conveyed to the Grantors hercin by Warranty Deed of William Jeffrey Farley, of current date herewith and to be recorded in the York County Registry of Deeds.

The other one-half interest is owned by Peter Farley for purposes of clarifying title to said property. Carl D. McCrellis, who had a life estate, died April 12, 1999.

NO R.E. TRA- -R TAX PAID

Witness our hands and seals this 20th day of June, 2004

Witness

Witness

WILLIAM L. FARLEY

JOAN FARLEY

STATE OF MAINE
County of York

June 20, 2004

Personally appeared the above named **WILLIAM L. FARLEY** and **JOAN FARLEY** acknowledged the foregoing instrument to be their free act and deed.

Before me,
Notary Public
Printed Name: CHARLES L. NICKERSON
Commission Expires: 6/23/2005

Received York SS
06/21/2004 11:19AM
REGISTER OF DEEDS

SEAL

RETURN TO

LAW OFFICES OF
CHARLES L. NICKERSON
902 MAIN STREET
P O. BOX 292
SANFORD, MAINE 04073

BK7621 PG198

046496

I, CARL D. MCCRELLIS, of the Town of North Berwick, County of York and State of Maine 03906 (RR 2, Box 250)

for consideration paid, grant with WARRANTY COVENANTS to WILLIAM JEFFREY FARLEY of the Town of North Berwick, County of York and State of Maine 03906 (RR 2, Box 249) and PETER FARLEY of the Town of Sanford, County of York and State of Maine 04073 (RR 1, Box 2397)

as tenants in common and not as joint tenants,

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Sanford, County of York and State of Maine situated on the Southeasterly shore of Bauneg Beg Lake, said lot has a width of 50 feet on the shore and at the rear and a depth of 100 feet and lies adjacent to the Southwesterly boundary of other land now or formerly of Homer F. McCrellis.

Together also with a right of way to and from said lot to the Oak Hill Road, a public highway, as conveyed to Homer F. McCrellis by deed of Harvey J. Sippel.

Being the same premises conveyed to the grantor herein by warranty deed of Homer F. McCrellis dated June 11, 1955 and recorded in the York County Registry of Deeds, Book 1291, Page 555.

Also another certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine on the Southeasterly side of Bauneg Beg Lake, dimensions of which are 50 feet (frontage) by 100 feet (depth), the front right hand corner post of this lot being the left front extremity of lot of land now or formerly owned by Edward A. Neal of North Berwick, Maine. Said lot is bounded on the Westerly side (or front) by land designated as a right of way, on the Northerly side by land now or formerly of Homer F. McCrellis; on the Easterly side by land now or formerly owned by Alonzo Allen and on the Southerly side by land now or formerly owned by Edward A. Neal.

A right of way from said lot to the main highway (Oak Hill Road, so-called) is hereby granted.

Being the same premises conveyed to the grantor herein by warranty deed of Homer F. McCrellis dated June 11, 1955 and recorded in the York County Registry of Deeds, Book 1291, Page 556.

SAVING AND RESERVING, however, to Carl D. McCrellis, the exclusive right to use and occupy and to have the rents and profits of the foregoing premises for and during the term of his natural life; meaning and intending by this instrument to convey to the grantees a vested remainder only in the said premises upon a life estate reserved to the grantor.

This conveyance is also made upon the restriction and condition that the grantees shall not have the power to alienate or convey their interest during the lifetime of the said Carl D. McCrellis; and if they shall attempt to do so, their estate shall be forfeited and shall revert to the grantor, his heirs and assigns.

Witness my hand and seal this 15th day of July, 1995.

Carl D. McCrellis

MAINE REAL ESTATE TRANSFER TAX PAID

CHARLES L. NICKERSON
ATTORNEY AT LAW
184 MAIN STREET
P. O. BOX 232
SANFORD, MAINE 04073

STATE OF MAINE
County of York

July 15, 1995

Personally appeared the above named Carl D. McCrellis and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Charles L. Nickerson



CHARLES L. NICKERSON
ATTORNEY AT LAW
184 MAIN STREET
P. O. BOX 232
SANFORD, MAINE 04073

RECEIVED YORK S.S.
95 NOV -9 PM 12:55
ATTEST: Lois M Mace
REGISTER OF DEEDS

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/12/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
Hermione Lane	**R21-7B**	**Hermione Lane**

Current Owner	Bk	Pg	Date	Year Built
MASON SCOTT E & CANDACE R (JTS)	17492	670	6/13/2017	N/A

Previous Owners	Bk	Pg	Date
LAVERRIERE RONALD P/BEVERLY J	14658	452	8/17/2005
DUMONT PAUL S/REBECCA G	7473	18	7/11/1995
SYDNEY A ROSE	6703	138	9/3/1993

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

Hermione Lane (R21-7B)

City of Sanford, ME

February 12, 2026

1 inch = 70 Feet

0 70 140 210

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location HERMIONE LN
Vision ID 8463 Account #
Map ID 0R21/ 0007B/ 0000/ /
Bldg # 1
Bldg Name
Sec # 1 of 1 Card # 1 of 1
State Use 1300
Print Date 8/12/2025 1:53:06 PM

CURRENT OWNER

MASON SCOTT E & CANDACE R (JT

27 HERMIONE LN

SANFORD ME 04073-5150

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	SEPTIC SYSTEM FOR 7A	Note 7	
Note 2	95 AS YEAR AROUND	TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8463	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1300	14,900	14,900
		Total	14,900	14,900

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MASON SCOTT E & CANDACE R (JTS)	17492	0670	06-13-2017	U	V	0	W
LAVERRIERE RONALD P/BEVERLY J	14568	0452	08-17-2005	U	V	185,000	W
DUMONT PAUL S/REBECCA G	07473	0018	07-11-1995	U	I	42,000	W
SYDNEY A ROSE	06703	0138	09-03-1993	U	V	40,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	14,900	2023	1300	14,900	2022	1300	14,900
	Total	14,900		Total	14,900		Total	14,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	14,900
Total Appraised Parcel Value	14,900
Valuation Method	C
Assessed Value	14,900
Total Exemptions Applied:	0
Total Assessment with Exemptions	14,900

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1300	RES VACANT M	RR		5,000	SF	5.53	0.90000	3	0.60		1.000	SEE LOT 7A	1.0000	2.99	14,900
		Total Card Land Units			0.11	AC									Total Land Value	14,900

Property Location HERMIONE LN | Map ID 0R21/ 0007B/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8463 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

DEBRA L. ANDERSON, REGISTER OF DEEDS
Bk 17492 PG 670
Instr # 2017022216
06/13/2017 10:01:02 AM
Pages 3 YORK CO

RETURN TO:
Scott E. Mason and Candace R. Mason
57 Oak Hill Road
Sanford, ME 04073

WARRANTY DEED

Maine R.E. Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENTS THAT Ronald P. Laverriere and Beverly J. Laverriere whose address is 57 Oak Hill Road, Sanford, ME 04073, for consideration paid, grant(s) to Scott E. Mason and Candace R. Mason, whose mailing address is 29 DC Drive, Eliot, ME 03903, as joint tenants, with WARRANTY COVENANTS, the real property situated in Sanford in the County of York and State of Maine more particularly described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, on the shore of Bauneg Beg Pond, AKA Lake Bauneg Beg, bounded and described as follows, viz:

Lot 1

Commencing at the northwest corner of said Lot, which comprises the southwest corner of lot now or formerly of John Sipple, and thence running along shore of Bauneg Beg Pond a distance of 50 feet; thence backward for a distance of 100 feet parallel to the southeast or southerly boundary of said Sipple land; thence again parallel to frontage for a lenght of 50 feet forming the easterly or rear boundary; thence along boundary of said lot of said Sipple to the point of beginning; said lot containing 18 square rods, more or less.

Lot 2

Also a rear lot of the aforesaid front lot of land, dimensions of said lot being a 50 foot front and rear boundary, with 100 foot side boundaries. Frontage of said lot to fall along the easterly side of a right-of-way running between these two lots, the two front corners of this and said rear lot to be in direct line with the two parallel sides of the aforesaid front lot; containing 18 square rods, more or less.

The hereinbefore described lots shall be used for residential purposes only and no more than one single family residence may be erected on either of the hereinbefore described lots. This restriction shall be binding upon the Grantees, their heirs and assigns.

Lot 3

Also, another certain lot or parcel of land abutting Lot 1 and Possible Lot 2 as described above, being a small triangular lot bounded and described as follows:

Beginning at the southwesterly corner of Lot 1 described above at the shore of Bauneg Beg Pond at an iron pipe; thence southeasterly by the first described parcel herein, and possibly partly by the second described parcel, a distance of 100 feet, more or less; thence turning at right angles and running

3pg → Stewart Title 110 Corporate Dr. #1 Portsmouth NH 03801

southwesterly a distance of 6 feet, more or less, to an iron pipe driven into the ground; thence northwesterly by land now or formerly of Lena M. Kezar a distance of about 100 feet to the iron pipe which is the point of beginning.

All of said lots described above are granted together with a right-of-way from said lots to the main highway being known as the Oak Hill Road, so-called.

Also all remaining all remaining land situated on the Westerly side of State Route 4, but not adjoining thereto, on the Westerly side of Bauneg Beg Pond in the Town of Sanford, County of York and State of Maine, bounded and described as follows:

Beginning at a 5 inch by 5 inch stone monument found 5 inches below grade on the Westerly side of State Route 4, but not adjoing thereon, at the Northeasterly corner of land of Elaine Hatch and Martha Elaine Hatch McAfee as desdribed in deed recorded at the York County Registry of Deeds in Book 5218, Page 302, and the Southerly sideline of land of Karen J. and John A. Morehead, III; thence North 88° 42'35" East 21.53 feet by said land of Karen J. and John A. Morehead, III to an iron rod set at the Northwesterly corner of other land of Elaine and Martha Elaine Hatch McAfee; thence South 24°00'10" East 50 feet by said land of Elaine and Martha Elaine Hatch McAfee to a 1 1/4 inch iron pipe found 2 inches above grade and land of June P. and John P. Brown, Jr.; thence South 41°28'30" East 50 feet by said land of June P. and John P. Brown, Jr. to the Northwesterly corner of land of Justine B. and Peter J. Farley; thence South 48°05'15" East 50 feet by said land of Justine B. and Peter J. Farley to the Northwesterly corner of land of William J. and Peter J. Farley; thence continuing South 48°05'15" East 51.55 feet by said land of William J. and Peter J. Farley to a 3/4 inch iron pipe found 6 inches above grade and land of said Dumont; thence South 26°01'25" East 50 feet by said land of said Dumont to the Northwesterly corner of land of Peter Sinapis and Cheryl L. Burke; thence South 21°27'20" East 80.71 feet by said land of Peter Sinapis and Cheryl L. Burke to a 1 inch iron pipe found 17 inches above grade; thence continuing South 21°27'20" East 6.9 feet, more or less, by said land of Peter Sinapis and Cheryl L. Burke to Bauneg Beg Pond; thence generally Westerly and Northerly 243.8 feet, more or less, by said Bauneg Beg Pond to other land of said Dumont; thence North 69°59'15" East 5.8 feet, more or less, by said land of said Dumont to a 3/4 inch iron pipe found 24 inches above grade, a tie line between the last 2 mentioned iron pipes found bears North 87°17'35" West 200.10 feet; thence North 73°25'30" East 100 feet by said other land of said Dumont to the Southeasterly corner of said other land of said Dumont; thence North 18°17'40" West 6 feet by said other land of said Dumont; thence North 5°47'50" West 50 feet by said other land of Waban Projects, Inc. to the Southeasterly corner of other land of William J. and Peter J. Farley; thence North 33°11'50" West 50 feet by land of William J. and Peter J. Farley to the Southeasterly corner of land of Justine B. and Peter Farley; thence North 25°15'15" West 50 feet by said land of Justine B. and Peter J. Farley to the Southeasterly corner of other land of June P. and John P. Brown, Jr.; thence North 30°50'05" West 50 feet by said other land of June P. and John B. Brown, Jr. to the Southeasterly corner of said land of Elaine and Martha Elaine Hatch McAfee; thence North 19°31'05" West 50 feet by said land of Elaine and Martha Elaine Hatch McAfee to the point of beginning.

Containing 22,475 square feet, more or less.

The above bearings refer to the 1967 magnetic meridian.

The above mentioned iron rod set is a 5/8 inch rebar with plastic cap marked "CNR POST LAND SURVG RLS 1350".

Excepting, however, from the above description all outsales of record as were conveyed to the following persons by deed of the Grantors: (1) deed to Elaine E. Hatch dated March 20, 1999, which was recorded on March 22, 1999, in the York County Registry of Deeds in Book 9372, Page 293; (2) deed to Peter S. Sinapis et al dated March 20, 1999, which was recorded on March 22, 1999, ins aid Registry in Book

9372, Page 295; (3) deed to John P. Brown et al dated March 20, 1999, which was recorded on November 29, 1999, in said Registry in Book 9797, Page 284; (4) deed to Peter Farley and Justine B. Farley dated March 20, 1999, which was recorded on March 28, 2000, in said Registry in Book 9951, Page 24; and (5) deed to Peter Farley and Justine B. Farley dated November 22, 1999, which was recorded on March 28, 2000, in said Registry of deeds in Book 9951, Page 22.

Reference is hereby made to a Warranty Deed from Paul S. Dumont and Rebecca G. Dumont to Ronald P. Laverriere and Beverly J. Laverriere dated August 15, 2005 and recorded with the York County Registry of Deeds in Book 14568 Page 452.

IN WITNESS WHEREOF, this 9th day of June, 2017.

Ronald P. Laverriere

Beverly J. Laverriere

State of New Hampshire
County of Rockingham

On this 9th day of June, 2017, personally appeared, before me, the above named Ronald P. Laverriere and Beverly J. Laverriere, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Justice of the Peace/Notary Public/Attorney at Law
Print Name: _____
My commission expires: _____

BENJAMIN A. JONES
STATE OF
- MY -
COMMISSION
EXPIRES
MARCH 12,
2019
NEW HAMPSHIRE
NOTARY PUBLIC

Doc# 2005047932
Bk 14568 Pg 0452 - 0453
Received York SS
08/17/2005 9:37AM
Debra L. Anderson
Register of Deeds

We, PAUL S. DUMONT and REBECCA G. DUMONT, both of 57 Oak Hill Road in the Town of Sanford, County of York and State of Maine 04073,

for consideration paid, grant with **WARRANTY COVENANTS RONALD P. LAVERRIERE and BEVERLY J. LAVERRIERE,** both of 219 Hill Street in the City of Biddeford, County of York and State of Maine 04005,

as joint tenants and not as tenants in common, the following described property:

A certain lot or parcel of land, together with the buildings thereon, situated in the **Town of Sanford,** County of York and State of Maine, on the shore of Bauneg Beg Pond, AKA Lake Bauneg Beg, bounded and described as follows, viz:

LOT 1

Commencing at the northwest corner of said Lot, which comprises the southwest corner of lot now or formerly of John Sipple, and thence running along shore of Bauneg Beg Pond a distance of 50 feet; thence backward for a distance of 100 feet parallel to the southeast or southerly boundary of said Sipple land; thence again parallel to frontage for a length of 50 feet forming the easterly or rear boundary; thence along boundary of said lot of said Sipple to the point of beginning; said lot containing 18 square rods, more or less.

LOT 2

Also a rear lot of the aforesaid front lot of land, dimensions of said lot being a 50 foot front and rear boundary, with 100 foot side boundaries. Frontage of said lot to fall along the easterly side of a right-of-way running between these two lots, the two front corners of this said rear lot to be in direct line with the two parallel sides of the aforesaid front lot; containing 18 square rods, more or less.

The hereinbefore described lots shall be used for residential purposes only and no more than one single family residence may be erected on either of the hereinbefore described lots. This restriction shall be binding upon the Grantees, their heirs and assigns.

LOT 3

Also, another certain lot or parcel of land abutting Lot 1and possibly Lot 2 as described above, being a small triangular lot bounded and described as follows:

Beginning at the southwesterly corner of Lot 1 described above at the shore of Bauneg Beg Pond at an iron pipe; thence southeasterly by the first described parcel herein, and possibly partly by the second described parcel, a distance of 100 feet, more or less; thence turning at right angles and running southwesterly a distance of 6 feet, more or less, to an iron pipe driven into the ground; thence northwesterly by land now or formerly of Lena M. Kezar a distance of about 100 feet to the iron pipe which is the point of beginning.

All of said lots described above are granted TOGETHER WITH a right-of-way from said lots to the main highway being known as the Oak Hill Road, so-called.

Being the same premises conveyed to the Grantors herein by warranty deed of Sydney A. Rose dated July 7, 1995, which was recorded on July 11, 1995, in the York County Registry of Deeds in Book 7473, Page 18.

ALSO all remaining land situated on the Westerly side of State Route 4, but not adjoining thereon, on the Westerly side of Bauneg Beg Pond in the Town of Sanford, County of York and State of Maine, bounded and described as follows: Beginning at a 5 inch by 5 inch stone monument found 5 inches below grade on the Westerly side of State Route 4, but not adjoining thereon, at the Northeasterly corner of land of Elaine Hatch and Martha Elaine Hatch McAfee as described in deed recorded at the York County Registry of Deeds in Book 5218, Page 302, and the Southerly sideline of land of Karen J. and John A. Moreshead, III;
thence North 88° 42' 35" East 21.53 feet by said land of Karen J. and John A. Moreshead, III to an iron rod set at the Northwesterly corner of other land of Elaine and Martha Elaine Hatch McAfee; thence South 24° 00' 10" East 50 feet by said land of Elaine and Martha Elaine Hatch McAfee to a 1¼ inch iron pipe found 2 inches above grade and land of June P. and John P. Brown, Jr.; thence South 41° 28' 30" East 50 feet by said land of June P. and John P. Brown, Jr. to the Northwesterly corner of land of Justine B. and Peter J. Farley; thence South 48° 05' 15" East 50 feet by said land of Justine B. and Peter J. Farley to the Northwesterly corner of land of William J. and Peter J. Farley;

MAINE R.E. TRANSFER TAX PAID

LAW OFFICES OF
CHARLES L. NICKERSON
902 MAIN STREET
P.O. BOX 232
SANFORD, MAINE 04073

thence continuing South 48° 05' 15" East 51.55 feet by said land of William J. and Peter J. Farley to a ¾ inch iron pipe found 6 inches above grade and land of said Dumont; thence South 26° 01' 25" East 50 feet by said land of said Dumont to the Northwesterly corner of land of Peter Sinapis and Cheryl L. Burke; thence South 21° 27' 20" East 80.71 feet by said land of Peter Sinapis and Cheryl L. Burke to a 1 inch iron pipe found 17 inches above grade; thence continuing South 21° 27' 20" East 6.9 feet, more or less, by said land of Peter Sinapis and Cheryl L. Burke to Bauneg Beg Pond; thence generally Westerly and Northerly 243.8 feet, more or less, by said Bauneg Beg Pond to other land of said Dumont; thence North 69° 59' 15" East 5.8 feet, more or less, by said land of said Dumont to a ¾ inch iron pipe found 24 inches above grade, a tie line between the last 2 mentioned iron pipes found bears North 87° 17' 35" West 200.10 feet; thence North 73° 25' 30" East 100 feet by said other land of said Dumont to the Southeasterly corner of said other land of said Dumont; thence North 18° 17' 40" West 6 feet by said other land of said Dumont; thence North 5° 47' 50" West 50 feet by said other land of Waban Projects, Inc. to the Southeasterly corner of other land of William J. and Peter J. Farley; thence North 33° 11' 50" West 50 feet by said land of William J. and Peter J. Farley to the Southeasterly corner of other land of Justine B. and Peter Farley; thence North 25° 15' 15" West 50 feet by said land of Justine B. and Peter J. Farley to the Southeasterly corner of other land of June P. and John P. Brown, Jr; thence North 30° 50' 05" West 50 feet by said other land of June P. and John B. Brown, Jr. to the Southeasterly corner of said land of Elaine and Martha Elaine Hatch McAfee; thence North 19° 31' 05" West 50 feet by said land of Elaine and Martha Elaine Hatch McAfee to the point of beginning. Containing 22,475 square feet, more or less.

The above bearings refer to the 1967 magnetic meridian.

The above mentioned iron rod set is a 5/8 inch rebar with plastic cap marked "CNR POST LAND SURVG RLS 1350".

Being the same premises conveyed to the Grantors herein by warranty deed of Waban Projects, Inc. dated September 16, 1997, which was recorded on September 19, 1997, in the York County Registry of Deeds in Book 8441, Page 153.

EXCEPTING, however, from the above description all outsales of record as were conveyed to the following persons by deed of the Grantors: (1) deed to Elaine E. Hatch dated March 20, 1999, which was recorded on March 22, 1999, in the York County Registry of Deeds in Book 9372, Page 293; (2) deed to Peter S. Sinapis et al dated March 20, 1999, which was recorded on March 22, 1999, in said Registry in Book 9372, Page 295; (3) deed to John P. Brown et al dated March 20, 1999, which was recorded on November 29, 1999, in said Registry in Book 9797, Page 284; (4) deed to Peter Farley and Justine B. Farley dated March 20, 1999, which was recorded on March 28, 2000, in said Registry in Book 9951, Page 24; and (5) deed to Peter Farley and Justine B. Farley dated November 22, 1999, which was recorded on March 28, 2000, in said Registry of Deeds in Book 9951, Page 22.

Witness our hands and seals this 15th day of August, 2005.

Paul S Dumont

Witness — **PAUL S. DUMONT**

Rebecca G. Dumont

Witness — **REBECCA G. DUMONT**

STATE OF MAINE,
COUNTY OF YORK

August 15th, 2005

Personally appeared the above named **PAUL S. DUMONT** and acknowledged the foregoing to be his free act and deed.

Before me, Bryce W Ingraham

~~Notary Public~~
Printed Name: Bryce W Ingraham
~~My Commission Expires:~~ Attorney At Law

END OF DOCUMENT

LAW OFFICES OF
ARLES L. NICKERSON
902 MAIN STREET
P. O. BOX 232
ANFORD, MAINE 04073

2 pgs → Ronald + Beverly Laverriere 57 Oak Hill Rd, Sanford, Me 04073

BK7473 PG018

21-4035739

025301

W A R R A N T Y D E E D

KNOW ALL MEN BY THESE PRESENTS, THAT

SYDNEY A. ROSE, with a mailing address of 78 Baker Road, Salisbury, MA 01952-1401, FOR VALUABLE CONSIDERATION paid grants to **PAUL S. DUMONT** and **REBECCA G. DUMONT**, with a mailing address of RR1, Box 13, North Berwick, ME 03906, with warranty covenants, as joint tenants, three certain lots or parcel of land together with any improvements thereon, situated in the Town of Sanford, County of York and State of Maine, on the shore of Bauneg Beg Pond, AKA Lake Bauneg Beg, bounded and described as follows, viz:

LOT 1

Commencing at the northwest corner of said lot, which comprises the southwest corner of lot now or formerly of John Sipple, and from thence running along shore of Bauneg Beg Pond a distance of 50 feet; thence backward for a distance of 100 feet parallel to the southeast or southerly boundary of said Sipple land, thence again parallel to frontage for a length of 50 feet forming the easterly or rear boundary, thence along boundary of said lot of said Sipple to the point of beginning; said lot containing 18 square rods, more or less.

LOT 2

Also, a rear lot of the aforesaid front lot of land, dimensions of said lot being a 50 foot front and rear boundary, with 100 foot side boundaries. Frontage of said lot to fall along easterly side of right of way running between these two lots, the two front corners of this said rear lot to be in direct line with the two parallel sides of the aforesaid front lot; containing 18 square rods, more or less.

The hereinbefore described lots shall be used for residential purposes only and no more than one single family residence may be erected on either of the hereinbefore described lots. This restriction shall be binding upon the grantees, their heirs and assigns.

LOT 3

Also, another certain lot or parcel of land abutting lot 1 and possibly lot 2 as described above, being a small triangular lot bounded and described as follows: beginning at the southwesterly corner of lot 1 describe above at the shore of Bauneg Beg Pond at an iron pipe; thence southeasterly by the first described parcel herein, and possibly partly by the second described parcel, a distance of 100 feet, more or less; thence turning at right angles and running southwesterly a distance of 6 feet, more or less, to an iron pipe driven into the ground; thence northwesterly by land now or formerly of Lena M. Kezar a distance of about 100 feet to the iron pipe which is the point of beginning.

* * *

All of said lots described above are granted TOGETHER WITH a right of way from said lots to the main highway being known as the Oak Hill Road, so-called.

All of said lots Being the same premises conveyed to the grantor herein by warranty deed of Carleton W. Chick and Greta

MAINE REAL ESTATE TRANSFER TAX PAID

ARTHUR H. DUMAS
LAW OFFICES
15 COTTAGE STREET
SANFORD, MAINE 04073
207-324-1800

S. Chick dated 3 September 1993 and recorded in the York County Registry of Deeds in Book 6703 Page 138.

WITNESS his hand and seal this 7th day of ~~June~~ July 1995.

Sydney A. Rose

STATE OF MAINE
YORK, ss. 7 ~~June~~ July 1995

Then personally appeared the above named **SYDNEY A. ROSE** and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Notary Public
(please print name under signature)
Commission expires:

SCOTT BARRACLOUGH
My Commission Expires June 26, 2001

ARTHUR H. DUMAS
LAW OFFICES
45 COTTAGE STREET
SANFORD, MAINE 04073
207-324-1800

RECEIVED YORK S.S.
95 JUL 11 PM 1:33
ATTEST: Linda M. Moore
REGISTER OF DEEDS

BK6703 PG138

043889

We, CARLETON W. CHICK and GRETA S. CHICK, both of the Town of Kennebunkport, County of York and State of Maine 04046 (RFD 2, Box 1612, South Maine Street)

for consideration paid, grant with WARRANTY COVENANTS to SYDNEY A. ROSE of 78 Baker Road, Town of Salisbury, County of Essex and Commonwealth of Massachusetts 01952-1401

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Sanford in the County of York and State of Maine, on the shore of Lake Bauneg Beg, bounded and described as follows: Said lot containing 18 square rods, more or less, Northwest corner of said lot comprises Southwest corner of lot formerly owned by John Sipple of Wells, Maine from thence along shore of land, a distance of 50 feet, thence backward for a distance of 100 feet parallel to the Southeast or Southerly boundary of said lot formerly of said John Sipple, thence again parallel to frontage for a length of 50 feet forming the Easterly or rear boundary, thence along boundary of said lot formerly owned by John Sipple, same being the adjoining lot.

Together with a right of way from said lot to the main highway being known as the Oak Hill Road, so-called.

Also one other lot or parcel of land situated in said Town of Sanford, in the County of York and State of Maine, the same being a rear lot of the aforesaid front lot of land, this lot containing 18 square rods, more or less, dimensions of said lot being a 50 foot front and rear boundary, with 100 foot side boundaries. Frontage of said lot to fall along Easterly side of right of way running between these two lots the two front corners of this said rear lot to be in direct line with the two parallel sides of the aforesaid front lot. Together with a right of way from said lot to the main highway, same being Oak Hill Road, so-called.

The hereinbefore described lots shall be used for residential purposes only and no more than one single family residence may be erected on either of the hereinbefore described lots. This restriction shall be binding upon the grantee, his heirs and assigns.

Also a certain lot or parcel of land situated at Sanford, in said County and State, being a small triangular lot bounded and described as follows, viz: Beginning at the Southwesterly corner of land conveyed to Daniel W. Chick and Greta S. Chick by Francis F. Neal and at the shore of Bauneg Beg Pond; thence Southeasterly by land now of Greta S. Chick a distance of 100 feet, more or less, thence turning at right angles and running southwesterly a distance of 6 feet, more or less, to an iron pipe driven into the ground; thence northwesterly by land now or formerly of Lena M. Kezar a distance of about 100 feet to the point of beginning at another iron pipe driven into the ground.

Being a portion of the premises conveyed to the grantors herein by warranty deed of Greta S. Chick dated October 14, 1987 and recorded in the York County Registry of Deeds, Book 4502, Page 241.

Witness our hands and seals this 3rd day of September, 1993.

Carleton W. Chick

Carleton W. Chick

Greta S. Chick

Greta S. Chick

MAINE REAL ESTATE TRANSFER TAX PAID

CHARLES L. NICKERSON
ATTORNEY AT LAW
184 MAIN STREET
P. O. BOX 232
SANFORD, MAINE 04073

(23)

BK6703 PG139

STATE OF MAINE
County of York

September 3, 1993

Personally appeared the above named Greta S. Chick and acknowledged the foregoing instrument to be her free act and deed.

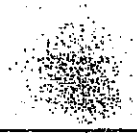
Before me,

Charles L. Nickerson
Notary Public
CHARLES L. NICKERSON



CHARLES L. NICKERSON
ATTORNEY AT LAW
184 MAIN STREET
P. O. BOX 233
SANFORD, MAINE 04073

RECEIVED YORK S.S.
93 SEP -3 PM 3:55
ATTEST: Catherine Stone
REGISTER OF DEEDS



Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/12/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
30 Hermione Lane	**R21-39B**	**Hermione Lane**

Current Owner	Bk	Pg	Date	Year Built
HAWTHORNE THOMAS & SUSAN A (JTS)	**17181**	**832**	**2/8/2016**	1955

Previous Owners	Bk	Pg	Date
SEAVEY JAMES C	16220	202	12/12/2011
LEVESQUE ROY H & MARGARET T	14842	309	5/19/2006
SINAPIS PETER S &	9372	295	3/2/1999
SINAPIS, PETER	4879	184	10/17/1988

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

30 Hermione Lane

City of Sanford, ME

1 inch = 70 Feet

February 12, 2026

0 70 140 210

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 30 HERMIONE LN | Map ID 0R21/ 0039B/ 0000/ / | Bldg Name | State Use 1013
Vision ID 8509 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:58:13 PM

CURRENT OWNER

HAWTHORNE THOMAS & SUSAN A (

30 HERMIONE LN

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8509	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1013	145,800	145,800
RES LAND	1013	163,300	163,300
RESIDNTL	1013	400	400
		Total 309,500	309,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HAWTHORNE THOMAS & SUSAN A (JTS)	17181	0832	02-08-2016	U	I	149,150	1
SEAVEY JAMES C	16220	0202	12-12-2011	U	I	146,400	W
LEVESQUE ROY H & MARGARET T	14842	0309	05-19-2006	Q	I	179,900	W
SINAPIS PETER S &	09372	0295	03-02-1999	U	V	5,000	W
SINAPIS, PETER	04879	0184	10-17-1988	U	I	69,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1013	145,600	2023	1013	144,000	2022	1013	144,000
	1013	163,300		1013	163,300		1013	163,300
	1013	400		1013	400		1013	400
	Total	309,300		Total	307,700		Total	307,700

EXEMPTIONS

Year	Code	Description	Amount
2018	10	HOMESTD	23000.00
2022	19N	OTHER REG SVC PERIODS	5520.00
		Total	28,520.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	145,500
Appraised Xf (B) Value (Bldg)	300
Appraised Ob (B) Value (Bldg)	400
Appraised Land Value (Bldg)	163,300
Total Appraised Parcel Value	309,500
Valuation Method	C
Assessed Value	309,500
Total Exemptions Applied:	28,520
Total Assessment with Exemptions	280,980

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20240490	08-27-2024	RE	REMODEL	1,000	100		DECK

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1013	SFR WATER M	RR		17,055	SF	2.52	0.95000	4	2.00		1.000		BB	1.0000	9.58	163,300
		Total Card Land Units			0.39	AC										Total Land Value	163,300

Property Location 30 HERMIONE LN | Map ID 0R21/ 0039B/ 0000/ / | Bldg Name | State Use 1013
Vision ID 8509 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	C	Average
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2	05	Drywall/Sheet
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	03	Hot Air-no Duc
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

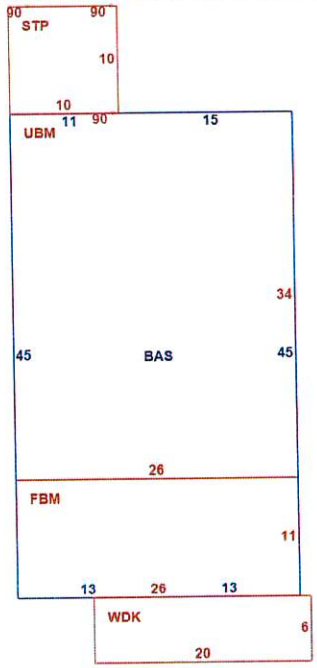
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	220,381
Year Built	1955
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	145,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU1	FLUE-CONCR	B	1	500.00	1986		66		0.00	300
SHD1	SHED AVERA	L	64	8.00	1987		70		0.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,170	1,170	1,170	146.53	171,440
FBM	Basement, Finished	0	286	129	66.09	18,902
STP	Stoop	0	100	10	14.65	1,465
UBM	Basement, Unfinished	0	884	177	29.34	25,936
WDK	Deck, Wood	0	120	18	21.98	2,638
	Ttl Gross Liv / Lease Area	1,170	2,560	1,504		220,381



BK17181 PGS 832 - 835 02/08/2016 02:08:30 PM
INSTR#: 2016005012 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS

SPECIAL ADMINISTRATOR'S DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Richard E. Bridges**, duly appointed and acting Special Administrator of the Estate of James C. Seavey as shown by the probate records of York County, Maine, Probate Docket #2015-0137 and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by power conferred by the Probate Code and every other power, for consideration paid, grants to **Thomas Hawthorne** and **Susan Asselin Hawthorne**, whose mailing address is 35 Old County Road, South Berwick, ME 03908, as joint tenants, the real property situated in the City of Sanford, York County, Maine known as 56 Oak Hill Road, so-called and being bounded and described as follows:

MAINE REAL ESTATE
TRANSFER TAX PAID

See attached Exhibit A

The Grantees herein are prohibited from conveying the captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day grace period, the Grantees are further prohibited from conveying the property for a sales price greater than $178,980.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantees.

Being the same premises as conveyed in a deed from Roy H. and Margaret T. Levesque to James C. Seavey dated December 8, 2011 and recorded in the York County Registry of Deeds in Book 16220 Page 202.

Witness his hand and seal this 5th day of February, 2016.

Witness

Richard E. Bridges
Special Administrator, Estate of
James C. Seavey

BK 17181 Page 833 INSTR#: 2016005012

Exhibit A

A certain lot or parcel of land together with the buildings and improvements thereon, situated in the Town (now City) of Sanford, York Co., Maine on the northerly side of a right-of-way leading from Oak Hill, so-called, to Bauneg Beg Pond, more particularly bounded and described as follows:

Beginning at an iron post driven into the ground on the northwesterly corner of the land herein conveyed, said iron post being at the point where the northeasterly corner of land now or formerly of Daniel Chick, the northwesterly corner of the lot herein conveyed and land now or formerly of Lena M. Kezar come together;

Thence from said iron post in a southeasterly direction by and along said Lena M. Kezar land a distance of 120 feet, more or less, to another iron post driven into the ground and the brook;

Thence turning and running by and along said brook in a southwesterly direction for a distance of 103 feet, more or less, to another iron post driven into the ground and a right of way leading to said Bauneg Beg Pond;

Thence turning and running by and along said right of way in a westerly direction for a distance of 77 feet, more or less to an iron post driven into the ground;

Thence turning and running by and along said right of way and land now or formerly of said Daniel Chick in a northeasterly direction a distance of 131 feet, more or less, to an iron post driven into the ground and the point of beginning.

There is also conveyed to the grantee(s) herein, their successors, heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Also conveying another certain tract or parcel of land, without buildings thereon, situated in said Sanford, located southerly of the above described parcel of land which parcel is identified as Town of Sanford Tax Map R21 and Lot 39B, which is bounded and described as follows:

Bounded northerly by the southerly side of Lot 39B for a distance of approximately 40.71 feet as measured from the southeasterly corner of said Lot 39B;

Bounded easterly by the end of Bauneg Beg Pond for a distance of approx.-imately 243.8 feet;

Bounded southerly by said pond for a distance of approximately 17.5 feet;

Bounded westerly by land now or formerly of Paul S. Dumont, et al, which land of said Dumont can be identified as commencing from a point 17.5 feet easterly adjacent to said Pond from the southeast corner of Lot 7A on Town of Sanford Tax Map R21 and running from a direct line that runs from the edge of said Pond northerly to a point on the southerly sideline of Lot 39B, 40.71 feet westerly from the southeasterly corner, which line will mark the common boundary line of land now or formerly of Dumont and land herein conveyed.

Reserving, however, for the benefit of the Grantor herein, their heirs and assigns and all other lawful users, a right of way over said conveyed property to travel the existing right of way by foot and by motor vehicle, as well as the right to use and to grant utility easements in common with the Grantee(s) herein and all other lawful users, especially Elaine E. Hatch, John and June Brown, Peter and Justine Farley and Peter and William Farley, all of whom have been deeded similar strips of land between their respective lots.

This conveyance is also made together with the benefit of using the right of way leading from the westerly boundary of Lot 8 and Lot 8A to Allen Cove.

BK 17181 Page 835 INSTR#: 2016005012

State of Maine
County of York, ss

February 5th, 2016

Personally appeared the above named Richard E. Bridges in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said estate.

Before me,

Deborah L Goodale

DEBORAH L. GOODALE
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES
MARCH 31, 2016

Print Name
Notary Public/Attorney at Law
My commission expires 3/31/2016

Doc# 2011051681
Bk 16220 Ps 202 - 204
Received York SS
12/12/2011 10:12AM
Debra L. Anderson
Register of Deeds

Maine R.E. Transfer Tax Paid

WARRANTY DEED

KNOW EVERYONE BY THESE PRESENTS, That,

Roy H. Levesque and Margaret T. Levesque
of 56 Oak Hill Road
Sanford, ME 04073-5152

for consideration paid, grant(s) to

James C. Seavey,
of PO Box 172
St. Albans, ME 04971

with **warranty covenants,** the following described property:

A certain lot or parcel of land together with the buildings and improvements thereon, situate in the Town of Sanford, County of York and State of Maine, on the northerly side of a right of way leading from Oak Hill, so-called, to Bauneg Beg Pond, more particularly bounded and described as follows:

Beginning at an iron post driven into the ground on the northwesterly corner of the land herein conveyed, said iron post being at the point where the northeasterly corner of land now or formerly of Daniel Chick, the northwesterly corner of the lot herein conveyed and land now or formerly of Lena M. Kezar come together; thence from said iron post in a southeasterly direction by and along said Lena M. Kezar land a distance of 120 feet, more or less, to another iron post driven into the ground and the brook; thence turning and running by and along said brook in a southwesterly direction for a distance of 103 feet, more or less, to another iron post driven into the ground and a right of way leading to said Bauneg Beg Pond; thence turning and running by and along said right of way in a westerly direction for a distance of 77 feet, more or less, to an iron post driven into the ground; thence turning and running by and along said right of way and land of said Daniel Chick in a northeasterly direction a distance of 131 feet, more or less, to an iron post driven into the ground and the point of beginning.

There is also conveyed to the grantee herein, his successors, heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Also conveying another certain tract or parcel of land, without buildings thereon situate in said Town of Sanford, County of York and State of Maine, located southerly of the above described parcel of land which parcel is identified of Town of Sanford Tax Map R21 and Lot 39B, bounded and described as follows:

Bounded northerly by the southerly side of Lot 39B for a distance of approximately 40.71 feet as measured from the southeasterly corner of said Lot 39B; bounded easterly by the end of Bauneg Beg Pond for a distance of approximately 243.8 feet; bounded southerly by said pond for a distance of approximately 17.5 feet; bounded westerly by land now or formerly of Paul S. Dumont, et al, which land of said Dumont can be identified as commencing from a point 17.5 feet easterly adjacent to said Pond from the Southeast corner of Lot 7A on Town of Sanford Tax Map R21 and running from a direct line that runs from the edge of said Pond northerly to a point on the southerly sideline of Lot 39B, 40.71 feet westerly from the southeasterly corner, which line will mark the common boundary line of land now for formerly of Dumont and land herein conveyed.

Reserving, however, for the benefit of the Grantors herein, their heirs and assigns, and all other lawful users, a right of way over said conveyed property to travel the existing right of way by foot and by motor vehicle, as well as the right to use and to grant utility easements in common with the Grantee herein and all other lawful users, especially Elaine E. Hatch, John and June Brown, Peter and Justine Farley and Peter and William Farley, all of whom have been deeded similar strips of land between their respective lots.

This conveyance is also made together with the benefit of using the right of way leading from the westerly boundary of Lot 8 and Lot 8A to Allen Cove.

Meaning and intending to describe and convey the same premises conveyed to Roy H. Levesque and Margaret T. Levesque, by virtue of a Deed from Peter S. Sinapis and Cheryl I. Sinapis, dated May 11, 2006 and recorded in the YORK County Registry of Deeds in Book 14842, Page 309.

Witness my hand and seal this Eighth Day of December, 2011

Roy H. Levesque

Roy H. Levesque

Margaret T. Levesque

Margaret T. Levesque

STATE OF Maine
COUNTY OF York

On this Eighth Day of December, 2011, before me, the undersigned officer, personally appeared **Roy H. Levesque and Margaret T. Levesque** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and further acknowledged that they executed the foregoing instrument for the purposes contained therein as their free act and deed.

Erin J Bryant

Notary Public / Attorney at Law

My Commission Expires:

ERIN J. BRYANT
MY COMMISSION EXPIRES JUNE 16, 2016
NOTARY PUBLIC
MAINE

Signature Escrow & Title Services, LLC
501 Islington St., Ste 3B, Portsmouth, NH 03801
(603) 431-8100
www.signaturetitle.com

End of Document

James C Seavey
26 Cole Hill Rd
Sanford, ME 04073

3 pgs

Doc# 2006025753
Bk 14842 Pg 0309 - 0310
Received York SS
05/19/2006 12:40PM
Debra L. Anderson
Register of Deeds

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that ***Peter S. Sinapis and Cheryl L. Sinapis*** of Danvers, Massachusetts, for consideration paid hereby grant to ***Roy H. Levesque*** and ***Margaret T. Levesque*** of Sanford, Maine, with WARRANTY COVENANTS, the premises situated in the Town of Sanford, County of York and State of Maine, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

IN WITNESS WHEREOF, the said ***Peter S. Sinapis and Cheryl L. Sinapis*** have hereunto set their hands and seals this 11th day of May 2006.

Witness — ***Peter S. Sinapis***

Witness — ***Cheryl L. Sinapis***

Commonwealth of Massachusetts

May 11, 2006

Then personally appeared the above-named ***Peter S. Sinapis and Cheryl L. Sinapis***, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney at Law

SEAL

Pavlos A. Gakis
Notary Public
My Commission Expires
November 27, 2009

MAINE R.E. TRANSFER TAX PAID

EXHIBIT "A"

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, on the northerly side of a right of way leading from Oak Hill, so-called, to Bauneg Beg Pond and bounded and described as follows: Beginning at an iron post driven into the ground on the northwesterly corner of the land herein to be conveyed, said iron post being at the point where the northeasterly corner of the land of Daniel Chick, the northwesterly corner of the land herein to be conveyed and land of Lena M. Kezar come together; thence from said iron post in a southeasterly direction by and along land of said Lena M. Kezar for a distance of 120 feet, more or less, to another iron post driven into the ground and the brook; thence turning and running by and along said brook in a southwesterly direction for a distance of 103 feet, more or less, to another iron post driven into the ground and a right of way leading to said Bauneg Beg Pond; thence turning and running by and along said right of way in a westerly direction for a distance of 77 feet, more or less, to still another iron post driven into the ground; thence turning and running by and along the right of way and the land of said Daniel Chick in a northeasterly direction for a distance of 131 feet, more or less, to the iron post driven into the ground at the point of beginning.

There is also conveyed to the grantee herein, his successors, heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to Peter Sinapis and Cheryl L. Burke (n/k/a Cheryl L. Sinapis) from Richard W. Gratton and Marie A. Gratton by deed dated October 17, 1988 and recorded in Book 4879, Page 184 of the York County Registry of Deeds.

Also conveying another certain lot or parcel of land, without buildings thereon, situated in the Town of Sanford, County of York and State of Maine located Southerly of the above described parcel of land which parcel is identified on Town of Sanford Tax Map R21 and Lot 39B, said strip of land being conveyed is specifically bounded Northerly by the Southerly side of Lot 39B for a distance of approximately 40.71 feet as measured from the Southeasterly corner of said Lot 39B; bounded Easterly by the edge of Bauneg Beg Pond for a distance of approximately 243.8 feet; bounded Southerly by said Pond for a distance of approximately 17.50 feet and bounded Westerly by land now or formerly of Paul S. Dumont, et al, which land now or formerly of Dumont can be identified as commencing from a point 17.50 feet Easterly adjacent to said Pond from the Southeast corner of Lot 7A on Town of Sanford Tax Map R21 and running from a direct line that runs from the edge of the Pond Northerly to a point on the Southerly sideline of Lot 39B, 40.71 feet westerly from the Southeasterly corner, which line will mark the common boundary line of land now or formerly of Dumont and land herein conveyed.

Reserving, however, for the benefit of the Grantors herein, their heirs and assigns, and all other lawful users, a right of way over said conveyed property to travel the existing right of way by foot and by motor vehicle, as well as the right to use and to grant utility easements in common with the Grantee herein and all other lawful users, especially Elaine E. Hatch, John and June Brown, Peter and Justine Farley and Peter and William Farley, all of whom have been deeded similar strips of land between their respective lots.

This conveyance is also made together with the benefit of using the right of way leading from the westerly boundary of Lot 8 and Lot 8A to Allen Cove.

Being the same premises conveyed to Peter S. Sinapis and Cheryl L. Sinapis from Paul S. Dumont and Rebecca G. Dumont by deed dated March 20, 1999, recorded in Book 9372, Page 295 of the York County Registry of Deeds.

END OF DOCUMENT

RETURN TO: SHEPARD & READ
93 MAIN ST. KENNEBUNK, ME 04043

RETURN TO: SHEPARD & READ
93 MAIN ... 04043

1
2pg

BK9372 PG295

014571

WE, PAUL S. DUMONT and REBECCA G. DUMONT, both of the Town of Sanford, County of York and State of Maine 04073 (RR 1, Box 2396),

for consideration paid, grant with **WARRANTY COVENANTS** to **PETER S. SINAPIS and CHERYL L. SINAPIS**, both of 127 New Balch Street, Beverly, MA 01915,

as joint tenants and not as tenants in common,

A certain lot or parcel of land, without buildings thereon, situated in the Town of Sanford, County of York and State of Maine located Southerly of a parcel of land owned by the Grantees herein which parcel is identified on Town of Sanford Tax Map R21 as Lot 39B, said strip of land being conveyed is specifically bounded Northerly by the Southerly side of Lot 39B for a distance of approximately 40.71 feet as measured from the Southeasterly corner of said Lot 39B; bounded Easterly by the edge of Bauneg Beg Pond for a distance of approximately 243.8 feet; bounded Southerly by said Pond for a distance of approximately 17.50 feet and bounded Westerly by remaining land of the Grantors herein, which remaining land of the Grantors can be identified as commencing from a point 17.50 feet Easterly adjacent to said Pond from the Southeast corner of Lot 7A on Town of Sanford Tax Map R21 and running from a direct line that runs from the edge of the Pond Northerly to a point on the Southerly sideline of Grantees' Lot 39B, 40.71 feet westerly from the Grantees Southeasterly corner, which line will mark the common boundary line of remaining land of the Grantors herein and land being conveyed to the Grantees herein by Deed of even date.

For further clarification, Exhibit A attached hereto shows Lot 39B as is depicted on the Town of Sanford Tax Map R21.

RESERVING, however, for the benefit of the Grantors herein, their heirs and assigns, and all other lawful users, a right of way over said conveyed property to travel the existing right of way by foot and by motor vehicle, as well as the right to use and to grant utility easements in common with the Grantees herein and all other lawful users, especially Elaine E. Hatch, John and June Brown, Peter and Justine Farley and Peter and William Farley, all of whom are being deeded similar strips of land between their respective lots by Deeds of the Grantors of current date.

This conveyance is also made together with the benefit of using the right of way leading from the westerly boundary of Lot 8 and Lot 8A to Allen Cove as is shown on the attached Exhibit A in common with Elaine E. Hatch, John and June Brown, Peter and Justine Farley, Peter and William Farley and the Grantors herein for all purposes.

Being a portion of the premises conveyed to the Grantors herein by Warranty Deed of Waban Projects, Inc. dated September 16, 1997, and recorded in the York County Registry of Deeds in Book 8441, Page 153.

Witness our hands and seals this 20th day of March, 1999.

Witness — Paul S. Dumont
Paul S. Dumont

Witness — Rebecca G. Dumont
Rebecca G. Dumont

STATE OF MAINE
County of York

March 20, 1999

Personally appeared the above named Paul S. Dumont and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Printed Name: Charles L. Nickerson

MAINE R.E. TRANSFER TAX PAID

Return to:
LAW OFFICES OF
CHARLES L. NICKERSON
184 MAIN STREET
P.O. BOX 232
SANFORD, MAINE 04073

BK9372 PG296

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CATEGORY 1, CONDITION 1. (WITH EXCEPTION SEE NOTE 4, SHEET 1)

Dana A. Libby 6-30-1992

DANA A. LIBBY, PROFESSIONAL LAND SURVEYOR #1350

EXHIBIT A

RECEIVED YORK S S.

1999 MAR 22 P 12: 31

ATTEST: Lois M. Muse

REGISTER OF DEEDS

44156 BK4879 PG184

I—WE, Richard W. Gratton and Marie A. Gratton of the Town of Sanford, County of York and State of Maine 04073 (Bauneg Beg Lake)

for consideration paid, grant with **Warranty Covenants** to Peter Sinapis of the Town of Sanford, County of York and State of Maine 04073 (P.O. Box 670) and Cheryl L. Burke of 127 New Balch Street, Beverly, Massachusetts 01915

as joint tenants and not as tenants in common,

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, on the northerly side of a right of way leading from Oak Hill, so-called, to Bauneg Beg Pond and bounded and described as follows: Beginning at an iron post driven into the ground on the northwesterly corner of the land herein to be conveyed, said iron post being at the point where the northeasterly corner of the land of Daniel Chick, the northwesterly corner of the land herein to be conveyed and land of Lena M. Kezar come together; thence from said iron post in a southeasterly direction by and along land of said Lena M. Kezar for a distance of 120 feet, more or less, to another iron post driven into the ground and the brook; thence turning and running by and along said brook in a southwesterly direction for a distance of 103 feet, more or less, to another iron post driven into the ground and a right of way leading to said Bauneg Beg Pond; thence turning and running by and along said right of way in a westerly direction for a distance of 77 feet, more or less, to still another iron post driven into the ground; thence turning and running by and along the right of way and the land of said Daniel Chick in a northeasterly direction for a distance of 131 feet, more or less, to the iron post driven into the ground at the point of beginning.

There is also conveyed to the grantees herein, their successors, heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to the grantors herein by warranty deed of Richard J. Cambray et al dated July 9, 1985 and recorded in the York County Registry of Deeds, Book 3570, Page 24.

MAINE REAL ESTATE TRANSFER TAX PAID

Richard W. Gratton and Marie A. Gratton, husband and wife ~~of said grantor~~ joins as grantors and releases all rights by descent and all other rights in the above property.

Witness our hand(s) and seal(s) this 17th day of October 19 88.

Helen Y. Lapierre

Helen Y. Lapierre

Richard W. Gratton

Richard W. Gratton

Marie A. Gratton

Marie A. Gratton

State of Maine, County of York October 17, 1988

Personally appeared the above named Richard W. Gratton

and acknowledged the foregoing to be his free act and deed.

Before me,

Elizabeth B. Bickford

ELIZABETH B. BICKFORD

Notary Public

~~Attorney at Law~~

RECEIVED YORK, SS.

1988 OCT 20 PM 3:40

RECORDED REGISTRY OF DEEDS

ATTEST: Ann M Pongetti

REGISTER

	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 2/12/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
Hermione Lane	**R21-7C**	**Hermione Lane**

Current Owner	Bk	Pg	Date	Year Built
BROWN JOHN P JR/JUNE P	2055	73	9/5/1974	N/A

Previous Owners	Bk	Pg	Date

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way referenced

Hermione Lane (R21-7C)

City of Sanford, ME

February 12, 2026

1 inch = 70 Feet

0 70 140 210

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location HERMIONE LN
Vision ID 8464 Account #
Map ID 0R21/ 0007C/ 0000/ /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 1060
Print Date 8/12/2025 1:53:12 PM

CURRENT OWNER

BROWN JOHN P JR/JUNE P

201 LITTLEFIELD RD

WELLS ME 04090

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8464	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1060	16,600	16,600
RESIDNTL	1060	500	500
	Total	17,100	17,100

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BROWN JOHN P JR/JUNE P	02055	0073	09-05-1974	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1060	16,600	2023	1060	16,600	2022	1060	16,600
	1060	500		1060	500		1060	500
	Total	17,100		Total	17,100		Total	17,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	500
Appraised Land Value (Bldg)	16,600
Total Appraised Parcel Value	17,100
Valuation Method	C
Assessed Value	17,100
Total Exemptions Applied:	0
Total Assessment with Exemptions	17,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1060	AC LND IMP M	RR		6,150	SF	5.01	0.90000	3	0.60		1.000	SEE LOT 7		1.0000	2.7	16,600
		Total Card Land Units			0.14	AC									Total Land Value		16,600

Property Location HERMIONE LN | Map ID 0R21/ 0007C/ 0000/ / | Bldg Name | State Use 1060
Vision ID 8464 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	Outbuildings
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED AVERA	L	84	8.00	1987		80		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

17849 (506) BOOK 2055 PAGE 73

Know all Men by these Presents,

That I, James P. Hurley of Fairfield, in the County of Fairfield, and State of Connecticut,

in consideration of One Dollar ($1.00) and other valuable consideration,

paid by John P. Brown, Jr., and June P. Brown, both of Route 9B, in Wells, in the County of York, and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said

John P. Brown, Jr., and June P. Brown,

as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land with the buildings thereon, situated in the Town of Sanford, in the County of York, and State of Maine, on the Southeasterly side of Lake Bauneg-Beg, dimensions of which are fifty (50) feet frontage by one hundred (100) feet depth, the right hand front corner post of this said lot being the left front extremity or corner of lot owned now or formerly by Homer F. McCrellis. Said lot is bounded on frontage or Westerly side by the right of way (land so designated); on the Northerly side by land now or formerly of Forest Adams; on the Easterly side by land now or formerly of Alonzo Allen; and on the Southerly side by land now or formerly of Homer F. McCrellis. A right of way from said lot to the main highway (Oak Hill Road, so-called) is hereby granted.

And a certain lot or parcel of land with the buildings thereon, situated in said Sanford, being lot number five (5) located by the side of Bauneg-Beg Pond, bounded as follows: On the Southwest side by said Pond fifty (50) feet; on the Northwest side by land now or formerly of Alonzo Allen and being lot number four (4) one hundred (100) feet; on the Northeast side by land of Alonzo Allen fifty (50) feet; and on the Southeast side by land of said Allen and being lot number six (6) one hundred (100) feet. Said lot being fifty (50) by one hundred (100) feet in dimensions and said fifty (50) feet dimension to be along the edge of the Pond and the back end, the sides being one hundred (100) feet long each. The corners of this lot of land are designated by iron pipes driven in the ground. There is also given in connection with the above lot a right of way for all purposes over the road or way located from the public highway leading over Oak Hill to this lot.

Being the same premises conveyed to Mabel E. Hurley and James P. Hurley, as Joint Tenants, by Mabel E. Hurley, by her deed dated February 7, 1961, and recorded in York Registry of Deeds, Book 1432, Page 479, the said Mabel E. Hurley now being deceased.

Together with the furniture and furnishings in the buildings on said above described land.

The Grantor shall be re-imbursed for 185/365 of the Town of Sanford 1974 Real Estate Taxes paid by him.

BOOK 2055 PAGE 74

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said John P. Brown, Jr., and June P. Brown, as joint tenants and not as tenants in common, their heirs and assigns, to their own 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 against the lawful claims and demands of all persons.

In Witness Whereof, I, the said James P. Hurley, widower,

and-

~~wife of the said joining in this deed as Grantor, and relinquishing and conveying right by descent and all other rights in the above described premises~~, have hereunto set my hand and seal this fifth day of September in the year of our Lord one thousand nine hundred and seventy-four.

Signed, Sealed and Delivered in presence of

Margot Finnell
Margot Finnell

Anne Lewandowski
Anne Lewandowski

James P. Hurley
James P. Hurley

CONNECTICUT,
State of ~~Maine~~, County of Fairfield, ss. Fairfield, September 5, 19 74.

Personally appeared the above named James P. Hurley and acknowledged the foregoing instrument to be his free act and deed.

Before me, Anne Lewandowski
~~Justice of the Peace~~
Notary Public.

My commission expires on MY COMMISSION EXPIRES MARCH 31, 1978.

York, ss.
Received OCT 3 1974 at 9:15 m. A M
and recorded from the original

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/13/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
HERMIONE LN	**R21-8A**	**HERMIONE LN**

Current Owner	Bk	Pg	Date	Year Built
MORESHEAD KAREN J &	**19320**	**636**	**9/25/2023**	N/A

Previous Owners	Bk	Pg	Date
MORESHEAD KAREN	18754	891	8/2/2021
MORESHEAD KAREN	18754	888	8/2/2021
MORESHEAD KAREN J & MCAFEE MARTHA	14100	22	5/27/2004
HATCH ELAINE &	5218	302	9/22/1989

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference
• Allen's Cove rightof way reference
• Private way reference

Hermione Lane (R21-8A)

City of Sanford, ME

February 12, 2026

1 inch = 70 Feet

0 70 140 210

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location HERMIONE LN
Vision ID 8466 Account #
Map ID 0R21/ 0008A/ 0000/ /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 1060
Print Date 8/12/2025 1:53:25 PM

CURRENT OWNER

MORESHEAD KAREN J &
MORESHEAD III JOHN A
45 WYTHBURN RD

SOUTH PORTLA ME 04106

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
Note 1	
Note 2	
Note 3	
Note 4	
Note 5	
GIS ID 8466	
	APARTME
	Note 7
	TIF
	TAX SHEE 71
	MVR EX C
	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1060	15,900	15,900
RESIDNTL	1060	1,600	1,600
	Total	17,500	17,500

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MORESHEAD KAREN J &	19320	0636	09-25-2023	U	V	0	1A
MORESHEAD KAREN	18754	0891	08-02-2021	U	V	0	Q
MORESHEAD KAREN	18754	0888	08-02-2021	U	V	0	Q
MORESHEAD KAREN J & MCAFEE MARTHA	14100	0022	05-27-2004	U	V	0	Q
HATCH ELAINE &	05218	0302	09-22-1989	U	V	0	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1060	15,900	2023	1060	15,900	2022	1060	15,900
	1060	1,600		1060	1,600		1060	1,600
Total		17,500	Total		17,500	Total		17,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,600
Appraised Land Value (Bldg)	15,900
Total Appraised Parcel Value	17,500
Valuation Method	C
Assessed Value	17,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	17,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1060	AC LND IMP M	RR		5,650	SF	5.21	0.90000	3	0.60		1.000	SEE LOT 8 12250SF	1.0000	2.81	15,900
		Total Card Land Units			0.13	AC								Total Land Value		15,900

Property Location HERMIONE LN | Map ID 0R21/ 0008A/ 0000/ / | Bldg Name | State Use 1060
Vision ID 8466 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	OUTBUILDINGS
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED AVERA	L	323	8.00	1987		60		0.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19320 PG 636**
Instr # 2023030731
09/29/2023 08:33:55 AM
Pages 2 YORK CO

QUITCLAIM DEED
Maine Statutory Short Form

DLN: 1002340247956

KNOW ALL PERSONS BY THESE PRESENTS, That **KAREN J. MORESHEAD,** of the Town of South Portland, County of Cumberland, and State of Maine, for consideration paid, grant to **KAREN J. MORESHEAD and JOHN A. MORESHEAD, III,** with a mailing address of 45 Wythburn Road, South Portland, Maine 04106, as joint tenants with **QUITCLAIM COVENANT,** the real property situated in the Town of Sanford, County of York and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, KAREN J. MORESHEAD has hereunto set her hand and seal this 25th day of September, 2023.

No Transfer Tax

Witness Name: Alisa A. Kelley

Karen J. Moreshead
Karen J. Moreshead

State of Maine
County of Cumberland, ss

September 25, 2023

Personally appeared before me the above-named Karen J. Moreshead acknowledged the foregoing instrument to be her free act and deed.

Print Name: R. E. DANIELSON
Notary Public MAINE ATTORNEY #7182
My Commission Expires: _____
Robert E. Danielson, Attorney at Law

[Exhibit A on following page]

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, bordering on Bauneg Beg Pond, and situated in Sanford, in the County of York and State of Maine, and being Lot No. 4, and bounded and described as follows:

BEGINNNG at an iron post at the edge of the pond and running northerly 50 feet by said pond to another iron post at the corner of this land and land now or formerly of Otis C. Littlefield and Charles H. Grant; thence easterly 100 feet by land of said Littlefield and Grant to another iron post; thence southerly 50 feet to another iron post at the corner of land now or formerly of Andrew J. Sargent and Leon J. Campbell; thence westerly 100 feet by land of said Sargent and Campbell, to the iron post begun at. And in connection with this real estate is deeded and conveyed a right of way for all purposes over land now or formerly of Alonzo Allen, where the private way or road now exists, from the highway leading over Oak Hill to this conveyed lot.

ALSO, another certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the southeasterly side of Bauneg Beg Pond, "dimensions of which are 50 feet (frontage) by 100 feet (depth), the front, right hand corner post of this said lot being the left front extremity of land owned now or formerly of Ethel E. Fitch. Said lot is bounded on the westerly side (or front) by land designated as a right of way, on the northerly side by land owned by a former grantor, on the easterly side by land owned by that same grantor, and on the southerly side by land owned now or formerly by Ethel E. Fitch. A right of way from said lot to the Main Highway, (Oak Hill Road) is hereby granted.

Meaning and intending to convey the same premises as set forth in deed from Martha Elaine Hatch McAfee to Karen Moreshead dated July 30, 2021 and recorded in the York County Registry of Deeds in Book 18754, Page 891.

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18754 PG 891**
Instr # 2021044541
08/02/2021 10:57:46 AM
Pages 2 YORK CO

DLN: 1002140155360

QUITCLAIM DEED WITH COVENANT

MARTHA ELAINE HATCH McAFEE of Ogunquit, County of York and State of Maine, for consideration paid, grants to

KAREN MORESHEAD, of South Portland, County of Cumberland and State of Maine

with **Quitclaim Covenant**, all her interest in the real estate situated at 47 Oak Hill Road, Sanford, County of York, Maine, and more particularly described as follows:

No Transfer Tax

A certain lot or parcel of land, with the buildings thereon, bordering on Bauneg Beg Pond, and situated in Sanford, in the County of York and State of Maine, and being Lot No. 4, and bounded and described as follows:

BEGINNING at an iron post at the edge of the pond and running northerly 50 feet by said pond to another iron post at the corner of this land and land now or formerly of Otis C. Littlefield and Charles H. Grant; thence easterly 100 feet by land of said Littlefield and Grant to another iron post; thence southerly 50 feet to another iron post at the corner of land now or formerly of Andrew J. Sargent and Leon J. Campbell; thence westerly 100 feet by land of said Sargent and Campbell, to the iron post begun at. And in connection with this real estate is deeded and conveyed a right of way for all purposes over land now or formerly of Alonzo Allen, where the private way or road now exists, from the highway leading over Oak Hill to this conveyed lot.

ALSO, another certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the southeasterly side of Bauneg Beg Pond, "dimensions of which are 50 feet (frontage) by 100 feet (depth), the front, right hand corner post of this said lot being the left front extremity of land owned now or formerly of Ethel E. Fitch. Said lot is bounded on the westerly side (or front) by land designated as a right of way, on the northerly side by land owned by a former grantor, on the easterly side by land owned by that same grantor, and on the southerly side by land owned now or formerly by Ethel E. Fitch. A right of way from said lot to the Main Highway, (Oak Hill Road) is hereby granted.

Being the same premises the late Elaine E. Hatch conveyed to Elaine E. Hatch and Martha Elaine Hatch McAffee by deed dated September 22, 1989 and recorded at the York County Registry of Deeds at Book 5218 Page 302. Further reference may be made to York County Registry of Deeds, Book 2161 Page 836

Witness my hand and seal this 30 day of July, 2021.

Martha E. McAfee

Martha E. H. McAfee

STATE OF MAINE, Cumberland, ss. Date: July 30, 2021

Personally appeared the above named Martha E. H. McAfee, and acknowledged the forgoing instrument to be her free act and deed.

Before me, _____
Notary Public/Attorney at Law

Print Name, M. E. O'Donnell

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18754 PG 888**
Instr # 2021044540
08/02/2021 10:57:46 AM
Pages 3 YORK CO

DLN: 1002140155125

QUITCLAIM DEED WITH COVENANT

MARTHA ELAINE HATCH McAFEE of Ogunquit, County of York and State of Maine, for consideration paid, grants to

KAREN MORESHEAD, of South Portland, County of Cumberland and State of Maine

with **Quitclaim Covenant**, all her interest in a certain lot or parcel of land, without buildings thereon, situated in the Town of Sanford, County of York and State of Maine located between two parcels of land heretofore owned in joint tenancy by the Parties herein, which parcels are identified on Town of Sanford Tax Map R21 as Lot 8 and Tax Map R21, Lot 8A (and conveyed by deed of even date by Grantor to Grantee), which strip of land is approximately 50 feet in width adjacent to the Allen Cove Right of Way leading from Allen Cove to Route 4, and which strip of land will be bounded by the respective Northerly sideline of Lot 8 and the Southerly sideline of Lot 8A as shown on said Tax Maps adjacent to the right of way and the Westerly and Easterly sidelines shall consist of a boundary line extending on a direct line linking the Northwesterly boundary of Lot 8 to the Southwesterly boundary of Lot 8A on its Westerly side and on a direct line linking the Northeasterly boundary of Lot 8 to the Southeasterly boundary of Lot 8A on its Easterly Side.

For further clarification, Exhibit A attached hereto shows Lot 8 and Lot 8A as are depicted on the Town of Sanford Tax Map R21.

RESERVING, however, for the benefit of all lawful users, a right of way over said conveyed property to travel the existing right of way by foot and by motor vehicle, as well as the right to use and grant utility easements, in common with the Grantee herein and all other lawful users, especially John and June Brown, Peter and Justine Farley, Peter and William Farley and Peter S. and Cheryl L. Sinapis.

This conveyance is also made together with the benefit of using the right of way leading from the westerly boundary of Lot 8 and Lot 8A to Allen Cove as is shown on the attached Exhibit A in common with John and June Brown; Peter and Justine Farley; Peter and William Farley; and Peter S. and Cheryl L. Sinapis; and Paul S. Dumont and Rebecca G. Dumont for all purposes.

Being the same premises conveyed to the late Elaine E. Hatch by deed dated March 20, 1999 and recorded in the York County Register of Deeds at Book 9372 Page 293.

Witness my hand and seal this 30 day of July, 2021.

Martha E. H. McAfee

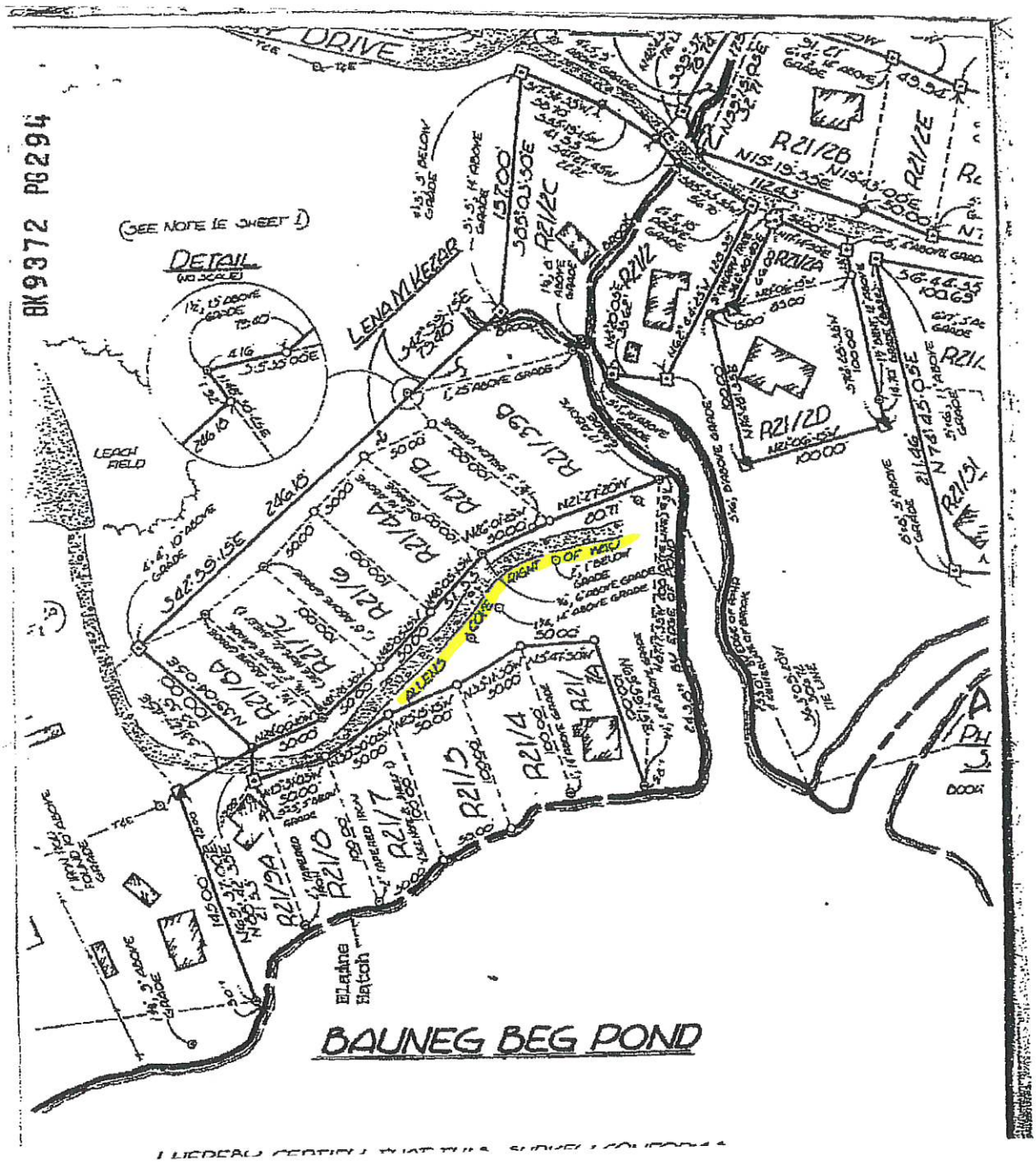
Maine R.E. Transfer Tax Paid

STATE OF MAINE, Cumberland, ss. Date: July 30 2021

Personally appeared the above named Martha E. H. McAfee, and acknowledged the forgoing instrument to be her free act and deed.

Before me, _____
Notary Public/Attorney at Law

Print Name, R. E. Daniels


BK9372 PG294
DRIVE
(SEE NOTE 1E SHEET 1)
DETAIL
LENA M. KEZAR
LEACH FIELD
R21/2B
R21/2E
R21/2C
R21/2D
R21/2A
R21/2
R21/3B
R21/7B
R21/4A
R21/6
R21/7C
R21/8A
R21/3A
R21/8
R21/7
R21/5
R21/4
R21/7A
ALLENS COVE RIGHT OF WAY
Elaine Hatch
BAUNEG BEG POND

Doc# 2004030741

Doc# 2004030741
Book 14100 Page 22

(2)

QUITCLAIM DEED
(With Covenants)

KNOW ALL MEN BY THESE PRESENTS

THAT I, ELAINE E. HATCH of Wells, County of York and State of Maine, in consideration of One (1) Dollar and other good and valuable consideration paid by **KAREN J. MORESHEAD** of South Portland, County of York and State of Maine, whose mailing address is 45 Wythburn Road, South Portland, Me 04106, the receipt whereof is hereby acknowledged, do hereby **give, grant, bargain, sell and convey** unto the said Karen Moreshead, her heirs and assigns, a one-half (1/2) interest in and to certain lots or parcels of land situated in the Town of Sanford, County of York and State of Maine, being described as follows:

MAINE R.E. TRANSFER TAX PAID

PARCEL I

A certain lot or parcel of land, with the buildings thereon, bordering on Bauneg Beg Pond, and situated in the Town of Sanford, County of York and State of Maine, and being **Lot No. 4**, and bounded and described as follows:

BEGINNING at an iron post at the edge of the Pond and running Northerly 50 feet by said Pond to another iron post at the corner of this land and land now or formerly of Otis C. Littlefield and Charles H. Grant; thence Easterly 100 feet by land of said Littlefield and Grant to another iron post; thence Southerly 50 feet to another iron post at the corner of land now or formerly of Andrew J. Sargent and Leon J. Campbell; thence Westerly 100 feet by land of said Sargent and Campbell, to the iron post begun at. And in connection with this real estate is deeded and conveyed **a Right of Way for all purposes** over land now or formerly of Alonzo Allen, where the private way or road now exists, from the highway leading over Oak Hill to this conveyed lot

ALSO, another certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the Southeasterly side of Bauneg Beg Pond, "dimensions of which are 50 feet (frontage) by 100 feet (depth), the front, right hand corner post of this said lot being the left front extremity of land owned now or formerly

Doc# 200403074l
Book 14100 Page 23

by Ethel E. Fitch. Said lot is bounded on the Westerly side (or front) by land designated as a right of way, on the Northerly side by land owned by a former grantor, on the Easterly side by land owned by the same grantor, and on the Southerly side by land owned now or formerly by Ethel E. Fitch. **A Right of Way from said lot to the Main Highway**, (Oak Hill Road) is hereby granted".

Being the same premises conveyed to Elaine Hatch and Martha Elaine Hatch McAfee by Warranty Deed of the within Grantor, dated September 22, 1989 and recorded in the York County Registry of Deeds in Book 5218, Page 302.

PARCEL II

A certain lot or parcel of land, without buildings thereon, situated in the Town of Sanford, County of York, and State of Maine, located between two parcels of land owned by the Grantor herein, which parcels are identified on Town of Sanford Tax Map R21 as Lot 8 and Tax Map R21, Lot 8A, which strip of land is approximately 50 feet in width adjacent to the Allen Cove Right of Way leading from Allen Cove to Route 4, and which strip of land will be bounded by the respective Northerly sideline of Lot 8 and the Southerly sideline of Lot 8A as shown on said Tax Maps adjacent to the Right-of-Way and the Westerly and Easterly sidelines shall consist of a boundary line extending on a direct line linking the Northwesterly boundary of Lot 8 to the Southwesterly boundary of Lot 8A on its Westerly side and on a direct line linking the Northeasterly boundary of Lot 8 to the Southeasterly boundary of Lot 8A on its
Easterly side.

For further clarification, **Exhibit A attached hereto** shows Lot 8 and Lot 8A as are depicted on the Town of Sanford Tax Map R21.

RESERVING, however, **for the benefit of** the Grantor herein, her heirs and assigns, and all other lawful users, **a Right-of-Way** over said conveyed property to travel the existing Right-of-Way by foot and by motor vehicle, **as well as the right to use and to grant utility easements**, in common with the Grantees herein and all other lawful users, especially land now or formerly owned by John and June Brown, Peter and Justine Farley, Peter and William Farley and Peter S. and Cheryl L. Sinapis, all of whom are being deeded similar strips of land between their respective lots by Deeds of Paul S. Dumont, et al. of current date.

This conveyance is also made **together with the benefit of using the Right-of-Way** leading from the Westerly boundary of Lot 8 and Lot 8A to Allen Cove as is shown on the attached **Exhibit A** in common with John and June Brown, Peter and Justine Farley, Peter and William Farley and Peter S. and Cheryl L. Sinapis and the Grantor herein for all purposes.

Being the same premises conveyed to Elaine E. Hatch by Warranty Deed of Paul S. Dumont and Rebecca G. Dumont, dated March 20, 1999 and recorded in the York County Registry of Deeds in Book 9372, Page 293.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Karen J. Moreshead, her heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, Karen J. Moreshead, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances except as above noted; and further except for any and all federal, state and local land use regulations, ordinances, statutes and acts and zoning laws and ordinances of the Town of Sanford; that I and my heirs and assigns shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said **ELAINE E. HATCH,** joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 30th day of May, 2004.

Signed, Sealed and Delivered
in Presence of:

Alan K. Gelson

Elaine E. Hatch
ELAINE E. HATCH

262

Doc# 20040030741
Book 14100 Page 25

STATE OF MAINE
York, ss.

May 20, 2004

Then personally appeared the above named **ELAINE E. HATCH** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Alan S. Nelson

~~Notary Public~~/Attorney-at-Law

ALAN S. NELSON

(Print or Type Name)

My Notary commission
expires on:_____

Received York SS
05/27/2004 10:25AM
REGISTER OF DEEDS

Debra L. Anderson

Alan S. Nelson Esq

4 pg

BK5218 PG302

WARRANTY DEED 12289

ELAINE E.HATCH, single

of Wells, County of York and State of Maine, for consideration paid, grant to

ELAINE HATCH and MARTHA ELAINE HATCH McAFEE,

whose mailing address is R.R. #3, Box 1711, Wells, Maine 04090, with Warranty Covenants, as joint-tenants and not as tenants in common,

NO R.E. TRANSFER TAX PAID

a certain lot or parcel of land, with the buildings thereon, bordering on Bauneg Beg Pond, and situated in Sanford, in the County of York and State of Maine, and being Lot No. 4, and bounded and described as follows:

BEGINNING at an iron post at the edge of the pond and running northerly 50 feet by said pond to another iron post at the corner of this land and land now or formerly of Otis C. Littlefield and Charles H. Grant; thence easterly 100 feet by land of said Littlefield and Grant to another iron post; thence southerly 50 feet to another iron post at the corner of land now or formerly of Andrew J. Sargent and Leon J. Campbell; thence westerly 100 feet by land of said Sargent and Campbell, to the iron post begun at. And in connection with this real estate is deeded and conveyed a right of way for all purposes over land now or formerly of Alonzo Allen, where the private way or road now exists, from the highway leading over Oak Hill to this conveyed lot.

ALSO, another certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the southeasterly side of Bauneg Beg Pond, "dimensions of which are 50 feet (frontage) by 100 feet (depth), the front, right hand corner post of this said lot being the left front extremity of land owned now or formerly by Ethel E. Fitch. Said lot is bounded on the westerly side (or front) by land designated as a right of way, on the northerly side by land owned by a former grantor, on the easterly side by land owned by that same grantor, and on the southerly side by land owned now or formerly by Ethel E. Fitch. A right of way from said lot to the Main Highway, (Oak Hill Road) is hereby granted".

Being the same premises June Adams Crowley et als conveyed to Nelson K. Hatch and Elaine Hatch by warranty deed in joint tenancy, dated November 9, 1976, and recorded at the York County Registry of Deeds, Book 2161, Page 836. The said Nelson K. Hatch passed away May 5, 1979, leaving the Grantor as the surviving owner.

(15)

BK5218 PG303

Witness my hand and seal this 22nd day of September, 1989.

Bradley S. Moulton

Elaine E. Hatch
Elaine E. Hatch

STATE OF MAINE, York , ss. September 22, 1989

Personally appeared the above named Elaine Hatch, and acknowledged the foregoing instrument to be her free act and deed.

Before me, Bradley S. Moulton
~~Notary Public~~/Attorney at Law

Print name: Bradley S. Moulton

RECEIVED YORK S.S.
89 OCT 18 PM 3:02 2
ATTEST: Ann M Pongetti
REGISTER OF DEEDS

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 2/12/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
17 Hermione Lane	R21-9A	Hermione Lane

Current Owner	Bk	Pg	Date	Year Built
MORESHEAD JOHN A III/KAREN J	5204	158	9/21/1989	1913

Previous Owners	Bk	Pg	Date
JACQUES KAREN J	4518	1	11/5/1987

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

17 Hermione Lane

City of Sanford, ME

February 12, 2026

1 inch = 70 Feet

0 70 140 210

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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 17 HERMIONE LN
Vision ID 8467 Account # Map ID 0R21/ 0009A/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1013
Print Date 8/12/2025 1:53:31 PM

CURRENT OWNER

MORESHEAD JOHN A III/KAREN J

45 WYTHBURN RD

SOUTH PORTLA ME 04106

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
Note 1	
Note 2	
Note 3	
Note 4	
Note 5	
GIS ID 8467	
	APARTME
	Note 7
	TIF
	TAX SHEE 71
	MVR EX C
	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1013	63,000	63,000
RES LAND	1013	121,000	121,000
RESIDNTL	1013	1,700	1,700
	Total	185,700	185,700

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

MORESHEAD JOHN A III/KAREN J
JACQUES KAREN J

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
05204	0158	09-21-1989	U	I	0	W
04518	0001	11-05-1987	U	I	0	Q

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1013	63,000	2023	1013	62,300	2022	1013	62,300
	1013	121,000		1013	121,000		1013	121,000
	1013	1,700		1013	1,700		1013	1,700
	Total	185,700		Total	185,000		Total	185,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	60,500
Appraised Xf (B) Value (Bldg)	2,500
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	121,000
Total Appraised Parcel Value	185,700
Valuation Method	C
Assessed Value	185,700
Total Exemptions Applied:	0
Total Assessment with Exemptions	185,700

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1013	SFR WATER M	RR		8,875	SF	4.10	0.95000	4	1.75		1.000		BB	1.0000	13.63	121,000
		Total Card Land Units			0.20	AC										Total Land Value	121,000

Property Location 17 HERMIONE LN | Map ID 0R21/ 0009A/ 0000/ / | Bldg Name | State Use 1013
Vision ID 8467 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	05	Average
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2	05	Drywall/Sheet
Interior Flr 1	14	Carpet
Interior Flr 2	05	Vinyl/Asphalt
Heat Fuel	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

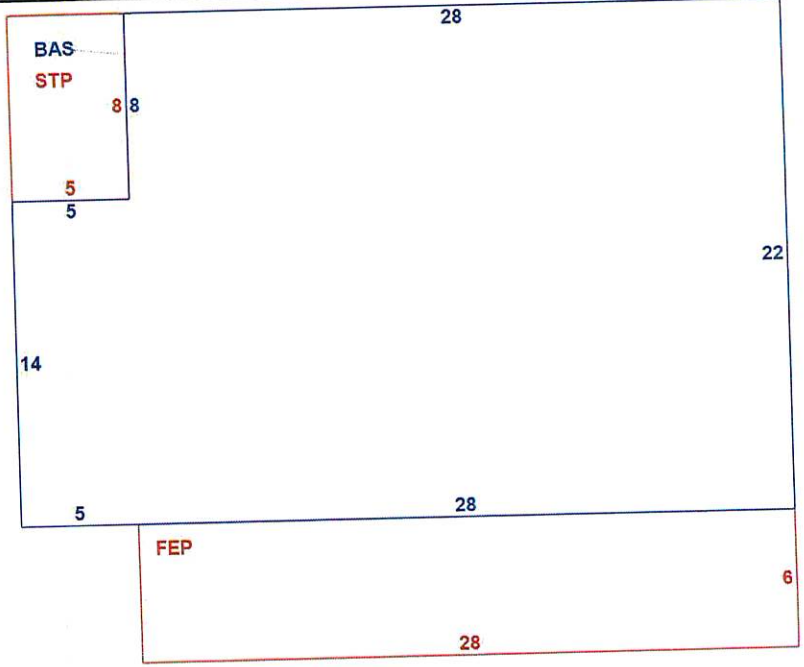
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	82,872
Year Built	1913
Effective Year Built	1993
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	60,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	3400.00	1991		73		0.00	2,500
SHD1	SHED AVERA	L	144	8.00	1987		60		0.00	700
SHD1	SHED AVERA	L	200	8.00	1987		60		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	686	686	686	102.56	70,359
FEP	Porch, Enclosed, Finished	0	168	118	72.04	12,103
STP	Stoop	0	40	4	10.26	410
	Ttl Gross Liv / Lease Area	686	894	808		82,872

53798 BK4518 PG001

I, GARY D. JACQUES,

of
(being unmarried), for consideration paid, grant to KAREN J. JACQUES,

of Sanford, York County, Maine with quit claim covenant
the land in the Town of Sanford, YORK County, State of Maine.

A certain lot or parcel of land with the buildings thereon situated on the shore of Bauneg-Beg Pond in the Town of Sanford, County of York and State of Maine bounded as follows:

Northerly by land now or formerly of Otis H. Johnson; Easterly by land now or formerly of Agnes W. and Ralph A. Hatch; Southerly by land now or formerly of Forrest Adams; Westerly by said Pond. Being the same premises conveyed to Agnes W. Hatch by Sadie M. Grant by her deed dated April 13, 1942 and recorded in the York County Registry of Deeds in Book 996, Page 349.

Also: Another certain lot or parcel of land located at Bauneg Beg Pond in the Town of Sanford, County of York and State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly corner of the first parcel of land described, said point being on the dividing line of the first parcel of land above described and the land now or formerly of Otis Johnson and one hundred (100) feet from the shore of said Pond and extending in an easterly direction for a distance of forty five (45) feet along the land now or formerly of Otis Johnson to land now or formerly of Lena M. Kezar; thence in a southerly direction by land now or formerly of Lena M. Kezar for a distance fifty seven (57) feet, six (6) inches to the land now or formerly of Forrest Adams; thence by said Adams land in a southerly direction for a distance of twenty one (21) feet to the first parcel of land above described; thence by the first parcel of land above described in a northwesterly direction for a distance of fifty nine (59) feet to the point of beginning, SUBJECT TO a right of way as set forth in the deed hereinafter mentioned.

Being the same premises conveyed to the Grantor herein by Deed of Karen J. Jacques, dated May 21, 1986 and which is duly recorded in the York County Registry of Deeds in Book 3852, Page 107.

NO R.E. TRANSFER TAX PAID

Witness my hand and seal this 2nd. day of November 1987.

Gary D. Jacques

Gary D. Jacques

RECORDED REGISTRY OF DEEDS
ATTEST: Ann M Pongetti
REGISTER

1987 NOV -5 AM 11:51

The State of Maine

COUNTY OF YORK ss. Nov. 2, 1987

Then personally appeared the above named

Gary D. Jacques

and acknowledged the foregoing instrument to be his free act and deed,

Before me, Notary Public

PAUL W. McELHINNEY
NOTARY PUBLIC, MAINE
Commission Expires Dec. 19, 1987

1204 S QUITCLAIM DEED WITH COVENANT

10256 BK5204 PG158

I, Karen J. Moreshead, formerly Karen J. Keene, of the Town of Sanford, County of York and State of Maine 04073 (P.O. Box 1245)

for consideration paid, grant with **Warranty Covenants** to John A. Moreshead, III and Karen J. Moreshead of the Town of Sanford, County of York and State of Maine 04073 (P.O. Box 1245)

as joint tenants and not as tenants in common,

A certain lot or parcel of land with the buildings thereon situated on the shore of Bauneg Beg Pond in Sanford in said County of York and State of Maine, bounded as follows: Northerly by land now or formerly of Otis H. Johnson; Easterly by land now or formerly of Agnes W. and Ralph A. Hatch; Southerly by land now or formerly of Forrest Adams; Westerly by said pond.

Also another certain lot or parcel of land located at Bauneg Beg Pond in the Town of Sanford in said County and State and bounded and described as follows: Beginning at a point on the northeasterly corner of the first parcel of land above described, said point being on the dividing line of the first parcel of land above described and the land now or formerly of Otis Johnson and 100 feet from the shore of said Pond and extending in an easterly direction for a distance of 45 feet along the land now or formerly of Otis Johnson to land now or formerly of Lena M. Kezar; thence in a southerly direction by land now or formerly of Lena M. Kezar for a distance of 57 feet 6 inches to the land now or formerly of Forrest Adams; thence by said Adams land in a southwesterly direction for a distance of 21 feet to the first parcel of land above described; thence by the first parcel of land above described in a northwesterly direction for a distance of 59 feet to the point of beginning, subject to a right of way as set forth in the deed recorded in the York County Registry of Deeds, Book 1993, Page 477 from Nelson K. Hatch to Nelson K. Hatch et al.

Being the same premises conveyed to the grantor herein by warranty deed of Elaine E. Hatch dated March 18, 1982 and recorded in the York County Registry of Deeds, Book 2908, Page 110.

This conveyance is made pursuant to the provisions of Section 159 of Title 33 of the Maine Revised Statutes Annotated for the purpose of creating an estate in joint tenancy between the grantees in the property herein conveyed.

NO R.E. TRANSFER TAX PAID

RECEIVED YORK ss
89 OCT -3 PM 3:44
RECORDED IN YORK COUNTY REGISTRY OF DEEDS
ATTEST: Lynne J. Hallisey

John A. Moreshead, III, husband of said grantor joins as grantor and releases all rights by descent and all other rights in the above property.

Witness our hand(s) and seal(s) this 25 day of September 1989.

Lynne J. Hallisey
Lynne J. Hallisey

Karen J. Moreshead
Karen J. Moreshead

John A. Moreshead, III
John A. Moreshead, III

State of Maine, County of York September 25, 1989

Personally appeared the above named Karen J. Moreshead

and acknowledged the foregoing to be her free act and deed.

Before me,

Lynne J. Hallisey
Lynne J. Hallisey
Notary Public
~~Attorney at Law~~

My commission expires
May 6, 1993

(40)

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 2/13/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
19 HERMIONE LN	R21-8	HERMIONE LN

Current Owner	Bk	Pg	Date	Year Built
MORESHEAD KAREN J &	19320	636	9/25/2023	N/A

Previous Owners	Bk	Pg	Date
MORESHEAD KAREN	18754	891	8/2/2021
MORESHEAD KAREN	18754	888	8/2/2021
MORESHEAD KAREN J & MCAFEE MARTHA	14100	22	5/27/2004
HATCH ELAINE &	5218	302	9/22/1989

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference
• Allen's Cove rightof way reference
• Private way reference

19 Hermione Lane

City of Sanford, ME

February 12, 2026

1 inch = 70 Feet

0 70 140 210

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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 19 HERMIONE LN
Vision ID 8465 Account #
Map ID 0R21/ 0008/ 0000/ /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 1013
Print Date 8/12/2025 1:53:19 PM

CURRENT OWNER

MORESHEAD KAREN J &
MORESHEAD III JOHN A (JTS)
45 WYTHBURN RD

SOUTH PORTLA ME 04106

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8465	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1013	78,500	78,500
RES LAND	1013	106,400	106,400
	Total	184,900	184,900

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MORESHEAD KAREN J &	19320	0636	09-25-2023	U	I	0	1A
MORESHEAD KAREN	18754	0891	08-02-2021	U	I	0	Q
MORESHEAD KAREN	18754	0888	08-02-2021	U	I	137,500	Q
MORESHEAD KAREN J & MCAFEE MARTHA	14100	0022	05-27-2004	U	I	0	Q
HATCH ELAINE &	05218	0302	09-22-1989	U	I	0	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1013	78,500	2023	1013	78,500	2022	1013	78,500
	1013	106,400		1013	106,400		1013	106,400
	Total	184,900		Total	184,900		Total	184,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	74,000
Appraised Xf (B) Value (Bldg)	4,500
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	106,400
Total Appraised Parcel Value	184,900
Valuation Method	C
Assessed Value	184,900
Total Exemptions Applied:	0
Total Assessment with Exemptions	184,900

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1013	SFR WATER M	RR		6,600	SF	4.85	0.95000	4	1.75		1.000	SEE LOT 8A 12250SF	BB	1.0000	16.13	106,400
				Total Card Land Units	0.15	AC									Total Land Value		106,400

Property Location 19 HERMIONE LN | Map ID 0R21/ 0008/ 0000/ / | Bldg Name | State Use 1013
Vision ID 8465 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	C+	Average +
Stories:	2	2 Stories
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	07	Gambrel
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

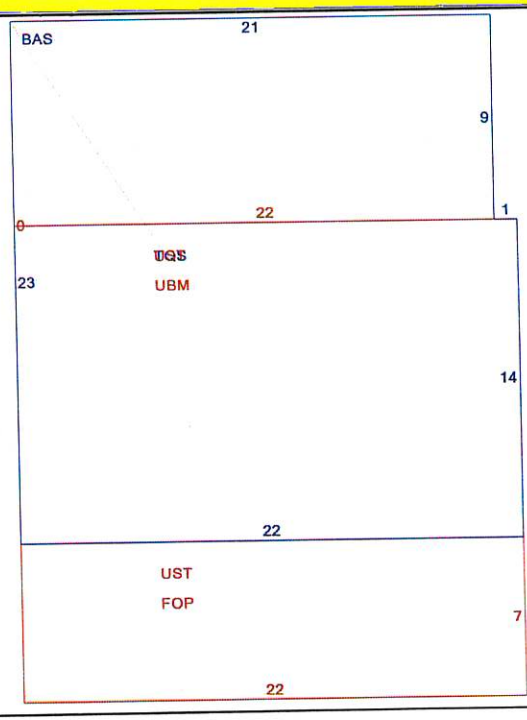
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	96,127
Year Built	1955
Effective Year Built	1997
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	74,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU1	FLUE-CONCR	B	1	500.00	1996		77		0.00	400
FPL3	2 STORY CHI	B	1	5300.00	1996		77		0.00	4,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	497	497	497	108.86	54,105
FOP	Porch, Open	0	154	31	21.91	3,375
TQS	Three Quarter Story	231	308	231	81.65	25,148
UBM	Basement, Unfinished	0	308	62	21.91	6,750
UST	Utility, Storage, Unfinished	0	154	62	43.83	6,750
	Ttl Gross Liv / Lease Area	728	1,421	883		96,128

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19320 PG 636**
Instr # 2023030731
09/29/2023 08:33:55 AM
Pages 2 YORK CO

QUITCLAIM DEED
Maine Statutory Short Form

DLN: 1002340247956

KNOW ALL PERSONS BY THESE PRESENTS, That **KAREN J. MORESHEAD**, of the Town of South Portland, County of Cumberland, and State of Maine, for consideration paid, grant to **KAREN J. MORESHEAD and JOHN A. MORESHEAD, III**, with a mailing address of 45 Wythburn Road, South Portland, Maine 04106, as joint tenants with **QUITCLAIM COVENANT**, the real property situated in the Town of Sanford, County of York and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

No Transfer Tax

IN WITNESS WHEREOF, KAREN J. MORESHEAD has hereunto set her hand and seal this 25th day of September, 2023.

Witness Name: Alisa A. Kelley

Karen J. Moreshead
Karen J. Moreshead

State of Maine
County of Cumberland, ss

September 25, 2023

Personally appeared before me the above-named Karen J. Moreshead acknowledged the foregoing instrument to be her free act and deed.

Print Name: R. E. DANIELSON
Notary Public MAINE ATTORNEY # 7182
My Commission Expires: _____
Robert E. Danielson, Attorney at Law

[Exhibit A on following page]

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, bordering on Bauneg Beg Pond, and situated in Sanford, in the County of York and State of Maine, and being Lot No. 4, and bounded and described as follows:

BEGINNNG at an iron post at the edge of the pond and running northerly 50 feet by said pond to another iron post at the corner of this land and land now or formerly of Otis C. Littlefield and Charles H. Grant; thence easterly 100 feet by land of said Littlefield and Grant to another iron post; thence southerly 50 feet to another iron post at the corner of land now or formerly of Andrew J. Sargent and Leon J. Campbell; thence westerly 100 feet by land of said Sargent and Campbell, to the iron post begun at. And in connection with this real estate is deeded and conveyed a right of way for all purposes over land now or formerly of Alonzo Allen, where the private way or road now exists, from the highway leading over Oak Hill to this conveyed lot.

ALSO, another certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the southeasterly side of Bauneg Beg Pond, "dimensions of which are 50 feet (frontage) by 100 feet (depth), the front, right hand corner post of this said lot being the left front extremity of land owned now or formerly of Ethel E. Fitch. Said lot is bounded on the westerly side (or front) by land designated as a right of way, on the northerly side by land owned by a former grantor, on the easterly side by land owned by that same grantor, and on the southerly side by land owned now or formerly by Ethel E. Fitch. A right of way from said lot to the Main Highway, (Oak Hill Road) is hereby granted.

Meaning and intending to convey the same premises as set forth in deed from Martha Elaine Hatch McAfee to Karen Moreshead dated July 30, 2021 and recorded in the York County Registry of Deeds in Book 18754, Page 891.

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18754 PG 891**
Instr # 2021044641
08/02/2021 10:57:46 AM
Pages 2 YORK CO

DLN: 1002140155360

QUITCLAIM DEED WITH COVENANT

MARTHA ELAINE HATCH McAFEE of Ogunquit, County of York and State of Maine, for consideration paid, grants to

KAREN MORESHEAD, of South Portland, County of Cumberland and State of Maine

with **Quitclaim Covenant**, all her interest in the real estate situated at 47 Oak Hill Road, Sanford, County of York, Maine, and more particularly described as follows:

No Transfer Tax

A certain lot or parcel of land, with the buildings thereon, bordering on Bauneg Beg Pond, and situated in Sanford, in the County of York and State of Maine, and being Lot No. 4, and bounded and described as follows:

BEGINNING at an iron post at the edge of the pond and running northerly 50 feet by said pond to another iron post at the corner of this land and land now or formerly of Otis C. Littlefield and Charles H. Grant; thence easterly 100 feet by land of said Littlefield and Grant to another iron post; thence southerly 50 feet to another iron post at the corner of land now or formerly of Andrew J. Sargent and Leon J. Campbell; thence westerly 100 feet by land of said Sargent and Campbell, to the iron post begun at. And in connection with this real estate is deeded and conveyed a right of way for all purposes over land now or formerly of Alonzo Allen, where the private way or road now exists, from the highway leading over Oak Hill to this conveyed lot.

ALSO, another certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the southeasterly side of Bauneg Beg Pond, "dimensions of which are 50 feet (frontage) by 100 feet (depth), the front, right hand corner post of this said lot being the left front extremity of land owned now or formerly of Ethel E. Fitch. Said lot is bounded on the westerly side (or front) by land designated as a right of way, on the northerly side by land owned by a former grantor, on the easterly side by land owned by that same grantor, and on the southerly side by land owned now or formerly by Ethel E. Fitch. A right of way from said lot to the Main Highway, (Oak Hill Road) is hereby granted.

Being the same premises the late Elaine E. Hatch conveyed to Elaine E. Hatch and Martha Elaine Hatch McAffee by deed dated September 22, 1989 and recorded at the York County Registry of Deeds at Book 5218 Page 302. Further reference may be made to York County Registry of Deeds, Book 2161 Page 836

Witness my hand and seal this 30 day of July, 2021.

Martha E. McAfee

Martha E. H. McAfee

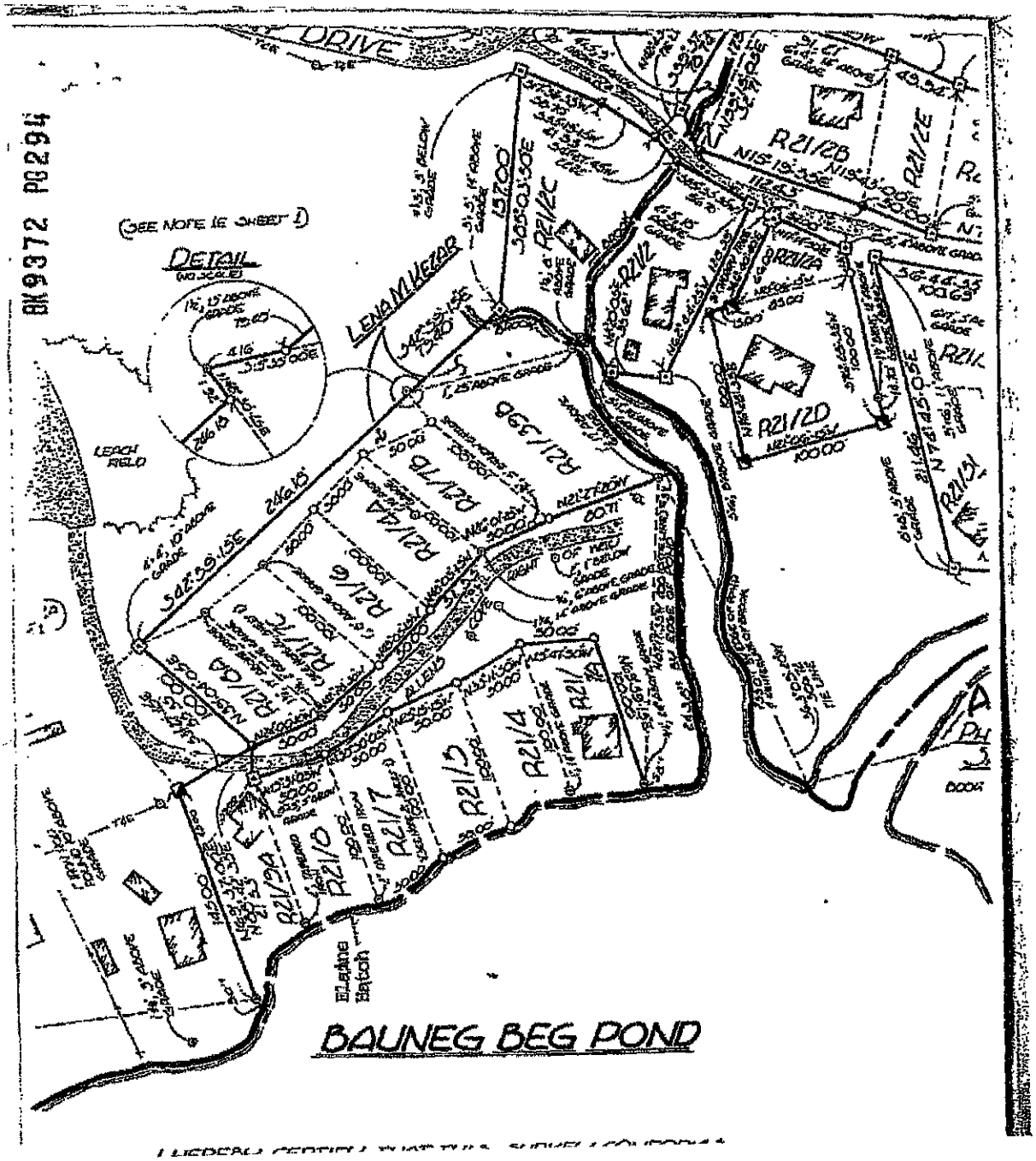
STATE OF MAINE, Cumberland, ss. Date: July 30, 2021

Personally appeared the above named Martha E. H. McAfee, and acknowledged the forgoing instrument to be her free act and deed.

Before me, [signature]
Notary Public/Attorney at Law

Print Name, R. E. Danielson

BK9372 PG294



NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18754 PG 888**
Instr # 2021044540
08/02/2021 10:57:46 AM
Pages 3 YORK CO

DLN: 1002140155125

QUITCLAIM DEED WITH COVENANT

MARTHA ELAINE HATCH McAFEE of Ogunquit, County of York and State of Maine, for consideration paid, grants to

KAREN MORESHEAD, of South Portland, County of Cumberland and State of Maine

with **Quitclaim Covenant**, all her interest in a certain lot or parcel of land, without buildings thereon, situated in the Town of Sanford, County of York and State of Maine located between two parcels of land heretofore owned in joint tenancy by the Parties herein, which parcels are identified on Town of Sanford Tax Map R21 as Lot 8 and Tax Map R21, Lot 8A (and conveyed by deed of even date by Grantor to Grantee), which strip of land is approximately 50 feet in width adjacent to the Allen Cove Right of Way leading from Allen Cove to Route 4, and which strip of land will be bounded by the respective Northerly sideline of Lot 8 and the Southerly sideline of Lot 8A as shown on said Tax Maps adjacent to the right of way and the Westerly and Easterly sidelines shall consist of a boundary line extending on a direct line linking the Northwesterly boundary of Lot 8 to the Southwesterly boundary of Lot 8A on its Westerly side and on a direct line linking the Northeasterly boundary of Lot 8 to the Southeasterly boundary of Lot 8A on its Easterly Side.

For further clarification, Exhibit A attached hereto shows Lot 8 and Lot 8A as are depicted on the Town of Sanford Tax Map R21.

RESERVING, however, for the benefit of all lawful users, a right of way over said conveyed property to travel the existing right of way by foot and by motor vehicle, as well as the right to use and grant utility easements, in common with the Grantee herein and all other lawful users, especially John and June Brown, Peter and Justine Farley, Peter and William Farley and Peter S. and Cheryl L. Sinapis.

This conveyance is also made together with the benefit of using the right of way leading from the westerly boundary of Lot 8 and Lot 8A to Allen Cove as is shown on the attached Exhibit A in common with John and June Brown; Peter and Justine Farley; Peter and William Farley; and Peter S. and Cheryl L. Sinapis; and Paul S. Dumont and Rebecca G. Dumont for all purposes.

Being the same premises conveyed to the late Elaine E. Hatch by deed dated March 20, 1999 and recorded in the York County Register of Deeds at Book 9372 Page 293.

Witness my hand and seal this 30 day of July, 2021.

Martha E. H. McAfee

Maine R.E. Transfer Tax Paid

STATE OF MAINE, Cumberland, ss. Date: July 30 2021

Personally appeared the above named Martha E. H. McAfee, and acknowledged the forgoing instrument to be her free act and deed.

Before me, _____
Notary Public/Attorney at Law

Print Name, R. E. Daniels

Being the same premises conveyed to Elaine E. Hatch by Warranty Deed of Paul S. Dumont and Rebecca G. Dumont, dated March 20, 1999 and recorded in the York County Registry of Deeds in Book 9372, Page 293.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Karen J. Moreshead, her heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantee, Karen J. Moreshead, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances except as above noted: and further except for any and all federal, state and local land use regulations, ordinances, statutes and acts and zoning laws and ordinances of the Town of Sanford; that I and my heirs and assigns shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said **ELAINE E. HATCH,** joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 30th day of May, 2004.

Signed, Sealed and Delivered
in Presence of:

Alan M. Nelson

Elaine E. Hatch
ELAINE E. HATCH

283

Doc# 20040030741
Book 14100 Page 25

STATE OF MAINE
York, ss.

May 20, 2004

Then personally appeared the above named **ELAINE E. HATCH** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

My Notary commission
expires on:_____

~~Notary Public~~/Attorney-at-Law

ALAN S. NELSON
(Print or Type Name)

Received York SS
05/27/2004 10:25AM
REGISTER OF DEEDS

Debra L. Anderson

4 pgs

D ALAN S. NELSON ESQ

Doc# 2004030741

Doc# 2004030741
Book 14100 Page 22

QUITCLAIM DEED
(With Covenants)

KNOW ALL MEN BY THESE PRESENTS

THAT I, ELAINE E. HATCH of Wells, County of York and State of Maine, in consideration of One (1) Dollar and other good and valuable consideration paid by **KAREN J. MORESHEAD** of South Portland, County of York and State of Maine, whose mailing address is 45 Wythburn Road, South Portland, Me 04106, the receipt whereof is hereby acknowledged, do hereby **give, grant, bargain, sell and convey** unto the said Karen Moreshead, her heirs and assigns, a one-half (1/2) interest in and to certain lots or parcels of land situated in the Town of Sanford, County of York and State of Maine, being described as follows:

MAINE R.E. TRANSFER TAX PAID

PARCEL I

A certain lot or parcel of land, with the buildings thereon, bordering on Bauneg Beg Pond, and situated in the Town of Sanford, County of York and State of Maine, and being **Lot No. 4**, and bounded and described as follows:

BEGINNING at an iron post at the edge of the Pond and running Northerly 50 feet by said Pond to another iron post at the corner of this land and land now or formerly of Otis C. Littlefield and Charles H. Grant; thence Easterly 100 feet by land of said Littlefield and Grant to another iron post; thence Southerly 50 feet to another iron post at the corner of land now or formerly of Andrew J. Sargent and Leon J. Campbell; thence Westerly 100 feet by land of said Sargent and Campbell, to the iron post begun at. And in connection with this real estate is deeded and conveyed **a Right of Way for all purposes** over land now or formerly of Alonzo Allen, where the private way or road now exists, from the highway leading over Oak Hill to this conveyed lot

ALSO, another certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the Southeasterly side of Bauneg Beg Pond, "dimensions of which are 50 feet (frontage) by 100 feet (depth), the front, right hand corner post of this said lot being the left front extremity of land owned now or formerly

Doc# 200403074l
Book 14100 Page 23

by Ethel E. Fitch. Said lot is bounded on the Westerly side (or front) by land designated as a right of way, on the Northerly side by land owned by a former grantor, on the Easterly side by land owned by the same grantor, and on the Southerly side by land owned now or formerly by Ethel E. Fitch. **A Right of Way from said lot to the Main Highway**, (Oak Hill Road) is hereby granted".

Being the same premises conveyed to Elaine Hatch and Martha Elaine Hatch McAfee by Warranty Deed of the within Grantor, dated September 22, 1989 and recorded in the York County Registry of Deeds in Book 5218, Page 302.

PARCEL II

A certain lot or parcel of land, without buildings thereon, situated in the Town of Sanford, County of York, and State of Maine, located between two parcels of land owned by the Grantor herein, which parcels are identified on Town of Sanford Tax Map R21 as Lot 8 and Tax Map R21, Lot 8A, which strip of land is approximately 50 feet in width adjacent to the Allen Cove Right of Way leading from Allen Cove to Route 4, and which strip of land will be bounded by the respective Northerly sideline of Lot 8 and the Southerly sideline of Lot 8A as shown on said Tax Maps adjacent to the Right-of-Way and the Westerly and Easterly sidelines shall consist of a boundary line extending on a direct line linking the Northwesterly boundary of Lot 8 to the Southwesterly boundary of Lot 8A on its Westerly side and on a direct line linking the Northeasterly boundary of Lot 8 to the Southeasterly boundary of Lot 8A on its
Easterly side.

For further clarification, **Exhibit A attached hereto** shows Lot 8 and Lot 8A as are depicted on the Town of Sanford Tax Map R21.

RESERVING, however, **for the benefit of** the Grantor herein, her heirs and assigns, and all other lawful users, **a Right-of-Way** over said conveyed property to travel the existing Right-of-Way by foot and by motor vehicle, **as well as the right to use and to grant utility easements**, in common with the Grantees herein and all other lawful users, especially land now or formerly owned by John and June Brown, Peter and Justine Farley, Peter and William Farley and Peter S. and Cheryl L. Sinapis, all of whom are being deeded similar strips of land between their respective lots by Deeds of Paul S. Dumont, et al. of current date.

This conveyance is also made **together with the benefit of using the Right-of-Way** leading from the Westerly boundary of Lot 8 and Lot 8A to Allen Cove as is shown on the attached **Exhibit A** in common with John and June Brown, Peter and Justine Farley, Peter and William Farley and Peter S. and Cheryl L. Sinapis and the Grantor herein for all purposes.

BK5218 PG302

WARRANTY DEED 12239

ELAINE E.HATCH, single

of Wells, County of York and State of Maine, for consideration paid, grant to

ELAINE HATCH and MARTHA ELAINE HATCH McAFEE,

whose mailing address is R.R. #3, Box 1711, Wells, Maine 04090, with Warranty Covenants, as joint-tenants and not as tenants in common,

NO R.E. TRANSFER TAX PAID

a certain lot or parcel of land, with the buildings thereon, bordering on Bauneg Beg Pond, and situated in Sanford, in the County of York and State of Maine, and being Lot No. 4, and bounded and described as follows:

BEGINNING at an iron post at the edge of the pond and running northerly 50 feet by said pond to another iron post at the corner of this land and land now or formerly of Otis C. Littlefield and Charles H. Grant; thence easterly 100 feet by land of said Littlefield and Grant to another iron post; thence southerly 50 feet to another iron post at the corner of land now or formerly of Andrew J. Sargent and Leon J. Campbell; thence westerly 100 feet by land of said Sargent and Campbell, to the iron post begun at. And in connection with this real estate is deeded and conveyed a right of way for all purposes over land now or formerly of Alonzo Allen, where the private way or road now exists, from the highway leading over Oak Hill to this conveyed lot.

ALSO, another certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, on the southeasterly side of Bauneg Beg Pond, "dimensions of which are 50 feet (frontage) by 100 feet (depth), the front, right hand corner post of this said lot being the left front extremity of land owned now or formerly by Ethel E. Fitch. Said lot is bounded on the westerly side (or front) by land designated as a right of way, on the northerly side by land owned by a former grantor, on the easterly side by land owned by that same grantor, and on the southerly side by land owned now or formerly by Ethel E. Fitch. A right of way from said lot to the Main Highway, (Oak Hill Road) is hereby granted".

Being the same premises June Adams Crowley et als conveyed to Nelson K. Hatch and Elaine Hatch by warranty deed in joint tenancy, dated November 9, 1976, and recorded at the York County Registry of Deeds, Book 2161, Page 836. The said Nelson K. Hatch passed away May 5, 1979, leaving the Grantor as the surviving owner.

(15)

Witness my hand and seal this 22nd day of September, 1989.

Bradley S. Moulton

Elaine E. Hatch

Elaine E. Hatch

STATE OF MAINE, York , ss. September 22, 1989

Personally appeared the above named Elaine Hatch, and acknowledged the foregoing instrument to be her free act and deed.

Before me, Bradley S. Moulton
~~Notary Public~~/Attorney at Law

Print name: Bradley S. Moulton

RECEIVED YORK S.S.
89 OCT 16 PM 3:02
ATTEST: Ann M Ponzetti
REGISTER OF DEEDS

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 2/13/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
27 Hermione Lane	R21-7A	Hermione Lane

Current Owner	Bk	Pg	Date	Year Built
MASON SCOTT E & CANDACE R (JTS)	17492	670	6/13/2017	N/A

Previous Owners	Bk	Pg	Date
LAVERRIERE RONALD P/BEVERLY J	14658	452	8/17/2005
DUMONT PAUL S/REBECCA G	7473	18	7/11/1995
SYDNEY A ROSE	6703	138	9/3/1993

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference

27 Hermione Lane

City of Sanford, ME

1 inch = 70 Feet

0 70 140 210

February 12, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

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Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 27 HERMIONE LN | Map ID 0R21/ 0007A/ 0000/ / | Bldg Name | State Use 1013
Vision ID 8462 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:52:55 PM

CURRENT OWNER

MASON SCOTT E & CANDACE R (JT

27 HERMIONE LN

SANFORD ME 04073-5150

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
Note 1	
Note 2	
Note 3	
Note 4	
Note 5	
GIS ID	8462
	APARTME
Note 7	
	TIF
	TAX SHEE 71
	MVR EX C
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1013	187,600	187,600
RES LAND	1013	119,800	119,800
RESIDNTL	1013	4,100	4,100
Total		311,500	311,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MASON SCOTT E & CANDACE R (JTS)	17492	0670	06-13-2017	Q	I	200,000	W
LAVERRIERE RONALD P/BEVERLY J	14568	0452	08-17-2005	U	I	185,000	W
DUMONT PAUL S/REBECCA G	07473	0018	07-11-1995	U	I	42,000	W
SYDNEY A ROSE	06703	0138	09-03-1993	U	I	40,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1013	69,200	2023	1013	94,800	2022	1013	94,800
	1013	119,800		1013	119,800		1013	119,800
	1013	4,400		1013	4,400		1013	4,400
	Total	193,400		Total	219,000		Total	219,000

EXEMPTIONS

Year	Code	Description	Amount
2025	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	187,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,100
Appraised Land Value (Bldg)	119,800
Total Appraised Parcel Value	311,500
Valuation Method	C
Assessed Value	311,500
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	288,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20150391	09-01-2015	RE	Remodel		0		REPAIR OF DECK

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-23-2024	JG	01	6	00	Measur+Listed
03-12-2024	JG	01	6	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1013	SFR WATER M	RR		6,500	SF	4.89	0.95000	4	1.75		1.000	SEE LOT 7B	BB	1.0000	16.26	105,700
1	1013	SFR WATER M	RR		7,900	SF	1.79	1.00000	0	1.00		1.000	'00 ADD LAN TO SITE	SLS	1.0000	1.79	14,100
				Total Card Land Units	0.33	AC									Total Land Value		119,800

Property Location 27 HERMIONE LN | Map ID 0R21/ 0007A/ 0000/ / | Bldg Name | State Use 1013
Vision ID 8462 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	C++	Average ++
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	09	Good Metal
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	20	Laminate
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	03	Hot Air-no Duc
AC Type:	02	Heat Pump
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs	0	
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

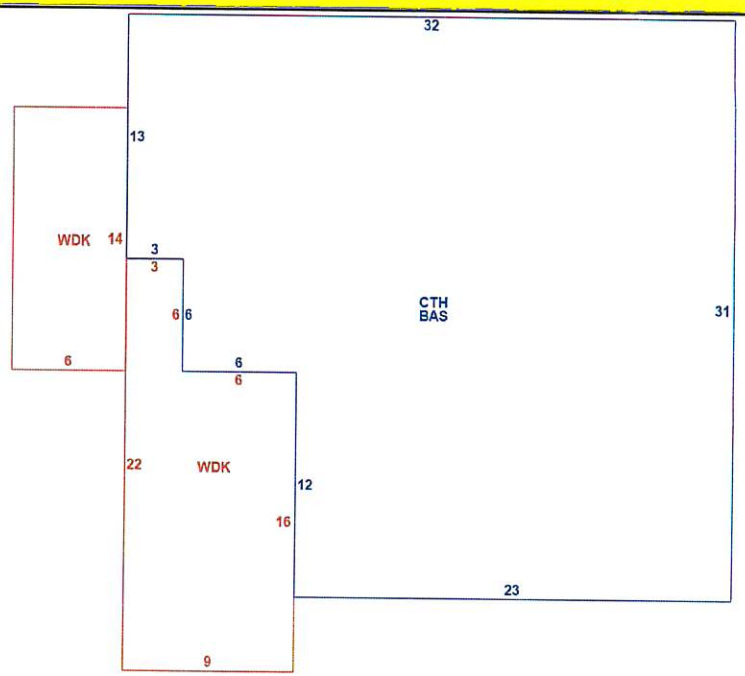
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	203,948
Year Built	1955
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	05
Year Remodeled	2024
Depreciation %	8
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	92
RCNLD	187,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHP5	W/IMPROV G	L	256	21.00	1997		77		0.00	4,100
FPL3	2 STORY CHI	B		5300.00			92		0.00	0



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	866	866	866	206.01	178,403
CTH	Cathedral	0	866	87	20.70	17,923
WDK	Deck, Wood	0	246	37	30.98	7,622
	Ttl Gross Liv / Lease Area	866	1,978	990		203,948

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/13/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
25 Hermione Lane	**R21-4**	**Hermione Lane**

Current Owner	Bk	Pg	Date	Year Built
FARLEY PETER J & JUSTINE B TRUSTEES	17600	802	11/8/2017	N/A

Previous Owners	Bk	Pg	Date
FARLEY PETER/JUSTINE B	14129	427	6/21/2004
FARLEY WILLIAM L/JOAN &	14129	426	6/21/2004
FARLEY WILLIAM J/PETER &	7621	198	11/9/1995

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- roadway reference

25 Hermione Lane

City of Sanford, ME

February 12, 2026

1 inch = 70 Feet

0 70 140 210

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Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 25 HERMIONE LN
Vision ID 8457 Account # Map ID 0R21/ 0004/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1013 Print Date 8/12/2025 1:52:23 PM

CURRENT OWNER

FARLEY PETER J & JUSTINE B TRUS
FARLEY FAMILY REV TRUST - 08/29/
25 HERMIONE LN
SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	REF. 9951/22- 3/28/00 LAN	Note 7	
Note 2	BETWEEN R21/4 & 4A WIT	TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8457	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1013	24,200	24,200
RES LAND	1013	91,900	91,900
RESIDNTL	1013	200	200
		Total 116,300	116,300

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FARLEY PETER J & JUSTINE B TRUSTEES	17600	0802	11-08-2017	U	I	0	W
FARLEY PETER/JUSTINE B	14129	0427	06-21-2004	U	I	0	W
FARLEY WILLIAM/JOAN &	14129	0426	06-21-2004	U	I	0	W
FARLEY WILLIAM J/PETER &	07621	0198	11-09-1995	U	I	0	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1013	24,200	2023	1013	23,900	2022	1013	23,900
	1013	91,900		1013	91,900		1013	91,900
	1013	200		1013	200		1013	200
	Total	116,300		Total	116,000		Total	116,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	24,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	200
Appraised Land Value (Bldg)	91,900
Total Appraised Parcel Value	116,300
Valuation Method	C
Assessed Value	116,300
Total Exemptions Applied:	0
Total Assessment with Exemptions	116,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1013	SFR WATER M	RR		5,000	SF	5.53	0.95000	4	1.75		1.000	SEE 4A	BB	1.0000	18.39	91,900
				Total Card Land Units	0.11	AC										Total Land Value	91,900

Property Location 25 HERMIONE LN
Vision ID 8457 Account #
Map ID 0R21/ 0004/ 0000/ /
Bldg # 1
Bldg Name
Sec # 1 of 1 Card # 1 of 1
State Use 1013
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	C-	Average -
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	05	Average
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	01	Metal/Tin
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

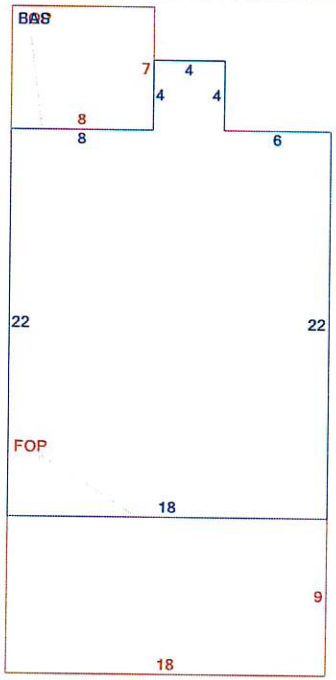
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	38,413
Year Built	1930
Effective Year Built	1983
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	63
RCNLD	24,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED AVERA	L	48	8.00	1987		40		0.00	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	412	412	412	84.24	34,707
FOP	Porch, Open	0	218	44	17.00	3,707
	Ttl Gross Liv / Lease Area	412	630	456		38,414

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/12/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
23 Hermione Lane	**R21-5**	**Hermione Lane**

Current Owner	Bk	Pg	Date	Year Built
FARLEY PETER J & JUSTINE B TRUSTEES	**17600**	**872**	**11/8/2017**	N/A

Previous Owners	Bk	Pg	Date
FARLEY PETER J & JUSTINE B TRUSTESS	17600	869	11/8/2017
FARLEY JUSTINE B/PETER	2983	131	9/16/1982

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• Allens Cove Right of Way reference
• Right of way reference

23 Hermione Lane

City of Sanford, ME

February 12, 2026

1 inch = 70 Feet

0 70 140 210

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Property Location 23 HERMIONE LN
Vision ID 8459 Account # Map ID 0R21/ 0005/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1013
Print Date 8/12/2025 1:52:36 PM

CURRENT OWNER

FARLEY PETER J & JUSTINE B TRUS
FARLEY FAMILY REV TRUST - 08/29/
23 HERMIONE LN
SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	9951/024 - LAND BETWEE	Note 7	
Note 2	W/ ROW - 3/28/2000	TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8459	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1013	144,600	144,600
RES LAND	1013	102,000	102,000
RESIDNTL	1013	1,000	1,000
Total		247,600	247,600

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FARLEY PETER J & JUSTINE B TRUSTEES	17600	0872	11-08-2017	U	I	0	W
FARLEY PETER J & JUSTINE B TRUSTEES	17600	0869	11-08-2017	U	I	0	W
FARLEY JUSTINE B	06052	0338	04-16-1992	U	I	0	Q

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1013	144,600	2023	1013	143,200	2022	1013	143,200
	1013	102,000		1013	102,000		1013	102,000
	1013	100		1013	100		1013	100
Total		246,700	Total		245,300	Total		245,300

EXEMPTIONS

Year	Code	Description	Amount
2002	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	142,400
Appraised Xf (B) Value (Bldg)	2,200
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	102,000
Total Appraised Parcel Value	247,600
Valuation Method	C
Assessed Value	247,600
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	224,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20240232	05-30-2024	NS	NEW STRUCT	5,653	100		10X12 SHED

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
01-26-2011	JG	01	1	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1013	SFR WATER M	RR		6,100	SF	5.03	0.95000	4	1.75		1.000	SEE LOT 6 12750SF	BB	1.0000	16.72	102,000
		Total Card Land Units			0.14	AC										Total Land Value	102,000

Property Location 23 HERMIONE LN
Vision ID 8459 Account #
Map ID 0R21/ 0005/ 0000/ /
Bldg # 1
Bldg Name
Sec # 1 of 1 Card # 1 of 1
State Use 1013
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	04	CAPE COD
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	06	Board & Batten
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2	06	Cust Wd Panel
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs	0	
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

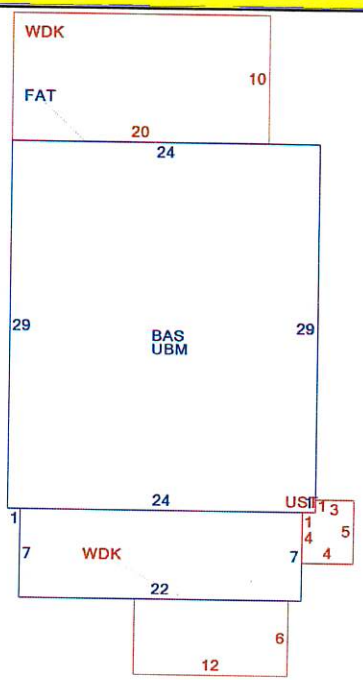
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	215,793
Year Built	1920
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	142,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	3400.00	1984		66		0.00	2,200
SHD1	SHED AVERA	L	120	8.00	2024		100		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	850	850	850	178.64	151,841
FAT	Attic, Finished	139	696	139	35.68	24,830
UBM	Basement, Unfinished	0	850	170	35.73	30,368
UST	Utility, Storage, Unfinished	0	19	8	75.22	1,429
WDK	Deck, Wood	0	272	41	26.93	7,324
	Ttl Gross Liv / Lease Area	989	2,687	1,208		215,792

BK6052 PG330 KNOW ALL MEN BY THESE PRESENTS. 16532

THAT PETER J. FARLEY
in consideration of one dollar and other valuable considerations
paid by JUSTINE B. FARLEY the
receipt whereof I do hereby acknowledge, do hereby remise,
release, bargain, sell and convey, and forever quit-claim unto
the said JUSTINE B. FARLEY heirs and assigns forever.

A certain lot or parcel of land situated in the Town of Sanford, County of York, State of Maine, and located on the Southeast side of Lake Bauneg Beg. Said lot starts (stone marker)on the left rear extremity of land owned, now or formerly by Elaine Hatch; thence from said corner running Southeasterly, (150') more or less, along rear boundry lines of properties owned, now or formerly by Elaine Hatch of Wells, John Brown Jr. of Wells, and Peter Farley of Sanford. Said lot line then turns in a Southwesterly direction to left rear extremity (pipe marker) of land owned, now or formerly by Carl D. McCrellis of Wells. Thence from said marker running Southeasterly,(100') more or less, along rear boundry lines of properties owned, now or formerly by Carl D. McCrellis of Wells and Greta Chick of Kennebunkport. Said lot line turns in a Northeasterly direction from right rear extremity of land owned, now or formerly by Greta Chick,(75') more or less to land owned, now or formerly by Waban Inc. of Sanford. Said lot line turns in a Westerly direction, (250') more or less, along property owned, now or formerly by Waban Inc. of Sanford, (a stone marker marks the center of this boundry line), to stone marker located on the left front extremity of land owned, now or formerly by Waban Inc. Thence said lot line turns Southwesterly to the starting point being bounded by the right of way to Oak Hill Rd.

NO. R.E. TRANSFER TAX PAID

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging to the said PETER J. FARLEY his heirs and assigns forever.

And I do covenant with the said grantees, their heirs and assigns, that I will warrant and forever defend the premises, to them the said grantees, their heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under

IN WITNESS WHEREOF I the said Grantor, an unmarried man, relinquish and convey all my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this day of
in the year of out Lord one thousand nine hundred and

Sign, Sealed and Delivered
in presence of

Witness Marion B. Noble

PETER J. FARLEY

State of Maine,
York ss.: 16 APRIL 1992. Personally appeared the above named PETER J. FARLEY and acknowledged the above instrument to be his free act and deed.

RECEIVED YORK S.S.
92 APR 16 AM 11:33
ATTEST: Annell Stone
REGISTER OF DEEDS

Before Me, Marion B Noble
Notary of the Public
MARION B. NOBLE, Notary
My Commission Expires
January 24, 1996

(11)

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/13/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
21 Hermione Lane	**R21-7**	**Hermione Lane**

Current Owner	Bk	Pg	Date	Year Built
BROWN JOHN P JR/JUNE P	2055	73	9/5/1974	N/A

Previous Owners	Bk	Pg	Date

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way referenced

21 Hermione Lane

City of Sanford, ME

1 inch = 70 Feet

0 70 140 210

February 12, 2026

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Property Location 21 HERMIONE LN
Vision ID 8461 Account # Map ID 0R21/ 0007/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1013
Print Date 8/12/2025 1:52:49 PM

CURRENT OWNER

BROWN JOHN P JR/JUNE P

201 LITTLEFIELD RD

WELLS ME 04090

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID
Note 1 ROW 9797/284-1/24/99-50'
Note 2
Note 3
Note 4
Note 5
GIS ID 8461

APARTME
Note 7
TIF
TAX SHEE 71
MVR EX C
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1013	66,100	66,100
RES LAND	1013	104,300	104,300
RESIDNTL	1013	900	900
		Total 171,300	171,300

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BROWN JOHN P JR/JUNE P	02055	0073	09-05-1974	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1013	66,100	2023	1013	65,500	2022	1013	65,500
	1013	104,300		1013	104,300		1013	104,300
	1013	900		1013	900		1013	900
	Total	171,300		Total	170,700		Total	170,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	63,100
Appraised Xf (B) Value (Bldg)	3,000
Appraised Ob (B) Value (Bldg)	900
Appraised Land Value (Bldg)	104,300
Total Appraised Parcel Value	171,300
Valuation Method	C
Assessed Value	171,300
Total Exemptions Applied:	0
Total Assessment with Exemptions	171,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1013	SFR WATER M	RR		6,350	SF	4.94	0.95000	4	1.75		1.000	SEE LOT 7C 12500SF	BB	1.0000	16.43	104,300
				Total Card Land Units	0.15	AC									Total Land Value		104,300

Property Location 21 HERMIONE LN
Vision ID 8461 Account # Map ID 0R21/ 0007/ 0000/ / Bldg # 1
Bldg Name
Sec # 1 of 1 Card # 1 of 1 State Use 1013
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	06	Board & Batten
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

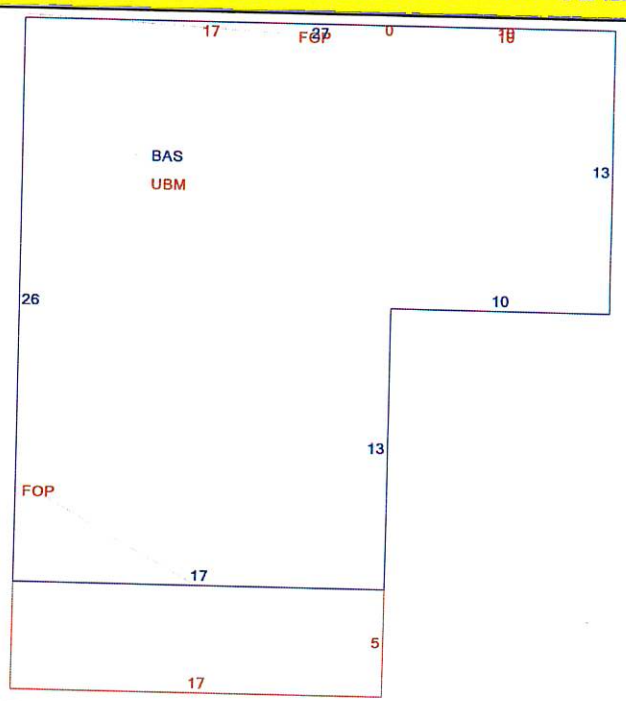
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	81,964
Year Built	1955
Effective Year Built	1997
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	63,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	3400.00	1996		77		0.00	2,600
FLU1	FLUE-CONCR	B	1	500.00	1996		77		0.00	400
SHD1	SHED AVERA	L	168	8.00	1987		70		0.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	572	572	572	116.59	66,691
FOP	Porch, Open	0	85	17	23.32	1,982
UBM	Basement, Unfinished	0	572	114	23.24	13,291
	Ttl Gross Liv / Lease Area	572	1,229	703		81,964

Street Name	Street Type	Type	St. Length	Width	Area	Date of Acceptance	Date of Latest Construction	Age from 2003	Weighted Age	Weighted Average Yr.	Comments/Notes/Reconstruction History
New Dam Road		SH	21987.14				Rt.4 half way down, 2001; remainder, 2002				
New Hampshire St.		TW	659.46	50'		1929	1984				
No. Cotswald St.			409.67								latest construction (?)
Normand Avenue		TW	637.30	40'		1926	-1960				
North Avenue		TW	2931.08	50'		1928, 45 & 48	1994				acceptance only for area from Cottage to Veness
North Street		TW	1322.58				1984				
Nottingham Drive		TW	3860.66	50'		1976 & 1977	1979 & 2001 (2001 from Blue Goose to Cul de sac)				
Nowell Street			513.68	40'		1906	1977				
Oak Forest Street		TW	321.79	40'		1960	1986				
Oak Hill Road		(?)	2287.58								
Oak Ridge Road		TW	2294.99			1985	1985				
Oak Street		TW	17174.84				1991 & 1999				
Old County Road		(?)	1382.64								
Old Falls Road		TW	2317.57				1972				
Old Mill Road		TW	6499.68				1991				
Old Post Road		TW	2169.11			1980	1980				
Old Post Lane		TW	1916.29				1980				
Orlando Street		TW/SA	391.37				1998				
Ormand Street		TW	312.06				-1960				
Oscar Avenue		TW	279.98	n/a			-1960				
Otis Allen Road			2434.26	50'			2002				
Overlook Drive		TW	485.06			1985	1985				
Oxford Street		TW	1451.29				1991				
Palace Drive		Private	947.72								
Palmer Lane		Private	434.11								
Park Street		TW	711.80				1984				
Parsons Lane			338.80								
Partridge Court		TW	661.16	50'		1991	1991				
Passage-Way			481.45								
Payne Street		TW	1520.76				1997 - 1998				
Peaceful Lane		Private	777.43								
Pearl Street		TW	973.43	50'		1917	-1960				
Pepinbuke Lane		PW	177.44								
Perkins Court			226.25				-1960				
Pershing Street		TW	534.63				1998				
Philbrick Road		TW	3107.32				-1960				
Phillipstown Lane		Private	318.84								

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/26/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
OAK HILL RD	**R21-39K**	**OAK HILL RD**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	0	0	2/1/2023	N/A

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	3583	302	7/24/1985

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

Oak Hill Rd (R21-39K)

City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

February 26, 2026

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Property Location OAK HILL RD | Map ID 0R21/ 0039K/ 0000/ / | Bldg Name | State Use 920R
Vision ID 8517 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:59:05 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8517	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	30,200	30,200
EXM LAND	9200	28,800	28,800
EXEMPT	9200	200	200
	Total	59,200	59,200

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	03583	0302	07-01-1985	Q	I	26,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	30,200	2023	9200	30,200	2022	9200	30,200
	9200	28,800		9200	28,800		9200	28,800
	9200	200		9200	200		9200	200
	Total	59,200		Total	59,200		Total	59,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	30,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	200
Appraised Land Value (Bldg)	28,800
Total Appraised Parcel Value	59,200
Valuation Method	C
Assessed Value	59,200
Total Exemptions Applied:	0
Total Assessment with Exemptions	59,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	920R	NON PROFIT M	RR		25,460	SF	1.77	0.80000	3	0.80		1.000	-20% TOPO		1.0000	1.13	28,800
				Total Card Land Units	0.58	AC									Total Land Value		28,800

Property Location	OAK HILL RD		Map ID	0R21/ 0039K/ 0000/ /	Bldg Name		State Use 920R
Vision ID 8517		Account #		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	20	MANUFACTURED
Model	02	Manufact Hm
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	26	Aluminum Sidng
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

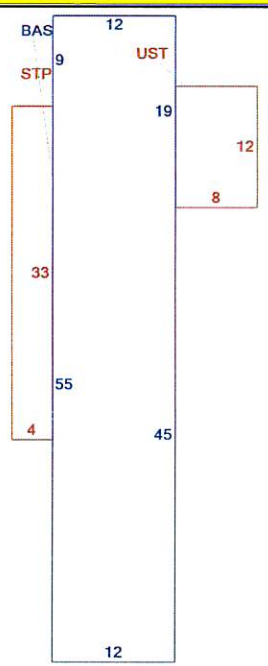
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	70,257
Year Built	1970
Effective Year Built	1963
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	57
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	43
RCNLD	30,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD3	LOW COST S	L	70	5.00	1987		60		0.00	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	85.78	65,882
STP	Stoop	0	132	13	8.45	1,115
UST	Utility, Storage, Unfinished	0	96	38	33.96	3,260
	Ttl Gross Liv / Lease Area	768	996	819		70,257

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/26/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
OAK HILL RD	**R21-39J**	**OAK HILL RD**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	0	0	2/1/2023	N/A

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	3583	302	7/24/1985

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

Oak Hill Rd (R21-39J)

City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com

February 26, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location OAK HILL RD | Map ID 0R21/ 0039J/ 0000/ / | Bldg Name | State Use 9200
Vision ID 8516 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:58:58 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8516	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXM LAND	9200	40,800	40,800
		Total 40,800	40,800

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	V	0	1K
WABAN PROJECTS INC	03583	0302	07-24-1985	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	40,800	2023	9200	40,800	2022	9200	40,800
	Total	40,800		Total	40,800		Total	40,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	40,800
Total Appraised Parcel Value	40,800
Valuation Method	C
Assessed Value	40,800
Total Exemptions Applied:	0
Total Assessment with Exemptions	40,800

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	9200	NON PROFIT M	RR		13,500	SF	3.02	1.00000	5	1.00		1.000		1.0000	3.02	40,800
				Total Card Land Units	0.31	AC								Total Land Value		40,800

Property Location OAK HILL RD | Map ID 0R21/ 0039J/ 0000/ / | Bldg Name | State Use 9200
Vision ID 8516 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

BOOK 3583 PAGE 302

25128

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, I, Jerry W. Dow of the Town of Sanford, County of York and State of Maine

for consideration paid,

grant to Waban Projects, Inc. a non profit corporation organized and existing under the laws of the State of Maine and being located in the Town of Sanford, County of York and State of Maine

with WARRANTY COVENANTS,

A certain lot or parcel of land together with the buildings thereon situated in the Town of Sanford, County of York and State of Maine and located at Bauneg Beg Pond, so-called and being more particularly bounded and described as follows: Beginning at a stone post set in the Southerly margin of an established right of way leading from the Oak Hill Road, so-called, to the property herein described, said stone post being at a point where the dividing line between the land herein conveyed and land now or formerly of Antionette Faia intersects said margin, thence from said stone post in a Southerly direction by and along the land now or formerly of said Faia for a distance of 100 feet to a stone post set in the ground; thence turning and running in a Westerly direction by and along said land of said Faia for a distance of 81 feet to an iron pipe set in the ground; thence turning and running in a Southerly direction by and along the roadway leading to Waban Projects Inc. Camp site for a distance of 146 feet to a marker and another established right of way; thence turning and running in a Easterly direction by and along said established right of way a distance of 177 feet more or less to a marker and land now or formerly of Frank E. Hill, et ux; thence turning and running in a Northerly direction by and along the land of said Hill for a distance of 117 feet to a stone post set in the ground and land now or formerly of Elliott Gray; thence turning and running in a Westerly direction by and along land of said Gray for a distance of 100 feet to a stone post set in the ground; thence turning and running in a Northerly direction still by land of said Gray for a distance of 100 feet to a stone post set in the ground and the Southerly margin of the first mentioned right of way; thence turning and running in a Westerly direction by and along said right of way for a distance of 12 feet to a stone post set in the ground and land now or formerly of the aforementioned Faia and the point of beginning.

Also conveyed to the Grantee herein, its successors or assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as to use the established right of way from the above described premises to Bauneg Beg Pond.

The above described premises are also conveyed subject to the use of a right of way over the above described premises, said right of way not to be over 4 feet in width and leading from the first above mentioned established right of way to the second above mentioned established right of way.

Being the same premises conveyed to the Grantor herein by warranty deed of Frank P. Hall, et ux dated July 9, 1970 and recorded in the York County Registry of Deeds in Book 1878, Page 408.

Also another certain lot or parcel of land situated in said Town of Sanford, County of York and State of Maine, located at Bauneg Beg Pond, so-called and being more particularly bounded and described as

MAINE REAL ESTATE TRANSFER TAX PAID

63

follows: Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land herein to be conveyed and land now or formerly of Richard L. Caron herein intersects the margin of said right of way; thence from said stone post in a Northerly direction for a distance of 117 feet by and along line of land of said Caron to land now or formerly of Elliott G. Gray; thence turning and running in an Easterly direction by and along land of said Gray and by and along land now or formerly of Dorothy Shaw et al for a distance of 100 feet to other land now or formerly of said Caron; thence turning and running in a Southwesterly direction by and along said Caron land for a distance of 148 feet to the margin of the aforementioned right of way; thence turning and running in a Westerly direction by and along the margin of said right of way for a distance of 100 feet to a stone post set in the ground, other land now or formerly of said Caron and point of beginning.

Also conveyed to the Grantee herein its successors or assigns a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to the Grantor herein by warranty deed of Francis Libby, et ux dated September 11, 1971 and recorded in the York County Registry of Deeds in Book 1920, Page 472.

IN WITNESS WHEREOF, I the said Jerry W. Dow have hereunto set my hand this 23rd day of July 1985.

Jerry W. Dow

State of Maine, York, ss July 23, 1985

Personally appeared the above named Jerry W. Dow and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Ronald D. Bourque
~~Notary Public~~
Maine Attorney-at-Law

RECEIVED YORK, SS.
1985 JUL 24 PM 3:10
RECORDED REGISTRY OF DEEDS

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/26/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
9 OAK HILL RD	**R21-39M**	**OAK HILL RD**

Current Owner	Bk	Pg	Date	Year Built
DEBUSK SHALIMAR & HENKELMAN JOHN	**19086**	**140**	**8/5/2022**	2006

Previous Owners	Bk	Pg	Date
JONES MATTHEW T	17515	336	7/14/2017
KENNEDY BRENDAN M	16518	71	1/28/2013
KENNEDY BRENDAN & ETHIER CRYSTAL	15901	897	7/23/2010
PURINTON NATALY L	15614	854	4/23/2009

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

9 Oak Hill Rd (R21-39M)

City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

February 26, 2026

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Property Location 9 OAK HILL RD | Map ID 0R21/ 0039M/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8519 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:59:19 PM

CURRENT OWNER

DEBUSK SHALIMAR & HENKELMAN

9 OAK HILL RD

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
Note 1	
Note 2	
Note 3	
Note 4	
Note 5	
GIS ID	8519
APARTME	
Note 7	
TIF	
TAX SHEE	71
MVR EX C	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	334,500	334,500
RES LAND	1010	34,200	34,200
	Total	368,700	368,700

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
DEBUSK SHALIMAR & HENKELMAN JOHN (	19086	0140	08-05-2022	Q	I	400,000	W
JONES MATTHEW T	17515	0336	07-14-2017	Q	I	222,000	W
KENNEDY BRENDAN M	16518	0071	01-28-2013	U	I	0	Q
KENNEDY BRENDAN & ETHIER CRYSTAL (	15901	0897	07-23-2010	Q	I	182,000	W
PURINTON NATALY L	15614	0854	04-23-2009	U	I	162,500	F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	334,500	2023	1010	331,200	2022	1010	331,200
	1010	34,200		1010	34,200		1010	34,200
	Total	368,700		Total	365,400		Total	365,400

EXEMPTIONS

Year	Code	Description	Amount
2024	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	334,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	34,200
Total Appraised Parcel Value	368,700
Valuation Method	C
Assessed Value	368,700
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	345,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
230518	08-08-2003	NC	New Construct	130,000			
230507	08-06-2003	AD	Addition	15,000	100		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-12-2006	JG	02		43	Change/Reinspect or Rere
12-08-2005	JG	02		43	Change/Reinspect or Rere
04-19-2005	JG	02	0	00	Measur+Listed
04-01-2004	GG	01	0	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		10,000	SF	3.80	0.90000	3	1.00		1.000			1.0000	3.42	34,200
				Total Card Land Units	0.23	AC									Total Land Value		34,200

Property Location	9 OAK HILL RD	Map ID	0R21/ 0039M/ 0000/ /	Bldg Name	State Use 1010
Vision ID 8519	Account #	Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	04	CAPE COD
Model	01	Residential
Grade:	C+	Average +
Stories:	1.75	
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	14	Carpet
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs	0	
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

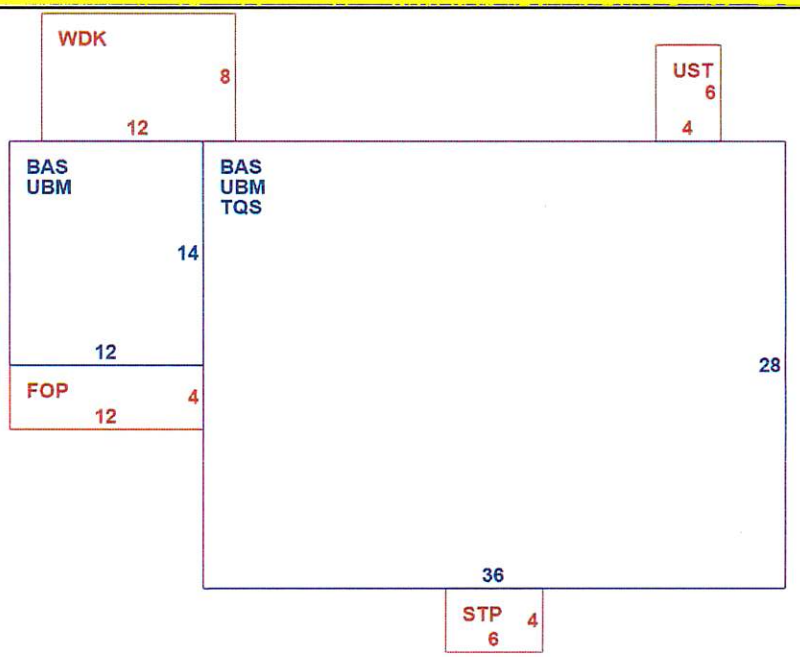
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	363,535
Year Built	2006
Effective Year Built	2012
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	8
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	92
RCNLD	334,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	165.02	194,061
FOP	Porch, Open	0	48	10	34.38	1,650
STP	Stoop	0	24	2	13.75	330
TQS	Three Quarter Story	756	1,008	756	123.76	124,754
UBM	Basement, Unfinished	0	1,176	235	32.98	38,779
UST	Utility, Storage, Unfinished	0	24	10	68.76	1,650
WDK	Deck, Wood	0	96	14	24.07	2,310
	Ttl Gross Liv / Lease Area	1,932	3,552	2,203		363,534



Doc# 2009017584
Bk 15614 Pg 0854 - 0856
Received York SS
04/23/2009 2:23PM
Debra L. Anderson
Register of Deeds

After Recording Return to:
TCT#: 1118122

RETURN TO:
TRANSCONTINENTAL TITLE CO.
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#200
CLEARWATER, FL 33759-9973
10-531572-3

3p →
E

Mail Tax Statements To:
Nataly L. Purinton
9 Oak Hill Road
Sanford, ME 04073

Property Address:
9 Oak Hill Road
Sanford, ME 04073
1st of 2

Property Tax ID#: Map R21 Lot 39M

Maine R.E. Transfer Tax Paid

SPECIAL WARRANTY DEED

MADE this 25th day of February, 2009.

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley ABS Capital 1, Inc., MSAC 2007-NC4, with a business address of 25520 Commer Cntr Dr. 2nd flr Lake Forest, CA 92630, known as **Grantor**, for consideration paid in the amount of ONE HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED and 00/100 Dollars ($162,500.00), does hereby give, grant, bargain, sell and convey to, NATALY L. PURINTON, a single/married/unmarried woman, residing at 9 Oak Hill Road, Sanford, ME 04073, **Grantee** with SPECIAL WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in the Town of Sanford, York County, Maine, being more particularly described as follows:

A CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE TOWN OF SANFORD, COUNTY OF YORK AND STATE OF MAINE, AND LOCATED AT BAUNEG BEG POND, SO-CALLED, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE POST SET IN THE GROUND ON THE WESTERLY MARGIN OF AN ESTABLISHED RIGHT OF WAY LEADING TO ROUTE #4, SO CALLED, WHERE THE DIVIDING LINE BETWEEN THE LAND HEREIN TO BE CONVEYED AND THE LAND OF MILLIKEN, ET. AL. INTERSECTS THE MARGIN OF SAID RIGHT OF WAY, THENCE FROM SAID STONE POST IN A WESTERLY DIRECTION BY AND ALONG THE LAND OF SAID MILLIKEN, ET. AL. FOR A DISTANCE OF ONE HUNDRED (100) FEET TO A STONE POST SET IN THE GROUND AND LAND NOW OR FORMERLY OF LENA M. KEZAR; THENCE TURNING AND RUNNING IN A SOUTHERLY DIRECTION BY AND ALONG SAID LAND NOW OR FORMERLY OF

LENA M. KEZAR FOR A DISTANCE OF ONE HUNDRED (100) FEET TO A STONE POST SET IN THE GROUND AND LAND NOW OR FORMERLY OF LENA M. KEZAR: THENCE TURNING AND RUNNING IN AN EASTERLY DIRECTION BY SAID LAND NOW OR FORMERLY OF LENA M. KEZAR FOR A DISTANCE OF ONE HUNDRED (100) FEET TO A STONE POST SET IN THE GROUND AND THE WESTERLY MARGIN OF THE AFOREMENTIONED RIGHT OF WAY; THENCE TURNING AND RUNNING IN A NORTHERLY DIRECTION BY AND ALONG THE MARGIN OF THE AFOREMENTIONED RIGHT OF WAY FOR A DISTANCE OF ONE HUNDRED (100) FEET TO A STONE POST SET IN THE GROUND, THE LAND OF SAID MILLIKEN, ET. AL., AND THE POINT OF BEGINNING.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY AS CONVEYED TO DEUTSCHE BANK NATIONAL TRUST AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN FOR MORGAN STANLEY ABS CAPITAL 1, INC., MSAC 2007-NC4, BY DEED DATED DECEMBER 3, 2008 AND RECORDED FEBRUARY 4, 2009 IN BOOK 15556, PAGE 167 IN YORK COUNTY, MAINE.

ALSO BEING THE SAME PROPERTY CONVEYED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL 1, INC., MSAC 2007-NC4 BY DEED FROM DEUTSCHE BANK NATIONAL TRUST AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN FOR MORGAN STANLEY ABS CAPITAL 1, INC., MSAC 2007-NC4 IN DEED RECORDED 02/04/2009 AS DOCUMENT NO. 2009004228 IN YORK COUNTY, MAINE.

Property Address: 9 Oak Hill Road, Sanford, Maine 04073
The legal description was obtained from a previously recorded instrument.

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and forever defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 25 day of February, 2009.

Signed, sealed and delivered in our presence:

Sandy Davenport
Printed Name

K Benzer
Krystal Benzer
Printed Name

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley ABS Capital 1, Inc., MSAC 2007-NC4 by Saxon Mortgage Services, Inc., formerly known as Meritech Mortgage Services, Inc., as Attorney-in-Fact

By: Kara Powell

Its: AVP

STATE OF Colorado)
COUNTY OF Denver) *ss.* **DATED:** February 25, **2009**

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Kara Powell, who is the AVP of Saxon Mortgage Services, Inc., formerly known as Meritech Mortgage Services, Inc., as Attorney-in-Fact for DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley ABS Capital 1, Inc., MSAC 2007-NC4, appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown D as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

JOCELYN EDWARDS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Jan. 2, 2012

Jocelyn Edwards
NOTARY PUBLIC My Commission Expires
Jocelyn Edwards

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. The conveyance amount was provided to preparer by agent for Grantor.**
Prepared under the supervision of:
P. DeSantis, Esq.
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #191, Brandon, Florida 33511 (866)755-6300

End of Document

Doc# 2010030029
Bk 15901 Pg 897 - 898
Received York SS
07/23/2010 10:46AM
Debra L. Anderson
Register of Deeds

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Nataly L. Purinton

of 9 Oak Hill Road, Sanford, ME 04073

for consideration paid, grant to **Brendan M. Kennedy and Crystal L. Ethier**

of 338 Water Street, Haverhill, MA 01830

with **warranty covenants,** as joint tenants the land in the Town of Sanford , County of York, and State of Maine, described on the attached **EXHIBIT A.**

WITNESS our/my hand(s) and seal(s) this 22nd day of July, 2010.

MAINE R.E. TRANSFER TAX PAID

Signed, Sealed and Delivered in presence of:

Nataly L. Purinton

STATE OF MAINE July 22, 2010

COUNTY OF York

Then personally appeared the above named Nataly L. Purinton and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public Connie Jo Minervino
Printed Name: Notary Public, Maine
My Commission Expires: My Commission Exp. 12/29/2014

Exhibit A

A certain lot or parcel of land, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the ground on the westerly margin of an established right of way leading to Route #4, so-called, where the dividing line between the land herein to be conveyed and the land of Milliken et al. intersects the margin of said right of way; thence from said stone post in a westerly direction by and along the land of said Milliken et al. for a distance of One Hundred (100) feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in a southerly direction by and along said land now or formerly of Lena M. Kezar for a distance of One Hundred (100) feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an easterly direction by said land now or formerly of Lena M. Kezar for a distance of One Hundred (100) feet to a stone post set in the ground and the westerly margin of the aforementioned right of way; thence turning and running in a northerly direction by and along the margin of the aforementioned right of way for a distance of One Hundred (100) feet to a stone post set in the ground, the land of said Milliken et al., and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above-described premises, as well as a right to use the established right of way from the above-described premises to Bauneg Beg Pond.

Reference is hereby made to of Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1, Inc., MSAC 2007-NC4, to Nataly L. Purinton dated February 25, 2009, and recorded April 23, 2009, in Book 15614, Page 854 in the York County Registry of Deeds. NP

End of Document

298 L

Atlantic Coast Title Co.
76 Atlantic Place
S. Portland, ME 04106

Doc# 2013004289
Bk 16518 Pg 71 - 72
Received York SS
01/28/2013 1:18PM
Debra L. Anderson
Register of Deeds

Maine R.E. Transfer Tax Paid

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

That, **CRYSTAL L. ETHIER**, of 234 Rosemont Street, the Town of Haverhill, County of Essex and Commonwealth of Massachusetts, 01832

for consideration paid,

grants to **BRENDAN M. KENNEDY**, of 9 Oak Hill Road, in the Town of Sanford, County of York and State of Maine 04073

with **QUIT CLAIM COVENANTS**,

A certain lot or parcel of land, situated at Bauneg Beg Pond, so-called in the Town of Sanford, County of York and State of Maine, bounded and described as follows:

Beginning at a stone post set in the ground on the westerly margin of an established right of way leading to Route #4, so-called, where the dividing line between the land herein conveyed and the land of Milliken et al. intersects the margin of said right of way; thence from said stone post in a westerly direction by and along the land of said Milliken et al. for a distance of 100 feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in a southerly direction by and along said land now or formerly of Lena M. Kezar for a distance of 100 feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an easterly direction by said land now or formerly of Lena M. Kezar for a distance of 100 feet to a stone post set in the ground and the westerly margin of the aforementioned right of way; thence turning and running in a northerly direction by and along the margin of the aforementioned right of way for a distance of 100 feet to a stone post set in the ground, the land of said Milliken et al., and the point of beginning.

There is also conveyed to the Grantee, his heirs and assigns, a right to use the established right of way leading from Oak Hill road, so-called, to the above-described premises, as well as a

right to use the established right of way from the above-described premises to Bauneg Beg Pond.

Being the same premises conveyed to the Grantor and Grantee herein by warranty deed of Nataly L. Purinton dated July 22, 2010 and recorded in the York County Registry of Deeds in Book 15901, Page 897.

WITNESS my hand this 22, January, ~~2011~~ 2013.

Crystal L. Ethier

Crystal L. Ethier

State of Maine
~~Commonwealth of Massachusetts~~
County of ~~Maine~~ York

January 22, ~~2011~~ 2013

Personally appeared the above named Crystal L. Ethier and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Peter Boudreau
Notary Public
My comm. expires: 04/04/2013
Peter Boudreau

SEAL

RETURN TO THE OFFICE OF:
BOURQUE & CLEGG
949 MAIN STREET/P O BOX 1068
SANFORD, MAINE 04073

2

End of Document

DEBRA L. ANDERSON, REGISTER OF DEEDS
Bk 17515 PG 336
Instr # 2017027445
07/14/2017 11:41:56 AM
Pages 2 YORK CO

WARRANTY DEED

BRENDAN M. KENNEDY of Sanford, York County, Maine, for consideration paid, grants to MATTHEW T. JONES of Sanford, York County, Maine, whose mailing address is 9 Oak Hill Road, Sanford, ME 04073, with Warranty Covenants, the land in the Town of Sanford, York County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

Maine R.E. Transfer Tax Paid

WITNESS my hand and seal this 14th day of July, 2017.

Brendan M. Kennedy

STATE OF MAINE
YORK, ss. July 14, 2017

Then personally appeared the above named Brendan M. Kennedy who acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/~~Attorney at Law~~

Printed or Typed name of Notary:
Commission Expiration:

JENNIFER SULEWSKI
Notary Public, State of Maine
My Commission Expires Sept. 16, 2018

2 pgs

Beagle, Steeves & Ridge, LLC
24 Northeast Road
PO Box 1815
Standish, ME 04084

Exhibit A

A certain lot or parcel of land, with any improvements thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the ground on the westerly margin of an established right of way leading to Route #4, so-called, where the dividing line between the land herein to be conveyed and the land of Milliken et al. intersects the margin of said right of way; thence from said stone post in a westerly direction by and along the land of said Milliken et al. for a distance of One Hundred (100) feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in a southerly direction by and along said land now or formerly of Lena M. Kezar for a distance of One Hundred (100) feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an easterly direction by said land now or formerly of Lena M. Kezar for a distance of One Hundred (100) feet to a stone post set in the ground and the westerly margin of the aforementioned right of way; thence turning and running in a northerly direction by and along the margin of the aforementioned right of way for a distance of One Hundred (100) feet to a stone post set in the ground, the land of said Milliken et al., and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above-described premises, as well as a right to use the established right of way from the above-described premises to Bauneg Beg Pond.

Meaning and intending to convey all and the same premises as conveyed to Brendan M. Kennedy by deed of Crystal L. Ethier dated January 22, 2013 and recorded in the York County Registry of Deeds at Book 16518, Page 71. Being also the same premises conveyed to Brendan M. Kennedy and Crystal L. Etheir by deed of Nataly L. Purinton dated July 22, 2010 and recorded in said Registry of Deeds at Book 15901, Page 897.

Return To:
Shalimar Debusk
John Henkelman
9 Oak Hill Road
Sanford, ME 04073

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19086 PG 140**
Instr # 2022033413
08/05/2022 01:46:20 PM
Pages 2 YORK CO

DLN: 1002240202305

Maine R.E. Transfer Tax Paid

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Matthew T. Jones**, with a mailing address of 9 Oak Hill Road, Sanford, ME 04073-5149, for consideration paid grants to **Shalimar DeBusk and John Henkelman**, as joint tenants with rights of survivorship, with a mailing address of 300 S. Australian Ave. Apt 412, West Palm Beach, FL 33401, with WARRANTY COVENANTS:

A certain lot or parcel of land, with any improvements thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the ground on the westerly margin of an established right of way leading to Route #4, so-called, where the dividing line between the land herein to be conveyed and the land of Milliken et al intersects the margin of said right of way; thence from said stone post in a westerly direction by and along the land of said Milliken et al for a distance of One Hundred (100) feet to a stone post set in the ground and land now or formerly of Lena M. Kezar: thence turning and running in a southerly direction by and along said land now or formerly of Lena M. Kezar for a distance of One Hundred (100) feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an easterly direction by said land now or formerly of Lena M. Kezar for a distance of One Hundred (100) feet to a stone post set in the ground and the westerly margin of the aforementioned right of way; thence turning and running in a northerly direction by and along the margin of the aforementioned right of way for a distance of One Hundred (100) feet to a stone post set in the ground, the land of said Milliken et al, and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above-described premises, as well as a right to use the established right of way from the above-described premises to Bauneg Beg Pond.

Meaning and intending to describe and convey the same premises as conveyed to Matthew T. Jones by virtue of a deed dated July 14, 2017 recorded in the York County Registry of Deeds at Book 17515, Page 336.

Executed this 5th day of August, 2022.

Matthew T. Jones

State of Maine
County of York

Personally appeared the above named Matthew T. Jones, before me this 5th day of August, 2022, known to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Notary Public/~~Justice of the Peace~~
My Commission Expires:

PATRICIA A. ROSE NOTARY PUBLIC STATE OF MAINE

PATRICIA A. ROSE
Notary Public, State Of Maine
My Commission Expires December 13, 2025

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/26/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
OAK HILL RD	**R21-39L**	**OAK HILL RD**

Current Owner	Bk	Pg	Date	Year Built
ROMANO ANTHONY & HOLLY (JTS)	**17903**	**699**	**3/4/2019**	2020

Previous Owners	Bk	Pg	Date
KIENIA DOUGLAS E & TERRY L (JTS)	17245	403	6/1/2016
KIENIA DOUGLAS E & TERRY L (JTS)	17245	401	6/1/2016
BENNETT STEPHANIE T	14293	969	11/19/2004
MILLIKEN ALICE A &	1608	37	8/16/1963

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- righ of way reference

Oak Hill Rd (R21-39L)

City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

February 26, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location OAK HILL RD | Map ID 0R21/ 0039L/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8518 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:59:11 PM

CURRENT OWNER

ROMANO ANTHONY & HOLLY (JTS)

17 COGNATO RD

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8518	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1300	34,200	34,200
RESIDNTL	1300	13,800	13,800
	Total	48,000	48,000

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ROMANO ANTHONY & HOLLY (JTS)	17903	0699	03-04-2019	Q	V	22,500	W
KIENIA DOUGLAS E & TERRY L (JTS)	17245	0403	06-01-2016	U	V	9,950	W
KIENIA DOUGLAS E & TERRY L (JTS)	17245	0401	06-01-2016	U	V	9,950	1
BENNETT STEPHANIE T	14293	0969	11-19-2004	U	V	0	Q
MILLIKEN ALICE A &	01608	0037	08-16-1963	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	27,400	2023	1300	27,400	2022	1300	27,400
	1300	9,600		1300	5,900		1300	5,900
	Total	37,000		Total	33,300		Total	33,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,800
Appraised Land Value (Bldg)	34,200
Total Appraised Parcel Value	48,000
Valuation Method	C
Assessed Value	48,000
Total Exemptions Applied:	0
Total Assessment with Exemptions	48,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20200698	08-31-2020	NS	New Structure	8,000	100		PLACE A 11'6" X 32'3" SHED ON LOT. SH
20190095	02-19-2019	NS	New Structure	30,000	100		INSTALL WELL, REPLACE SEPTIC SYSTE
20150359	08-17-2015	DE	Demolition		100		DEMO TRAILER

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1300	RES VACANT M	RR		10,000	SF	3.80	0.90000	3	1.00		1.000		1.0000	3.42	34,200
		Total Card Land Units			0.23	AC								Total Land Value		34,200

Property Location OAK HILL RD | Map ID 0R21/ 0039L/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8518 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	OUTBUILDINGS
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
Year Built	2020
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
CAB3	GOOD CABIN	L	384	36.00	2020		100		0.00	13,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0



NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 17903 PG 699**
Instr # 2019007216
03/04/2019 12:58:36 PM
Pages 2 YORK CO

Return to:
Anthony Romano and Holly Romano
17 Cognato Road
Sanford ME 04073

Maine R.E. Transfer Tax Paid

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Douglas E. Kienia and Terry L. Kienia, Husband and Wife, of 233 Well Street, North Berwick, ME 03906, for consideration paid grant to Anthony Romano and Holly Romano, of 17 Cognato Road, Sanford ME 04073, as joint tenants with rights of survivorship with WARRANTY COVENANTS:

A certain lot or parcel of land, together with any improvements thereon, situated in Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the ground on the southerly margin of an established right of way where the dividing line between the land herein to be conveyed and land now or formerly of Fielding intersects the margin of said right of way, thence from said stone post in a southerly direction by and along the line of land of said Fielding for a distance of 100 feet to a stone post set in the ground and land now or formerly of Kezar; thence turning and running in an easterly direction by and along said land of Kezar for a distance of 100 feet to a stone post set in the ground and another right of way leading to Route #4, so-called; thence turning and running in a northerly direction by and along the westerly margin of the last mentioned right of way for a distance of 100 feet to a stone post set in the ground and the margin of the first mentioned right of way; thence turning and running in a westerly direction by and along the margin of the first mentioned right of way for a distance of 100 feet to a stone post set in the ground, the land of said Fielding and the point of beginning.

There is also conveyed to the Grantee herein, her heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to describe and convey the same premises conveyed to Douglas E. Kienia and Terry L. Kienia by virtue of a deed from Peggy Edge, Personal Representative of the Estate of Alice A. Milliken dated 05/20/2016 recorded in Book 17245, Page 401, with the York County Registry of Deeds, and by virtue of a deed from Stephanie Thornley Bennet dated 05/20/2016 and recorded in Book 17245, Page 403 with the York County Registry of Deeds.

This is not homestead of the grantors

Executed this 28 day of February 2019.

Douglas E. Kienia

Terry L. Kienia

State of Florida
County of Charlotte

February 28, 2019

Then personally appeared before me on this 28 day of February 2019, the said Douglas E. Kienia and Terry L. Kienia and acknowledged the foregoing to be their voluntary act and deed.

Notary Public:
Commission expiration: 4/29/2019

Notary Public State of Florida
Carol A Yagley
My Commission FF 213852
Expires 04/29/2019

BK17245 PGS 403 - 404 06/01/2016 11:50:10 AM
INSTR#: 2016020261 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS
E-RECORDED

Return to:
Douglas E. Kienia and Terry L. Kienia
Oak Hill Road
Sanford, ME 04073

MAINE REAL ESTATE
TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Stephanie Thornley Bennett, for consideration paid grant(s) to Douglas E. Kienia and Terry L. Kienia, of 233 Wells Street, North Berwick, ME 03906, as Joint Tenants, with WARRANTY COVENANTS:

A certain lot or parcel of land, together with any improvements thereon, situated in Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

BEGINNING at a stone post set in the ground on the southerly margin of an established right of way where the dividing line between the land herein to be conveyed and land now or formerly of Fielding intersects the margin of said right of way, thence from said stone post in a southerly direction by and along the line of land of said Fielding for a distance of 100 feet to a stone post set in the ground and land now or formerly of Kezar; thence turning and running in an easterly direction by and along said land of Kezar for a distance of 100 feet to a stone post set in the ground and another right of way leading to Route #4, so-called; thence turning and running in a northerly direction by and along the westerly margin of the last mentioned right of way for a distance of 100 feet to a stone post set in the ground and the margin of the first mentioned right of way; thence turning and running in a westerly direction by and along the margin of the first mentioned right of way for a distance of 100 feet to a stone post set in the ground, the land of said Fielding and the point of beginning.

There is also conveyed to the Grantee herein, her heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to describe and convey the same premises conveyed to Stephanie Thornley Bennett (1/2 Interest) by virtue of a deed of Gertrude S. Thornley dated November 8, 2004 and recorded in the York County Registry of Deeds at Book 14293, Page 969.

Executed this May 20, 2016.

Peggy Edge, Personal Representative of the Estate of Alice A. Milliken

Stephanie T. Bennett
Stephanie Thornley Bennett

State of Maine
County of York

Then personally appeared before me on this May 20, 2016 the said Peggy Edge, Personal Representative of the Estate of Alice A. Milliken and Stephanie Thornley Bennett and acknowledged the foregoing to be his/her/their voluntary act and deed.

Notary Public/~~Justice of the Peace~~
Commission expiration: 3/4/22
Patrick Afthim

PATRICK AFTHIM
My Commission Expires
03-04-2022
NOTARY PUBLIC

BK17245 PGS 401 - 402 06/01/2016 11:50:10 AM
INSTR#: 2016020260 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS
E-RECORDED

DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

MAINE STATUTORY SHORT FORM

KNOW ALL PERSONS BY THESE PRESENTS THAT Peggy Edge, of the City/Town of Berwick, County of York, and State of Maine, duly appointed and acting personal representative of the estate of Alice A. Milliken deceased (testate), as shown by the probate recorded of the County York, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice having been waived by the power conferred by the Probate Code, and every other power, for consideration paid GRANT(s) to **Douglas E. Kienia and Terry L. Kienia**, as joint tenants of the City/Town of North Berwick, County of York, State of Maine, whose mailing address is 233 Wells Street, the real property in the City/Town of Sanford, County of York, State of Maine, described as follows:

MAINE REAL ESTATE TRANSFER TAX PAID

A certain lot or parcel of land, together with any improvements thereon, situated in Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

BEGINNING at a stone post set in the ground on the southerly margin of an established right of way where the dividing line between the land herein to be conveyed and land now or formerly of Fielding intersects the margin of said right of way, thence from said stone post in a southerly direction by and along the line of land of said Fielding for a distance of 100 feet to a stone post set in the ground and land now or formerly of Kezar; thence turning and running in an easterly direction by and along said land of Kezar for a distance of 100 feet to a stone post set in the ground and another right of way leading to Route #4, so-called; thence turning and running in a northerly direction by and along the westerly margin of the last mentioned right of way for a

distance of 100 feet to a stone post set in the ground and the margin of the first mentioned right of way; thence turning and running in a westerly direction by and along the margin of the first mentioned right of way for a distance of 100 feet to a stone post set in the ground, the land of said Fielding and the point of beginning.

There is also conveyed to the Grantee herein, her heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to convey the same premises vested inthe Estate of Alice A. Milliken (1/2 Interest) by virtue of a deed of Lena M. Kezar dated August 16, 1963 and recorded in the York County Registry of Deeds at Book 1608, Page 37.

Witness my hand(s) and seal(s) this 20th day of May, 2016.

Signed, sealed and delivered in the presence of:

Witness

Personal Representative
Peggy Edge

State of Maine Date: May 20, 2016

County of York

Then personally appeared the above named Peggy Edge and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

Notary Public/~~Attorney at Law~~
Patrick Afthim
Commission Expires 3-4-2022

PATRICK AFTHIM
My Commission Expires
3-04-2022
NOTARY PUBLIC

Doc# 2004072791
Bk 14293 Pg 0969 - 0970
Received York SS
11/19/2004 11:51AM
REGISTER OF DEEDS
Debra L. Anderson

QUITCLAIM DEED
With Covenant

NO R.E. TRANSFER TAX PAID

GERTRUDE S. THORNLEY of Brave Boat Harbor Road, Kittery Point in the Town of Kittery, County of York and State of Maine, for consideration paid, grants to STEPHANIE THORNLEY BENNETT of 352 Elm Street, Route 4, North Berwick, County of York and State of Maine, with Quitclaim Covenant, an undivided one-half interest in and to the land with improvements thereon situate in Sanford, County of York, State of Maine, more particularly described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated in Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

BEGINNING at a stone post set in the ground on the southerly margin of an established right of way where the dividing line between the land herein to be conveyed and land now or formerly of Fielding intersects the margin of said right of way, thence from said stone post in a southerly direction by and along the line of land of said Fielding for a distance of 100 feet to a stone post set in the ground and land now or formerly of Kezar; thence turning and running in an easterly direction by and along said land of Kezar for a distance of 100 feet to a stone post set in the ground and another right of way leading to Route #4, so-called; thence turning and running in a northerly direction by and along the westerly margin of the last mentioned right of way for a distance of 100 feet to a stone post set in the ground and the margin of the first mentioned right of way; thence turning and running in a westerly direction by and along the margin of the first mentioned right of way for a distance of 100 feet to a stone post set in the ground, the land of said Fielding and the point of beginning.

There is also conveyed to the Grantee herein, her heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

BEING the same premises conveyed to Alice A. Milliken and Gertrude S. Thornley as joint tenants by Lena M. Kezar by Warranty Deed dated August 16, 1963 and recorded in the York County Registry of Deeds at Book 1608, Page 37.

The intent of this deed is to break the joint tenancy and create a tenancy in common between the Grantee herein and Alice A. Milliken.

WITNESS my hand and seal this 8th day of November, 2004.

Witness

Gertrude S. Thornley

Gertrude S. Thornley

The State of Maine
York, ss. November 8, 2004

Then personally appeared the above-named GERTRUDE S. THORNLEY and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Duncan A. McEachern, Notary Public
My commission expires 7/25/05

\RE\Thornley.QcD

RE 20270

SEAL

McEachern & Thornhill
10 Walker Street
P. O. Box 360
Kittery, ME 03904-0360
207-439-4881

2 pages

END OF DOCUMENT

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 2/26/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
13 OAK HILL RD	R21-39N	OAK HILL RD

Current Owner	Bk	Pg	Date	Year Built
LAMBERT ADAM M	17837	682	11/5/2018	1955

Previous Owners	Bk	Pg	Date
JORDAN JACOB M & ALEXA P (JTS)	17669	64	2/26/2018
ALTON ROLLINSFORD LLC	17345	487	10/19/2016
JPMORGAN CHASE BANK NATIONAL ASSO	17155	254	12/21/2015
JPMORGAN CHASE BANK NATIONAL ASSO	17107	563	10/1/2015

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference

13 Oak Hill Rd (R21-39N)

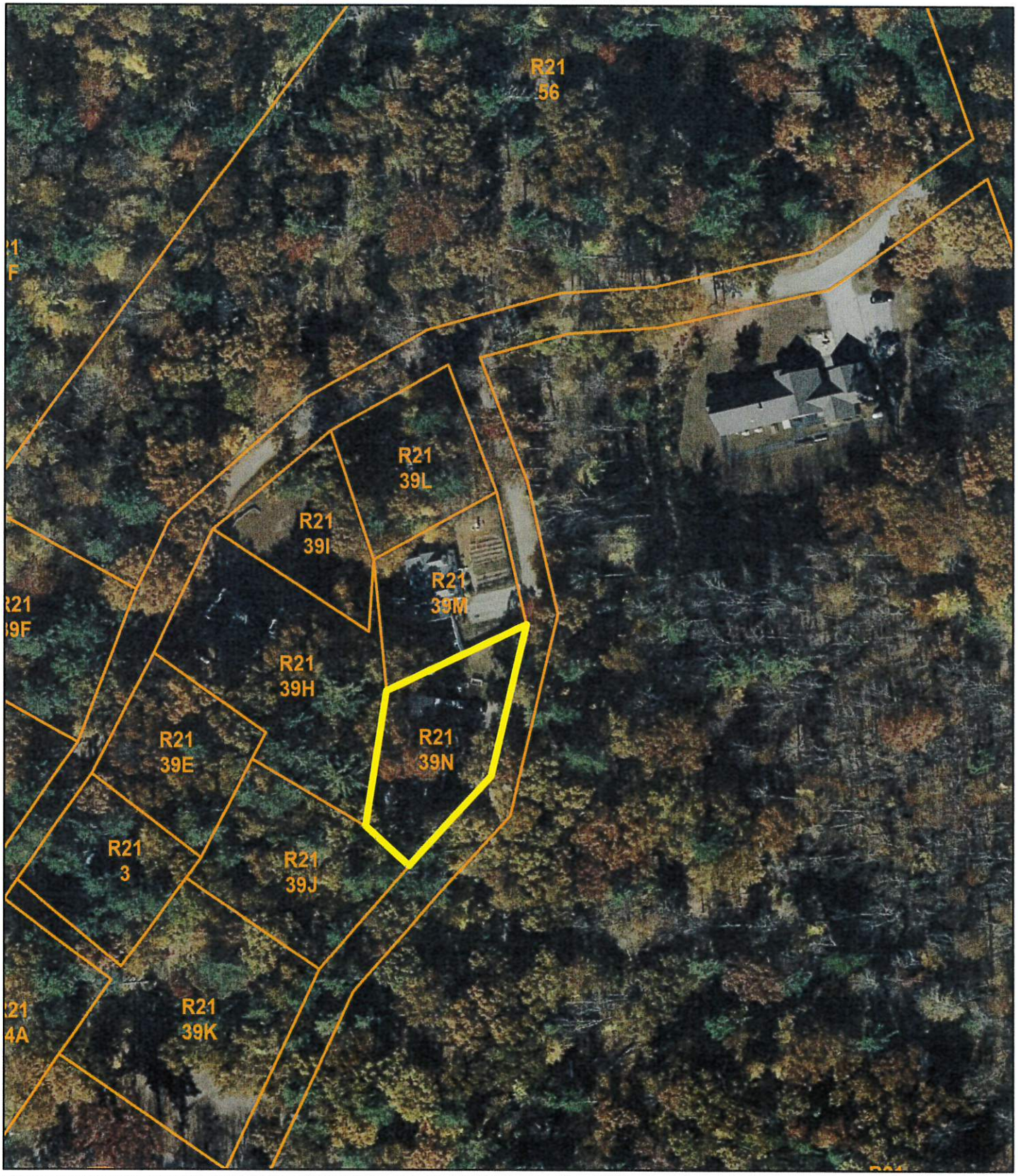
City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

February 26, 2026

CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 13 OAK HILL RD | Map ID 0R21/ 0039N/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8520 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:59:27 PM

CURRENT OWNER

LAMBERT ADAM M

13 OAK HILL RD

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8520	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	203,100	203,100
RES LAND	1010	35,500	35,500
RESIDNTL	1010	400	400
	Total	239,000	239,000

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LAMBERT ADAM M	17837	0682	11-05-2018	Q	I	189,000	W
JORDAN JACOB M & ALEXA P (JTS)	17669	0064	02-26-2018	Q	I	139,700	W
ALTON ROLLINSFORD LLC	17345	0487	10-19-2016	U	I	57,500	F
JPMORGAN CHASE BANK NATIONAL ASSO	17155	0254	12-21-2015	U	I	106,080	F
JPMORGAN CHASE BANK NATIONAL ASSO	17107	0563	10-01-2015	U	I	0	F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	203,100	2023	1010	201,100	2022	1010	201,100
	1010	35,500		1010	35,500		1010	35,500
	1010	400		1010	400		1010	400
	Total	239,000		Total	237,000		Total	237,000

EXEMPTIONS

Year	Code	Description	Amount
2021	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	202,600
Appraised Xf (B) Value (Bldg)	500
Appraised Ob (B) Value (Bldg)	400
Appraised Land Value (Bldg)	35,500
Total Appraised Parcel Value	239,000
Valuation Method	C
Assessed Value	**239,000**
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	216,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		11,768	SF	3.35	0.90000	3	1.00		1.000			1.0000	3.01	35,500
				Total Card Land Units	0.27	AC									Total Land Value		35,500

Property Location 13 OAK HILL RD | Map ID 0R21/ 0039N/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8520 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

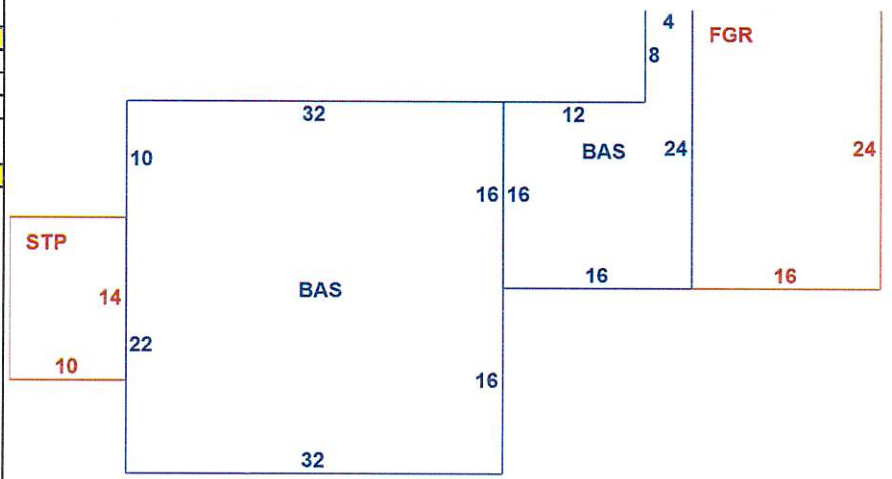
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	259,798
Year Built	1955
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	03
Year Remodeled	2017
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	202,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU2	BRICK	B	1	700.00	1986		78		0.00	500
MSC1	HEARTH	L	1	600.00	1970		52		0.00	300
SHD1	SHED AVERA	L	36	8.00	1987		40		0.00	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,312	1,312	1,312	175.54	230,307
FGR	Garage, Attached	0	384	154	70.40	27,033
STP	Stoop	0	140	14	17.55	2,458
	Ttl Gross Liv / Lease Area	1,312	1,836	1,480		259,798

DEBRA L. ANDERSON, REGISTER OF DEEDS
E-RECORDED **Bk 17837 PG 682**
Instr # 2018046809
11/05/2018 03:38:52 PM
Pages 2 YORK CO

WARRANTY DEED

1001840043130

KNOW ALL MEN BY THESE PRESENT: That Jacob M. Jordan and Alexa P. Jordan of 13 Oak Hill Road, Sanford, ME 04073, for consideration paid grant to Adam M. Lambert, 10 Philips Way, North Berwick, ME 03906 with WARRANTY COVENANTS:

The following two tracts or parcels of land located in the City of Sanford, County of York and State of Maine:

TRACT I:

A certain lot or parcel of land together with the buildings thereon, situated in the City of Sanford, in the County of York and State of Maine, located on Bauneg Beg Pond, bounded and described as follows:

Beginning at a stone post set in the ground on the Westerly margin of an established right of way leading to Route 4, so-called, and at a point dividing the land herein conveyed and land now or formerly of Louis E. Boudreau et ux; thence from said stone post in a Westerly direction by and along land now or formerly of said Boudreau et ux for a distance of 100 feet to a stone post set in the ground and land now or formerly of one Drew; thence turning and running in a Southerly direction by and along land now or formerly of said Drew for a distance of 100 feet to a stone post set in the ground and the Northerly margin of an established right of way; thence turning and running in an Easterly direction by and along said Northerly margin of an established right of way; for a distance of 100 feet to a post in the ground in the Westerly margin of the first mentioned right of way; thence turning and running in a Northerly direction by and along the Westerly margin of the first mentioned right of way for a distance of 100 feet to a stone post set in the ground and land now or formerly of said Boudreau et ux and point of beginning.

There is also conveyed to Edgar H. Greenhalgh and Doris A. Greenhalgh, their heirs and assigns, a right to use the established right of way from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

TRACT II:

A certain lot or parcel of land situated on the Northwesterly side of Oak Hill Road, in the City of Sanford, County of York and State of Maine, bounded and described as follows:

Beginning at a 5 inch by 5 inch stone monument found, 2 inches above grade, at the Northerly sideline of Oak Hill Road at the Southeasterly comer of land of Giles, as described in deed recorded at the York County Registry of Deeds in Book 4967, Page 131;

Thence South 59° 02' 18" West, 89.63 feet by said Oak Hill Road to a 4 inch by 4 inch stone monument found, 7 inches above grade and remaining land of Waban;

Maine R.E. Transfer Tax Paid

Thence North 40° 02' 21" West, 39.96 feet b said remaining land of Waban, to an iron rod set and land to be conveyed by Waban, to Richard and Rebecca Lambert and said land of Giles;

Thence North 81° 23' 51" East, 103.74 feet by said land of Giles, to the point of beginning.

The above bearings refer to the 1967 Magnetic Meridian.

The above corners described as "iron rod set" are 5/8 inch iron rod set with plastic caps marked CNR POST LAND SURV. PLS 1350",

The above description was prepared from "sketch showing proposed conveyances for Waban Projects, Inc." dated June 8, 2004, and surveyed by Comer Post Land Surveying, Inc.

These premises were conveyed to Grantors Jacob M. Jordan and Alexa P. Jordan by virtue of a deed from Alton Rollinsford, LLC dated 02/09/2018 and recorded at the York County Registry of Deeds in Book 17667, Page 64.

Executed this 1st day of November, 2018.

Jacob M. Jordan

Alexa P. Jordan

State of Maine
County of Cumberland

Then personally appeared before me on this 1st day of November, 2018, the said Jacob M. Jordan and Alexa P. Jordan and acknowledged the foregoing to be their voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

WENDY L. SWAN
NOTARY PUBLIC - MAINE
My Commission Expires October 13, 2025

DEBRA L. ANDERSON, REGISTER OF DEEDS
E-RECORDED **Bk 17667 PG 64**
Instr # 2018007591
02/26/2018 01:32:57 PM
Pages 3 YORK CO

WARRANTY DEED

Know all by these presents that **ALTON ROLLINSFORD, LLC**, a New Hampshire limited liability company, with a mailing address of P.O. Box 10134, Bedford, New Hampshire 03110, for consideration paid, grants to **JACOB M. JORDAN** and **ALEXA P. JORDAN**, husband and wife, as joint tenants with rights of survivorship, with an address of 12 Deborah Ave, Sanford, Maine 04073, with Warranty Covenants, the real property situated in the City of Sanford, County of York and State of Maine, described as follows:

SEE EXHIBIT A ATTACHED HERETO

The current property address is 13 Oak Hill Road, Sanford Tax Map R21, Lot 39N.

BEING the same premises conveyed to Alton Rollinsford, LLC by deed of JPMorgan Chase Bank, National Association dated September 23, 2016, and recorded in the York County Registry of Deeds in Book 17345, Page 487.

Signed, sealed, witnessed and delivered this 9th day of February, 2018.

ALTON ROLLINSFORD, LLC

WITNESS

David Alden Moore
Its Member, duly authorized

STATE OF MAINE

County of York, ss. February 9, 2018

Then personally appeared the above named David Alden Moore and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.

Before me,

Notary Public
My Commission Expires:

JESSIE L. KRALL
STATE OF MAINE
BAR NO. 5353
ATTORNEY AT LAW

Maine R.E. Transfer Tax Paid

EXHIBIT A

Property Address: 13 Oak Hill Road, Sanford

The following two tracts or parcels of land located in the City of Sanford, County of York and State of Maine:

TRACT I:

A certain lot or parcel of land together with the buildings thereon, situated in the City of Sanford, in the County of York and State of Maine, located on Bauneg Beg Pond, bounded and described as follows:

Beginning at a stone post set in the ground on the Westerly margin of an established right of way leading to Route 4, so-called, and at a point dividing the land herein conveyed and land now or formerly of Louis E. Boudreau et ux; thence from said stone post in a Westerly direction by and along land now or formerly of said Boudreau et ux for a distance of 100 feet to a stone post set in the ground and land now or formerly of one Drew; thence turning and running in a Southerly direction by and along land now or formerly of said Drew for a distance of 100 feet to a stone post set in the ground and the Northerly margin of an established right of way; thence turning and running in an Easterly direction by and along said Northerly margin of an established right of way; for a distance of 100 feet to a post in the ground in the Westerly margin of the first mentioned right of way; thence turning and running in a Northerly direction by and along the Westerly margin of the first mentioned right of way for a distance of 100 feet to a stone post set in the ground and land now or formerly of said Boudreau et ux and point of beginning.

There is also conveyed to Edgar H. Greenhalgh and Doris A. Greenhalgh, their heirs and assigns, a right to use the established right of way from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

TRACT II:

A certain lot or parcel of land situated on the Northwesterly side of Oak Hill Road, in the City of Sanford, County of York and State of Maine, bounded and described as follows:

Beginning at a 5 inch by 5 inch stone monument found, 2 inches above grade, at the Northerly sideline of Oak Hill Road at the Southeasterly corner of land of Giles, as described in deed recorded at the York County Registry of Deeds in Book 4967, Page 131;

Thence South 59° 02' 18" West, 89.63 feet by said Oak Hill Road to a 4 inch by 4 inch stone monument found, 7 inches above grade and remaining land of Waban;

Thence North 40° 02' 21" West, 39.96 feet b said remaining land of Waban, to an iron rod set and land to be conveyed by Waban, to Richard and Rebecca Lambert and said land of Giles;

Thence North 81° 23' 51" East, 103.74 feet by said land of Giles, to the point of beginning.

The above bearings refer to the 1967 Magnetic Meridian.

The above corners described as "iron rod set" are 5/8 inch iron rod set with plastic caps marked CNR POST LAND SURV. PLS 1350",

The above description was prepared from "sketch showing proposed conveyances for Waban Projects, Inc." dated June 8, 2004, and surveyed by Corner Post Land Surveying, Inc.

BK17345 PGS 487 - 492 10/19/2016 03:55:45 PM
INSTR#: 2016045132 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS
E-RECORDED

MAINE REAL ESTATE
TRANSFER TAX PAID

Prepared by:
Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording return to:
Bay National Title Co.
13577 Feather Sound Drive, Ste. 250
Clearwater, FL 33762
File No. CHAU-38291

QUITCLAIM DEED WITH COVENANT

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, whose mailing address is 3415 Vision Drive, Columbus, OH 43219, hereinafter Grantor, for Fifty seven thousand and five hundred dollars and one cent **($57,500.01)**, in consideration paid, grants with quitclaim covenant to **ALTON ROLLINSFORD, LLC, A NEW HAMPSHIRE LIMITED LIABILITY COMPANY**, hereinafter Grantee, whose mailing address is 169 Daniel Webster Highway, Nashua, NH 03110 all right, title, interest and claim to the land and real property described on Exhibit A.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: Book 17155, Pages 254-258 of York County public records.

xxxxx-3628 EC
DB1/67126438.3

Executed by the undersigned on September 23, 2016:

GRANTOR:

JPMorgan Chase Bank, National Association

By: _____ 9/23/2016
Name: BENITO E CALDWELL
Title: Vice-President

xxxxx-3628 BC

DB1/ 67126438.3

Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this September 23, 2016, by Benito E Caldwell, the Vice President of *JPMorgan Chase Bank, NA.* a National Association organized under the laws of the United States of America. He is personally known to me.

X Heather R. Sears

Notary Public

Printed Name: Heather R Sears



xxxxx-3628 BC

Exhibit A
Legal Description

The real property being conveyed under this Quitclaim Deed is located in the Town of Sanford, County of York and State of Maine.

TRACT I:

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN THE TOWN OF SANFORD, COUNTY OF YORK AND STATE OF MAINE, AND LOCATED ON BAUNEG BEG POND, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE POST SET IN THE GROUND ON THE WESTERLY MARGIN OF AN ESTABLISHED RIGHT OF WAY LEADING TO ROUTE 4, SO-CALLED, AND AT A POINT DIVIDING THE LAND HEREIN CONVEYED AND LAND NOW OR FORMERLY OF LOUIS E. BOUDREAU ET UX; THENCE FROM SAID STONE POST IN A WESTERLY DIRECTION BY AND ALONG LAND NOW OR FORMERLY OF SAID BOUDREAU; ET UX FOR A DISTANCE OF 100 FEET TO A STONE POST SET IN THE GROUND AND LAND NOW OR FORMERLY OF ONE DREW; THENCE TURNING AND RUNNING IN A SOUTHERLY DIRECTION BY AND ALONG LAND NOW OR FORMERLY OF SAID DREW FOR A DISTANCE OF 100 FEET TO A STONE POST SET IN THE GROUND AND THE NORTHERLY MARGIN OF AN ESTABLISHED RIGHT OF WAY; THENCE TURNING AND RUNNING IN AN EASTERLY DIRECTION BY AND ALONG SAID NORTHERLY MARGIN OF AN ESTABLISHED RIGHT OF WAY FOR A DISTANCE OF 100 FEET TO A POST IN THE GROUND IN THE WESTERLY MARGIN OF THE FIRST MENTIONED RIGHT OF WAY; THENCE TURNING AND RUNNING IN A NORTHERLY DIRECTION BY AND ALONG THE WESTERLY MARGIN OF THE FIRST MENTIONED RIGHT OF WAY FOR A DISTANCE OF 100 FEET TO A STONE POST SET IN THE GROUND AND LAND NOW OR FORMERLY OF SAID BOUDREAU, ET UX AND POINT OF BEGINNING.

THERE IS ALSO CONVEYED TO EDGAR H. GREENHALGH AND DORIS A. GREENHALGH, THEIR HEIRS AND ASSIGNS, A RIGHT TO USE THE ESTABLISHED RIGHT OF WAY FROM OAK HILL ROAD, SO-CALLED, TO THE ABOVE DESCRIBED PREMISES, AS WELL AS A RIGHT TO USE THE ESTABLISHED RIGHT OF WAY FROM THE ABOVE DESCRIBED PREMISES TO BAUNEG BEG POND.

TRACT II:

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE NORTHWESTERLY SIDE OF OAK HILL ROAD, IN THE TOWN OF SANFORD, COUNTY OF YORK AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

xxxxx-3628 BC

BEGINNING AT A 5 INCH BY 5 INCH STONE MONUMENT FOUND, 2 INCHES ABOVE GRADE, AT THE NORTHERLY SIDELINE OF OAK HILL ROAD AT THE SOUTHEASTERLY CORNER OF LAND OF THE GRANTEE HEREIN, THE GILES, AS DESCRIBED IN DEED RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 4967, PAGE 131;

THENCE SOUTH 59° 02' 18" WEST, 89.63 FEET BY SAID OAK HILL ROAD TO A 4 INCH BY 4 INCH STONE MONUMENT FOUND, 7 INCHES ABOVE GRADE AND REMAINING LAND OF THE GRANTOR HEREIN, WABAN;

THENCE NORTH 40° 02' 27" WEST, 39.96 FEET BY SAID REMAINING LAND OF THE GRANTOR HEREIN, WABAN, TO AN IRON ROD SET AND LAND TO BE CONVEYED BY THE GRANTOR HEREIN, WABAN, TO RICHARD AND REBECCA LAMBERT AND SAID LAND OF GRANTEES HEREIN, THE GILES;

THENCE NORTH 81° 23' 51" EAST, 103.74 FEET BY SAID LAND OF THE GRANTEES HEREIN, THE GILES, TO THE POINT OF BEGINNING.

THE ABOVE BEARINGS REFER TO THE 1967 MAGNETIC MERIDIAN.

THE ABOVE CORNERS DESCRIBED AS "IRON ROD SET" ARE 5/8 INCH IRON ROD SET WITH PLASTIC CAPS MARKED "CNR POST LAND SURV. PLS 1350",

THE ABOVE DESCRIPTION WAS PREPARED FROM "SKETCH SHOWING PROPOSED CONVEYANCES FOR WABAN PROJECTS, INC." DATED JUNE 8, 2004, AND SURVEYED BY CORNER POST LAND SURVEYING, INC.

xxxxx-3628 BC

DB1/67126438.3

Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession; and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

XXXXX-3628 BC
DB1/ 67126438.3

BK 17155 PGS 254 - 258
INSTR # 2015053561
RECEIVED YORK SS

12/21/2015 09:46:56 AM
DEBRA ANDERSON
REGISTER OF DEEDS

Maine R.E. Transfer Tax Paid

FORECLOSURE DEED

KNOW ALL BY THESE PRESENTS, that JPMorgan Chase Bank, National Association, with a mailing address of 3415 Vision Drive, Columbus, Ohio 43219 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto JPMorgan Chase Bank, National Association, with a mailing address of 3415 Vision Drive, Columbus, OH 43219 (GRANTEE) its successors and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 13 Oak Hill Road, Sanford, York County, Maine, 04073, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed of Raymond A. Poitras and Kristine K. Poitras, dated August 18, 2009 and recorded in the York County Registry of Deeds in Book 15713, Page 672, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A §6321 et seq. in Maine District Court, Springvale Docket No. SPRDC-RE-13-4, entitled JPMorgan Chase Bank, National Association v. Raymond A. Poitras and Kristine K. Poitras. Evidence of compliance with 14 M.R.S.A. §6323(1) is attached hereto.

Notwithstanding the date of execution or acknowledgement, this deed shall not be deemed delivered and the conveyance of the subject property and assignment of rights shall not be effected until this deed has been recorded in the York County Registry of Deeds.

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, National Association, has caused these presents to be signed and sealed this 14 day of Dec., 2015.

JPMorgan Chase Bank, National Association

By: _____ DEC 14 2015
Print Name: Ariane Moorer
Title: Vice President

State of Ohio
County of Franklin

Personally appeared before me this 14 day of Dec., 2015,

Ariane Moorer, Vice President of the above named JPMorgan Chase Bank, National Association, and acknowledged the foregoing to be his/her free act and deed in said capacity.

_____ DEC 14 2015
Notary Public
Print Name: Ashley L. Bond
My Commission Expires: 12/10/2018.

12-017413

NOTARIAL SEAL
STATE OF OHIO

ASHLEY L. BOND
Notary Public, State of Ohio
My Commission Expires 12/10/2018

Shapiro & Morley 707 Sable Oaks Dr Ste 250 S. Portland ME 04106

← 5pE (2)

EXHIBIT A

Tract I:

A certain lot or parcel of land with the buildings thereon situated in the Town of Sanford, County of York and State of Maine, and located on Bauneg Beg Pond, bounded and described as follows:

Beginning at a stone post set in the ground on the Westerly margin of an established right of way leading to Route 4, so-called, and at a point dividing the land herein conveyed and land now or formerly of Louis E. Boudreau et ux; thence from said stone post in a westerly direction by and along land now or formerly of said Boudreau; et ux for a distance of 100 feet to a stone post set in the ground and land now or formerly of one Drew; thence turning and running in a southerly direction by and along land now or formerly of said Drew for a distance of 100 feet to a stone post set in the ground and the northerly margin of an established right of way; thence turning and running in an easterly direction by and along said northerly margin of an established right of way for a distance of 100 feet to a post in the ground in the westerly margin of the first mentioned right of way; thence turning and running in a northerly direction by and along the westerly margin of the first mentioned right of way for a distance of 100 feet to a stone post set in the ground and land now or formerly of said Boudreau, et ux and point of beginning.

There is also conveyed to Edgar H. Greenhalgh and Doris A. Greenhalgh, their heirs and assigns, a right to use the established right of way from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Tract II:

A certain lot or parcel of land situated on the Northwesterly side of Oak Hill Road, in the Town of Sanford, County of York and State of Maine, bounded and described as follows:

Beginning at a 5 inch by 5 inch stone monument found, 2 inches above grade, at the Northerly sideline of Oak Hill Road at the southeasterly corner of land of the Grantee herein, the Giles, as described in Deed recorded at the York County Registry of Deeds in Book 4967, Page 131;

Thence South 59° 02' 18" West, 89.63 feet by said Oak Hill Road to a 4 inch by 4 inch stone monument found, 7 inches above grade and remaining land of the Grantor herein, Waban;

Thence North 40° 02' 27" West, 39.96 feet by said remaining land of the Grantor herein, Waban, to an iron rod set and land to be conveyed by the Grantor herein, Waban, to Richard and Rebecca Lambert and said land of Grantees herein, the Giles;

Thence North 81° 23' 51" East, 103.74 feet by said land of the Grantees herein, the Giles, to the point of beginning.

The above bearings refer to the 1967 magnetic meridian.

The above corners described as "iron rod set" are 5/8 inch iron rod set with plastic caps marked "CNR Post Land Surv. PLS 1350".

The above description was prepared from "Sketch Showing Proposed Conveyances for Waban Projects, Inc." dated June 8, 2004, and surveyed by Corner Post Land Surveying, Inc.

EVIDENCE OF COMPLIANCE WITH 14 M.R.S.A. §6323(1)

In accordance with the Judgment of Foreclosure and Sale entered June 5, 2015, JPMorgan Chase Bank, National Association caused a Notice of Public Sale to be published in the Journal Tribune on September 22, 2015, September 29, 2015, and October 6, 2015. This newspaper is of general circulation in York County, and the first publication was within 90 days of the expiration of the period of redemption. An affidavit of this publication is attached hereto.

Pursuant to the Notice of Public Sale, JPMorgan Chase Bank, National Association conducted a sale of the property at 13 Oak Hill Road, Sanford, ME 04073 on October 29, 2015 at the Law Office of Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106.

At said sale, the property was sold to JPMorgan Chase Bank, National Association, as the highest bidder.

Above information supplied by Shapiro & Morley, LLC, Attorneys for JPMorgan Chase Bank, National Association.

Journal Tribune

457 Alfred Street, Biddeford ME 04005 • Phone 207-282-1535 • Fax 207-282-3138

To Whom It May Concern:

State of Maine, County of York

Before this day personally appeared Donna M. Landry, who being duly sworn, deposes and says that this is to certify that on: September 22, 29 and October 6th, 2015 we published in the Journal Tribune, a daily newspaper circulated in York County

NOTICE OF PUBLIC SALE

JPMorgan Chase Bank, National Association v. Raymond A. Poitras and Kristine K Poitras et al.,

Docket No. SPRDC-RE-13-4

Donna M. Landry
10/12/2015
Employee, Journal Tribune

Sworn and subscribed before me this 12 day of October A.D., 2015.

Notary Public, State of Maine

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered June 5, 2015 in the action entitled JPMorgan Chase Bank, National Association v. Raymond A. Poitras and Kristine K. Poitras, et al., by the Maine District Court, Springvale, Docket No. SPRDC-RE-13-4, wherein the Court adjudged the foreclosure of a mortgage granted by Raymond A. Poitras and Kristine K. Poitras to Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, its successors and assigns dated August 18, 2009 and recorded in the York County Registry of Deeds in Book 15713, Page 672, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on Thursday, October 29, 2015, commencing at 10:15AM, at the Law Office of Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106.

The property is located at 13 Oak Hill Road, Sanford, Maine.

The sale will be by public auction. All bidders for the property will be required to make a deposit of $5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shapiro & Morley, LLC, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) days of the public sale. In the event a representative of JPMorgan Chase Bank, National Association is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. Additional terms will be announced at the public sale.

JPMorgan Chase Bank, National Association, by its attorneys Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106, (207)-775-6223

(Poitras 9/22, 9/29, 10/6/15)

5

STATE OF MAINE
YORK, ss.

DISTRICT COURT
SPRINGVALE
CIVIL ACTION
DOCKET NO. SPRDC-RE-13-4

* *

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
PLAINTIFF

v.

RAYMOND A. POITRAS
AND
KRISTINE K. POITRAS
DEFENDANTS

AND

STATE OF MAINE, DEPARTMENT OF HEALTH AND HUMAN SERVICES
PARTIES IN INTEREST

BK 17107 PGS 563 - 567
INSTR # 2015042036
RECEIVED YORK SS
10/01/2015 09:48:29 AM
DEBRA ANDERSON
REGISTER OF DEEDS

* *

JUDGMENT OF FORECLOSURE AND SALE
TITLE TO REAL ESTATE IS INVOLVED

13 Oak Hill Road, Sanford, Maine 04073
York County Registry of Deeds Book 15713, Page 672

6-3-15
Defendants Failed To Appear for trial.
MAR

Upon notice and after trial, the Court finds as follows:

1. The Plaintiff is the owner and mortgagee of record of a mortgage recorded in the York County Registry of Deeds in Book 15713, Page 672 (the "Mortgage"), affecting real property located at 13 Oak Hill Road, Sanford, Maine 04073, more particularly described in the legal description attached to the Mortgage (the "Premises"). The Mortgage was assigned to JPMorgan Chase Bank, National Association, evidenced by assignment from Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Franklin American Mortgage Company recorded in the York County Registry of Deeds on January 30, 2012 in Book 16252, Page 377. Said Assignment was ratified by Ratification of Assignment from the original lender, Franklin American Mortgage Company, recorded in the York County Registry of Deeds on March 16, 2015 in Book 16983, Page 27, ratifying the intent of the original lender that MERS had full authority to assign all of the interest in the Mortgage and

ratifying that the Assignment from MERS transferred all interest in the Mortgage to JPMorgan Chase Bank, National Association. The foregoing Assignment and Ratification of Assignment establish that Plaintiff has full and complete title in and to the Mortgage.

2. There has been a breach of the condition of the Mortgage as a result of a default on the promissory note secured thereby.

3. Defendants failed to appear at the Information Session on May 31, 2013 and as a result, mediation was terminated by Court Order dated June 12, 2013.

4. As of June 3, 2015, the following amounts, exclusive of fees and costs for preparation for and attendance at trial, are owed to the Plaintiff under the terms of the Note and Mortgage:

Principal Balance	$104,524.05
Accrued Interest	$13,273.94
Escrow Advances	$11,153.11
Late Charges	$22.09
Appraisal Fees	$78.00
Property Inspection Fees	$364.00
Attorney's Fees and Costs	$3,203.18
Total	$132,618.37

Additional pre-judgment interest is accruing and post-judgment interest will accrue at a rate of 4.0% per annum in accordance with the Note and § 1602-B. Plaintiff has foregone any right to a higher interest rate that may be allowable under 14 M.R.S. § 1602-C, as modified. Additional attorney's fees, real estate taxes, costs and amounts advanced to protect the security of Plaintiff's mortgage may continue to accrue through the date of redemption or sale and the completion of these proceedings.

5. The order of priority of any party appearing in this action is as follows:

First Priority: The Mortgage held by JPMorgan Chase Bank, National Association recorded in the York County Registry of Deeds in Book 15713, Page 672. The amount due the Plaintiff is as set forth above.

Second Priority: Raymond A. Poitras and Kristine K. Poitras.

6. At the time of filing of the Complaint in this action, the State of Maine, Department of Health and Human Services, held an interest by virtue of a lien in the amount of $3,321.68 recorded on October 3, 2012 in Book 16428, Page 778. This lien has been satisfied and has been released by the Release of

lien recorded in Book 16568, Page 407. As a result, Party-in-Interest State of Maine, Department of Health and Human Services no longer has any interest in the subject property.

7. There are no public utility easements affected by this action.

8. The names and addresses (if known) of all parties to this action and their counsel of record are identified as follows:

a. JPMorgan Chase Bank, National Association
3415 Vision Drive
Columbus, OH 43219

Counsel: Leonard F. Morley, Jr., Esq. #3856
William B. Jordan, Esq. #461
Robert L. Jackson, Esq. #4496
James M. Gibbons, Esq. #5366
Shapiro & Morley, LLC
707 Sable Oaks Dr., Suite 250
South Portland, Maine 04106
(207) 775-6223

b. Raymond A. Poitras
13 Oak Hill Road
Sanford, ME 04073

Counsel: Pro Se

c. Kristine K. Poitras
5 Beaver Dam Road
South Berwick, ME 03908

Counsel: Pro Se

d. State of Maine, Department of Health and Human Services
c/o State of Maine Attorney General
6 State House Station
Augusta, ME 04333

Counsel: Christopher C. Leighton, Esq.
415 Congress Street
Suite 301
Portland, ME 04101

9. The docket number for this action is SPRDC-RE-13-4.

10. All parties have received notice of these proceedings in accordance with the applicable provisions of the Maine Rules of Civil Procedure and any order of this Court.

IT IS THEREFORE ORDERED AND ADJUDGED that:

a. Judgment of Foreclosure and Sale is hereby entered in favor of JPMorgan Chase Bank, National Association. If Raymond A. Poitras and Kristine K. Poitras do not pay to the Plaintiff, its successors and assigns, the amount of the Plaintiff's total claim due as set forth above within the statutory 90-day period of redemption established by 14 M.R.S. § 6322, then JPMorgan Chase Bank, National Association, its successors and assigns, shall sell the Premises pursuant to 14 M.R.S. § 6321 et seq., and shall disburse the proceeds of the sale, after deducting the expenses thereof, in the following order:

First, to JPMorgan Chase Bank, National Association, its successors and assigns, as set forth above;

Second, the surplus proceeds, if any, to Kristine K. Poitras and the Clerk of Court for the benefit of Raymond A. Poitras in accordance with 14 M.R.S. § 6324.

b. An execution shall issue against Raymond A. Poitras and Kristine K. Poitras for any deficiency that may result, provided that the statutory requirements are met.

c. All remaining rights of the Defendants to possession shall terminate upon expiration of the statutory ninety (90) day redemption period. If Defendants have not redeemed the mortgage by that date, Defendants are ordered to vacate the real estate at that time, and a Writ of Possession shall issue to the Plaintiff for possession of the real property upon application for the same.

d. The Court specifically finds that there is no just reason for delay of the entry of final judgment for the relief requested in Plaintiff's complaint, and the Clerk is directed to enter this Order as a final judgment pursuant to Rule 54.

e. If an appeal is not filed and the Clerk has so certified, JPMorgan Chase Bank, National Association shall be responsible for recording an attested copy of this judgment in the York County Registry of Deeds and paying the recording fee.

f. Pursuant to Rule 79(a) this Order may be incorporated by reference on the Civil Docket.

Dated: June 3, 2015

Michael P. A. Tice
Judge, District Court

Entered O Entered on the docket on: 6/5/15
Copies provided to the parties in hand☐ mailed by the clerk☑
Clerk initials: JR

CERTIFICATION OF CLERK PURSUANT TO 14 M.R.S. § 2401(3) (F)

Pursuant to 14 M.R.S. § 2401(3)(F), it is hereby certified that no notice of appeal of the Judgment of Foreclosure and Sale in this matter was filed with the Clerk of Court in this action within the appeal period following entry of judgment or that the final judgment has been entered after remand following an appeal.

Dated: 9/22/15

Jessica Rollins
Clerk of Court
Asst

12-017413

A TRUE COPY
ATTEST
Shelley Albertson
Clerk

SEAL

Entered on the docket on: 9/22/15
Copies provided to the parties in hand☐ mailed by the clerk☑
Clerk initials: JR

Street Name	Street Type	Type	St. Length	Width	Area	Date of Acceptance	Date of Latest Construction	Age from 2003	Weighted Age	Weighted Average Yr.	Comments/Notes/Reconstruction History
Pierce Avenue		TW	2734.66	50'			1974 from Cotswald to Theriault/ Theriault to Rilder in 1987				
Pine Avenue		TW	245.26				1987				
Pine Street		TW	1265.06	35'		1891	1984				
Pine Tree Drive		SW	1045.50				1995				
Pinewood Drive		Private	1375.24								
Pioneer Avenue		TW	2388.07				1981				
Plante Lane		Private	400.74								
Plaza Drive		TW	2339.15	50'		1976	2001				
Pleasant Avenue		TW	550.92				-1960				
Pleasant Street		TW	4049.06				1987, 91 and 2003 (2003 Railroad Ave. to River St.)				
Pond Street		TW	186.95	40'		1962	1991				
Prescott Street		TW	918.28				1989				
Presidential Lane		TW	619.08				2003				
Prospect Street		TW	1638.62				1989				
Prosser Street			259.21				1986				
Proulx's Court		TW	216.32	25'		1950	1998				
Provencher Lane		Private	508.18								
Pumpkin Hill Road		Private	1705.75								
Punky Parkway		Private	646.13								
Putnam Street		TW	939.76				2001				
Quail Run Road		TW	1023.26	50'		1989	1989				
Quarry Road		TW	1055.20				1980				shared responsibility w/N. Berwick
Rachel Drive		Private	1078.24								
Railroad Avenue		TW	2701.78	n/a		1926	2003 Pleasant St. to Yeaton Hill Road - rest is 1995				
Rainbow Lane		Private	1591.63								
Rankin Street		TW	1547.44				1989				
Raymond Street		TW	419.26	40'		2000 accept Essex to Brenton	2000 accept Essex to Brenton/same construction				
Red Coat Lane		TW	811.46	50'		1977	1983				
Red Pine Drive		Private	323.91								
Reed Street		TW	865.44	40'		1929	1998				
Renaissance Way		Private	535.68								
Rhode Island		Private	309.14								

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 3/19/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
5 Punky Parkway	R21-2C	Punky Parkway

Current Owner	Bk	Pg	Date	Year Built
TULLY EDWARD C TRUSTEE	13432	251	9/8/2003	N/A

Previous Owners	Bk	Pg	Date
TULLY EDWARD	5385	312	4/19/1990

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

5 Punky Parkway (R21-2C)

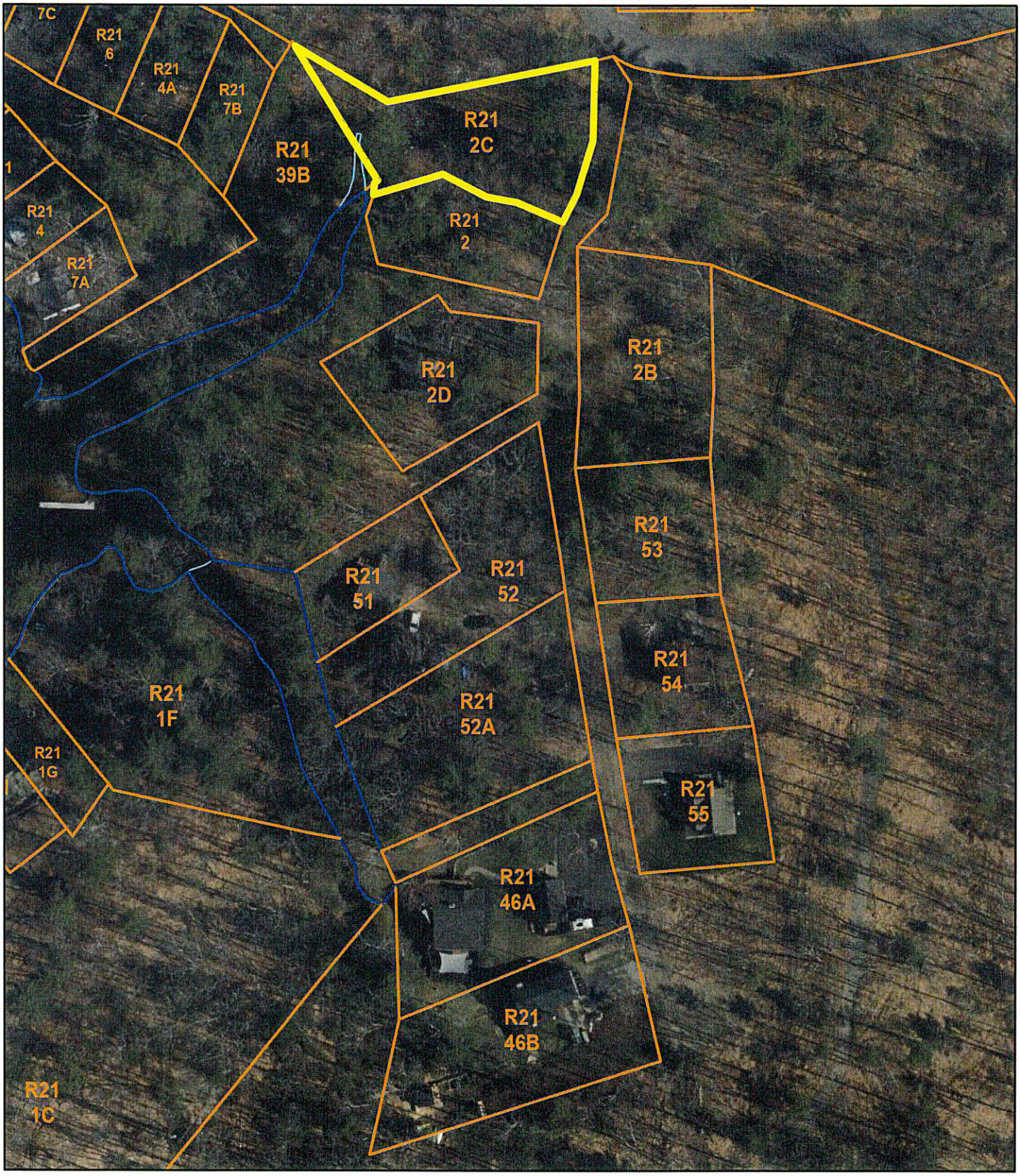
City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

March 20, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 5 PUNKY PKY | Map ID 0R21/ 0002C/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8454 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:52:03 PM

CURRENT OWNER

TULLY EDWARD C TRUSTEE
EDWARD C TULLY REVOCABLE TRU
1357 NE OCEAN BLVD #210
STUART FL 34996

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8454	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1300	30,100	30,100
RESIDNTL	1300	8,600	8,600
	Total	38,700	38,700

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
TULLY EDWARD C TRUSTEE	13432	0251	09-08-2003	U	I	0	W
TULLY EDWARD	05385	0312	04-19-1990	U	I	0	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	30,100	2023	1300	30,100	2022	1300	30,100
	1300	8,600		1300	8,600		1300	8,600
	Total	38,700		Total	38,700		Total	38,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,600
Appraised Land Value (Bldg)	30,100
Total Appraised Parcel Value	38,700
Valuation Method	C
Assessed Value	38,700
Total Exemptions Applied:	0
Total Assessment with Exemptions	38,700

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1300	RES VACANT M	RR		7,105	SF	4.70	0.90000	3	1.00		1.000		1.0000	4.23	30,100
				Total Card Land Units	0.16	AC								Total Land Value		30,100

Property Location 5 PUNKY PKY
Vision ID 8454 Account #

Map ID 0R21/ 0002C/ 0000/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1300
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	94	Outbuildings
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
CAB2	W/PLUMBING	L	384	28.00	1987		80		0.00	8,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

374

BK13432PG251

070579

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, I, **EDWARD TULLY**, of the Town of Rye, County of Rockingham and State of New Hampshire

for consideration paid,

grant to **EDWARD C. TULLY, TRUSTEE OF THE EDWARD C. TULLY REVOCABLE TRUST**, of the Town of Rye, County of Rockingham and State of New Hampshire, whose mailing address is: 880 Washington Road, Rye, NH 03870
with **WARRANTY COVENANTS**,

A certain lot or parcel of land together with buildings thereon, situated in the Town of Sanford, County of York and State of Maine and located at Bauneg Beg Pond, so-called and being more particularly bounded and described as follows: Beginning at a stone post at a point where a brook crosses the right of way leading to the Oak Hill Road, so-called, and extending in a northerly direction for a distance of 100 feet to a stone post and land now or formerly of Lena M. Kezer; thence by land of Lena M. Kezer in a westerly direction for a distance of 148 feet to a stone post and another brook; thence by said brook in a southerly direction for a distance of 50 feet to a stone post and the first mentioned brook; thence by the last mentioned brook in an easterly direction for a distance of 155 feet to a stone post and the point of beginning.

NO R.E. TRANSFER TAX PAID

Being the same premises conveyed to the Grantor herein by warranty deed of Karlton E. Tully and Thelma S. Tully dated April 19, 1990 and recorded in the York County Registry of Deeds in Book 5385, Page 312.

WITNESS my hand this 8th day of September, 2003.

Edward Tully

STATE OF MAINE, YORK, SS. September 8, 2003

Personally appeared the above named Edward Tully and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Cindy Ann Hartley, Notary Public
My comm. expires: June 18, 2007

RECEIVED YORK S S.
2003 SEP -8 PM 2:49

RETURN TO THE OFFICE OF:
BOURQUE & CLEGG
949 MAIN STREET/P O BOX 1068
SANFORD, MAINE 04073

1P

15157 BK5385 PG312

KARLTON E. TULLY and THELMA S. TULLY

of York County, Sanford, Maine
(being ~~un~~married), for consideration paid,
grant to Edward Tully

of P.O. Box 804, Portsmouth, Rockingham County,
with ~~Warranty Covenants~~
the land in County, State of Maine.

A certain lot or parcel of land together with the buildings thereon, situated in Sanford, County of York and State of Maine and located at Bauneg Beg Pond, so called, and bounded and described as follows:

Beginning at a stone post at a point where a brook crosses the right of way leading to the Oak Hill Road, so called, and extending in a northerly direction for a distance of one hundred (100) feet to a stone post and land now or formerly of Lena M. Kezer; thence by land of Lena M. Kezer in a westerly direction for a distance of one hundred and forty-eight (148) feet to a stone post and another brook; thence by said brook in a southerly direction for a distance of fifty (50) feet to a stone post and the first mentioned brook; thence by the last mentioned brook in an easterly direction for a distance of one hundred and fifty five (155) feet to a stone post and the point of beginning.

Being the same premises conveyed to Karlton E. Tully and Thelma S. Tully by deed of Triangle Motor Sales, Incorporated dated August 13, 1957 and recorded at the York County Registry of Deeds at Book 1352, Page 322.

NO R.E. TRANSFER TAX PAID

KARLTON E. TULLY and THELMA S. TULLY, husband and wife ~~wife of said grantor,~~
joins as grantor and releases all rights by descent and all other rights.

Witness our hands and seals this 19th day of April 1990

Sheila M. McGoldrick — Karlton E. Tully
Witness: KARLTON E. TULLY

Sheila M. McGoldrick — Thelma S. Tully
Witness: THELMA S. TULLY

RECEIVED 90 MAY -4 AM 8:38 YORK S.S.

ATTEST: Gene M. Ponzetti
REGISTER OF DEEDS

The State of Maine ss. 19

Then personally appeared the above named KARLTON E. TULLY and THELMA S. TULLY

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Tina J. Miles
Justice of the Peace - ~~Attorney at Law~~ - ~~Notary Public~~
TINA J. MILES

1201 S WARRANTY DEED

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/16/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
779 Country Club Rd	**R21-56C**	**Punky Parkway**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	0	0	2/1/2023	1972

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	1785	361	8/22/1967

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• Allen's Cove right of way reference
• camp road reference
• right of way reference

779 Country Club Rd (R21-56C)

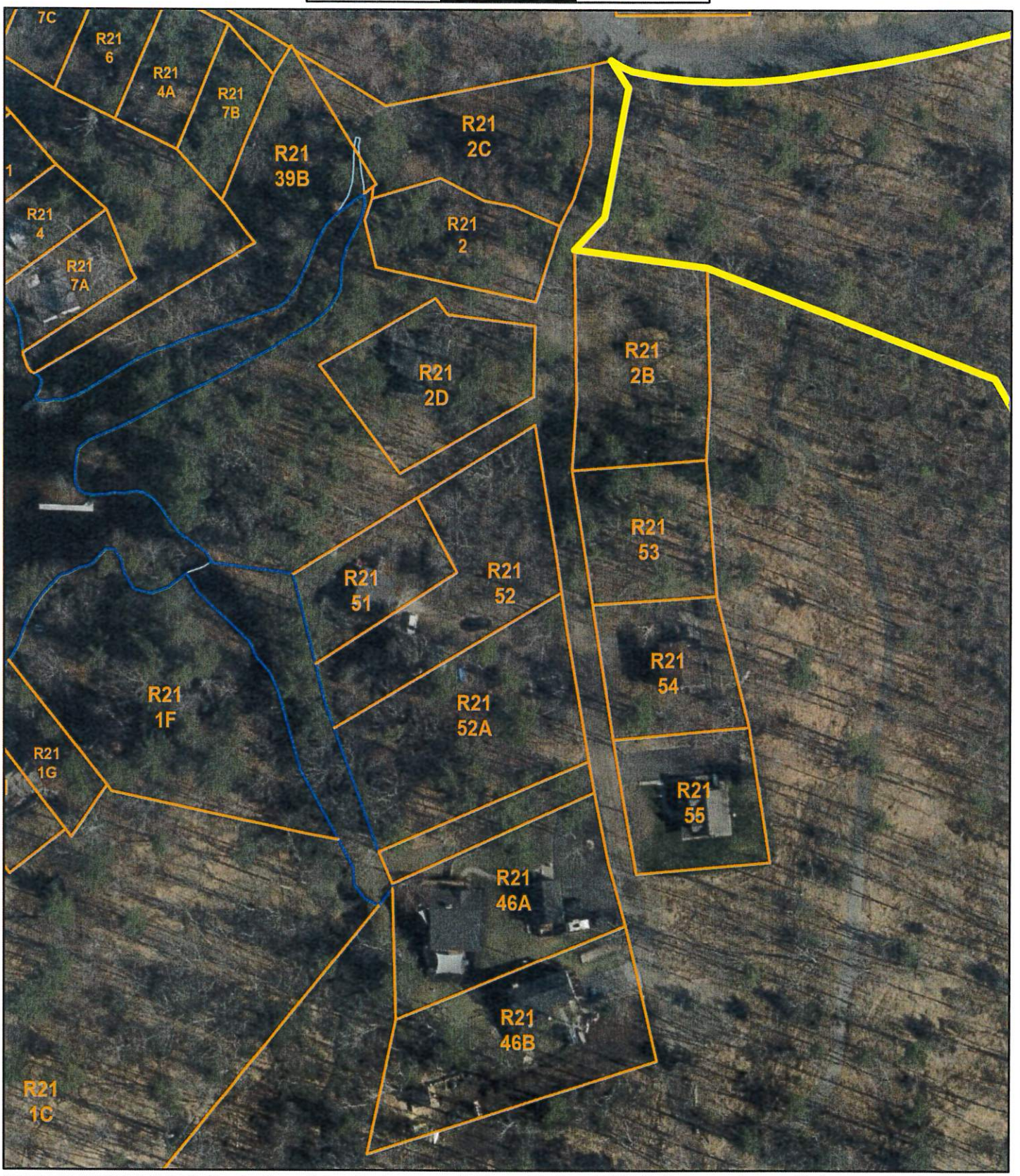
City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

March 20, 2026

CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 1 of 3 | Card # 1 of 3 | Print Date 8/12/2025 2:01:37 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8540	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	801,300	801,300
EXM LAND	9200	72,100	72,100
EXEMPT	9200	80,800	80,800
		Total	954,200	954,200

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	801,300	2023	9200	801,300	2022	9200	801,300
	9200	72,100		9200	72,100		9200	72,100
	9200	80,800		9200	80,800		9200	80,800
	Total	954,200		Total	954,200		Total	954,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	801,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	80,800
Appraised Land Value (Bldg)	72,100
Total Appraised Parcel Value	954,200
Valuation Method	C
Assessed Value	**954,200**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	954,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20240253	06-05-2024	SGN	SIGN	40,000		0		SIGN
20240069	03-12-2024	RE	REMODEL	4,000		100		CONSTRUCT 3 INTERIOR W
20170499	12-29-2017	CO	CO ISSUED			0		11/6/17 CERT OF OCCUPAN
20170314	06-26-2017	NS	New Structure	51,000		0		SEE ASSOC DOC - BUILDIN
20170087	03-13-2017	NS	New Structure	2,200,000		0		7,700 SQ FT ONE STORY AD
20120328	08-03-2012	RE	Remodel	12,000				MOVE WALL TO ADD SECON

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-18-2011	JG	01	6	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	920C	NON PROFIT M	RR		43,560	SF	1.08	1.00000	5	1.00		1.000			0	1.08	47,000
1	920C	NON PROFIT M	RR		7.590	AC	1,500.00	1.00000	0	1.00		1.000			0	1,425	11,900
1	920C	NON PROFIT M	RR		800.000	FF	16.50	1.00000	0	1.00		1.000			0	16.5	13,200
				Total Card Land Units	8.59	AC										Total Land Value	72,100

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 1 of 3 | Card # 1 of 3 | Print Date 8/12/2025 2:01:37 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	83	Schools-Public
Model	94	Res/Com Use
Grade	C-	Average -
Stories:	1	
Occupancy		
Exterior Wall 1	06	Board & Batten
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2		
Heating Fuel	04	Electric
Heating Type	07	Electr Basebrd
AC Type	02	Heat Pump
Bldg Use	910C	CHARITABLE MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	2	
Depreciation		
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	9.00	
% Comn Wall		
1st Floor Use:	910C	

CONSTRUCTION DETAIL (CONTINUED)

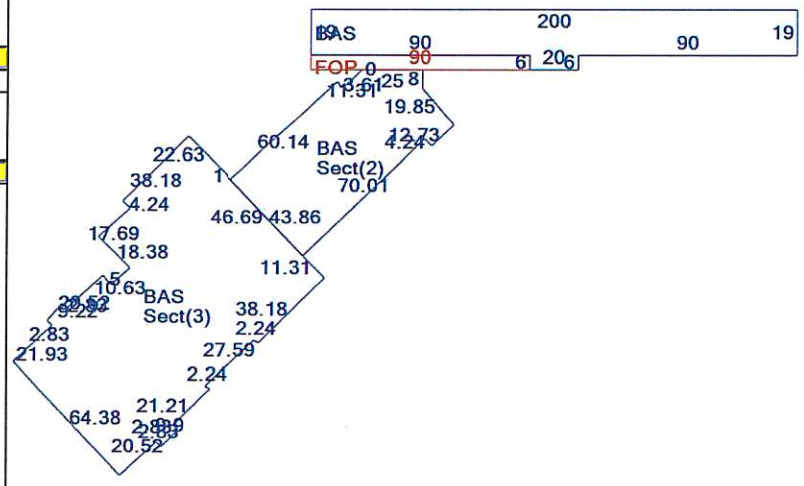
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920C	NON PROFIT MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	1,017,977
Year Built	1974
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	46
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	54
RCNLD	801,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
BRN1	BARN - 1 STO	L	1,200	18.00	1987		80		0.00	17,300
SHD1	SHED AVERAG	L	80	8.00	1987		80		0.00	500
PAV1	PAVING-ASPH	L	28,000	2.50	2017		90		0.00	63,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,920	3,920	3,920	52.14	204,377
FOP	Porch, Open	0	540	135	13.03	7,038
	Ttl Gross Liv / Lease Area	3,920	4,460	4,055		211,415

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 2 of 3 | Card # 2 of 3 | Print Date 8/12/2025 2:01:37 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8540	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	801,300	801,300
EXM LAND	9200	72,100	72,100
EXEMPT	9200	80,800	80,800
	Total	954,200	954,200

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	801,300	2023	9200	801,300	2022	9200	801,300
	9200	72,100		9200	72,100		9200	72,100
	9200	80,800		9200	80,800		9200	80,800
	Total	954,200		Total	954,200		Total	954,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	801,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	80,800
Appraised Land Value (Bldg)	72,100
Total Appraised Parcel Value	954,200
Valuation Method	C
Assessed Value	**954,200**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	954,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20240253	06-05-2024	SGN	SIGN	40,000		0		SIGN
20240069	03-12-2024	RE	REMODEL	4,000		100		CONSTRUCT 3 INTERIOR W
20170499	12-29-2017	CO	CO ISSUED			0		11/6/17 CERT OF OCCUPAN
20170314	06-26-2017	NS	New Structure	51,000		0		SEE ASSOC DOC - BUILDIN
20170087	03-13-2017	NS	New Structure	2,200,000		0		7,700 SQ FT ONE STORY AD
20120328	08-03-2012	RE	Remodel	12,000				MOVE WALL TO ADD SECON

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-18-2011	JG	01	6	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	920C	NON PROFIT M	RR		43,560	SF	1.08	1.00000	5	1.00		1.000			0	1.08	47,000
1	920C	NON PROFIT M	RR		7.590	AC	1,500.00	1.00000	0	1.00		1.000			0	1,425	11,900
1	920C	NON PROFIT M	RR		800.000	FF	16.50	1.00000	0	1.00		1.000			0	16.5	13,200
				Total Card Land Units	8.59	AC										Total Land Value	72,100

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 2 of 3 | Card # 2 of 3 | Print Date 8/12/2025 2:01:37 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	83	Schools-Public
Model	94	Res/Com Use
Grade	C+	Average +
Stories:	1	
Occupancy		
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2	25	Vinyl Siding
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2		
Heating Fuel	04	Electric
Heating Type	07	Electr Basebrd
AC Type	03	Central
Bldg Use	910C	CHARITABLE MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	2	
Depreciation		
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	03	ABOVE AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	03	ABOVE AVERAGE
Wall Height	9.00	
% Comn Wall		
1st Floor Use:	910C	

CONSTRUCTION DETAIL (CONTINUED)

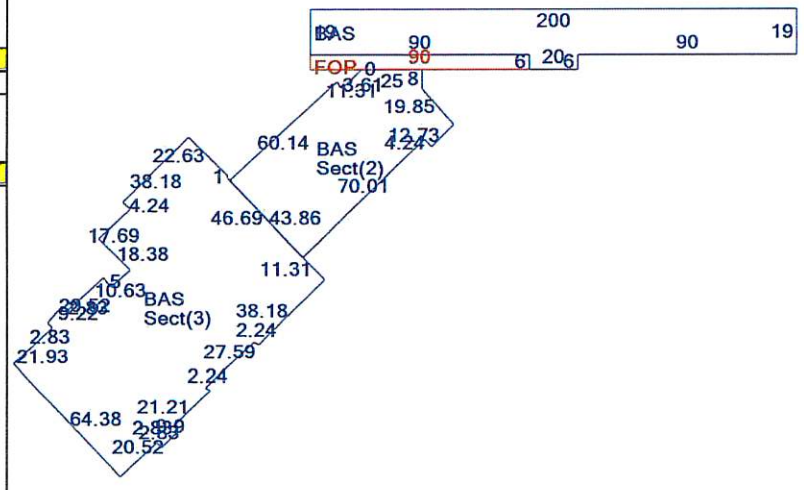
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920C	NON PROFIT MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	1,017,977
Year Built	2006
Effective Year Built	2007
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	74
RCNLD	801,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,506	3,506	3,506	69.20	242,600
	Ttl Gross Liv / Lease Area	3,506	3,506	3,506		242,600

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 3 of 3 | Card # 3 of 3 | Print Date 8/12/2025 2:01:37 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8540	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	801,300	801,300
EXM LAND	9200	72,100	72,100
EXEMPT	9200	80,800	80,800
	Total	954,200	954,200

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	801,300	2023	9200	801,300	2022	9200	801,300
	9200	72,100		9200	72,100		9200	72,100
	9200	80,800		9200	80,800		9200	80,800
	Total	954,200		Total	954,200		Total	954,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	801,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	80,800
Appraised Land Value (Bldg)	72,100
Total Appraised Parcel Value	954,200
Valuation Method	C
Assessed Value	**954,200**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	954,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20240253	06-05-2024	SGN	SIGN	40,000		0		SIGN
20240069	03-12-2024	RE	REMODEL	4,000		100		CONSTRUCT 3 INTERIOR W
20170499	12-29-2017	CO	CO ISSUED			0		11/6/17 CERT OF OCCUPAN
20170314	06-26-2017	NS	New Structure	51,000		0		SEE ASSOC DOC - BUILDIN
20170087	03-13-2017	NS	New Structure	2,200,000		0		7,700 SQ FT ONE STORY AD
20120328	08-03-2012	RE	Remodel	12,000				MOVE WALL TO ADD SECON

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
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LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
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1	920C	NON PROFIT M	RR		7.590	AC	1,500.00	1.00000	0	1.00		1.000			0	1,425	11,900
1	920C	NON PROFIT M	RR		800.000	FF	16.50	1.00000	0	1.00		1.000			0	16.5	13,200
		Total Card Land Units			8.59	AC										Total Land Value	72,100

Property Location 779 COUNTRY CLUB RD | Map ID 0R21/ 0056C/ 0000/ / | Bldg Name | State Use 920C
Vision ID 8540 | Account # | Bldg # 1 | Sec # 3 of 3 | Card # 3 of 3 | Print Date 8/12/2025 2:01:37 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	83	Schools-Public
Model	94	Res/Com Use
Grade	C+	Average +
Stories:	1	
Occupancy		
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2	25	Vinyl Siding
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	05	Vinyl/Asphalt
Interior Floor 2		
Heating Fuel	04	Electric
Heating Type	07	Electr Basebrd
AC Type	01	None
Bldg Use	910C	CHARITABLE MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	2	
Depreciation		
Heat/AC	02	HEAT/AC SPLIT
Frame Type	02	WOOD FRAME
Baths/Plumbing	03	ABOVE AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	03	ABOVE AVERAGE
Wall Height	9.00	
% Comn Wall		
1st Floor Use:	910C	

CONSTRUCTION DETAIL (CONTINUED)

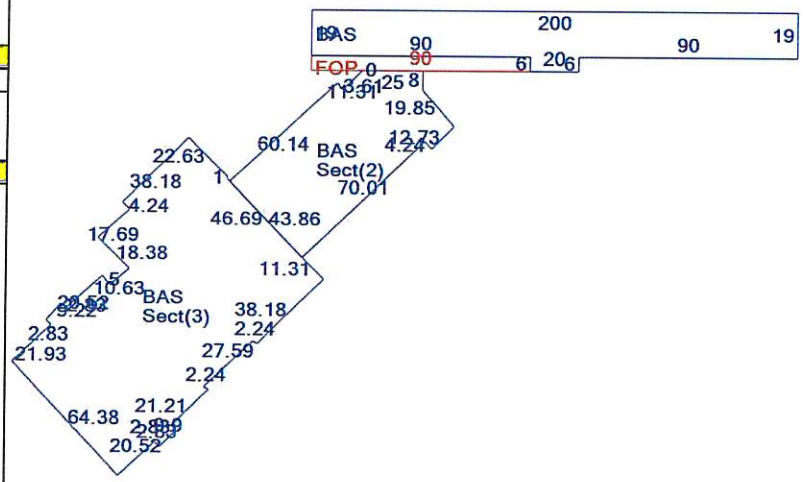
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920C	NON PROFIT MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	1,017,977
Year Built	2017
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	801,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,363	8,363	8,363	67.44	563,961
	Ttl Gross Liv / Lease Area	8,363	8,363	8,363		563,961

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 3/18/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
10 Punky Parkway	**R21- 2B**	**PUNKY PARKWAY**

Current Owner	Bk	Pg	Date	Year Built
ELLSWORTH DIANE	**15464**	**778**	**7/31/2008**	1955

Previous Owners	Bk	Pg	Date
SECRETARY OF VETERAN AFFAIRS	15456	680	7/21/2008
SECRETARY OF VETERAN AFFAIRS	15365	474	3/5/2008
GMAC MORTGAGE LLC	15235	315	8/16/2007
GALLANT ALDORA M	14671	781	11/15/2005

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

10 Punky Parkway (R21-2B)

City of Sanford, ME

1 inch = 100 Feet

March 20, 2026

0 100 200 300

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 10 PUNKY PKY
Vision ID 8453 Account # Map ID 0R21/ 0002B/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1010
Print Date 8/12/2025 1:51:55 PM

CURRENT OWNER

ELLSWORTH DIANE

10 PUNKY PKY

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	COMB.WITH LOT R21/2E P	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8453	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	141,800	141,800
RES LAND	1010	38,100	38,100
RESIDNTL	1010	3,800	3,800
	Total	183,700	183,700

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ELLSWORTH DIANE	15464	0778	07-31-2008	U	I	115,000	F
SECRETARY OF VETERAN AFFAIRS	15456	0680	07-21-2008	U	I	0	C
SECRETARY OF VETERAN AFFAIRS	15365	0474	03-05-2008	U	I	122,501	F
GMAC MORTGAGE LLC	15235	0315	08-16-2007	U	I	0	F
GALLANT ALDORA M	14671	0781	11-15-2005	Q	I	159,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	141,800	2023	1010	140,400	2022	1010	140,400
	1010	38,100		1010	38,100		1010	38,100
	1010	3,800		1010	3,800		1010	3,800
	Total	183,700		Total	182,300		Total	182,300

EXEMPTIONS

Year	Code	Description	Amount
2017	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	139,000
Appraised Xf (B) Value (Bldg)	2,800
Appraised Ob (B) Value (Bldg)	3,800
Appraised Land Value (Bldg)	38,100
Total Appraised Parcel Value	183,700
Valuation Method	C
Assessed Value	183,700
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	160,700

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20170440	08-29-2017	AD	Addition	14,000	0		SEE ASSOC DOC - ADDITION - ADD 4' TO

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		15,700	SF	2.69	0.90000	3	1.00		1.000			1.0000	2.43	38,100
		Total Card Land Units			0.36	AC										Total Land Value	38,100

Property Location 10 PUNKY PKY
Vision ID 8453 Account #

Map ID 0R21/ 0002B/ 0000/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	C	Average
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

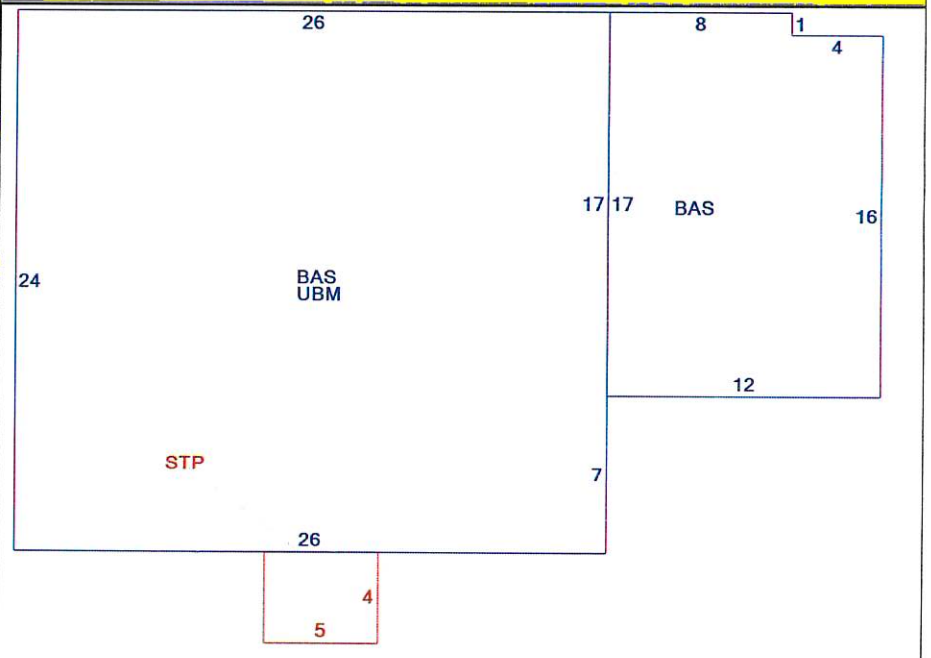
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	193,120
Year Built	1955
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	139,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU1	FLUE-CONCR	B	1	500.00	1993		72		0.00	400
FPL1	FIREPLACE 1	B	1	3400.00	1993		72		0.00	2,400
FGR3	GARAGE-PO	L	216	22.00	1987		80		0.00	3,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	824	824	824	203.07	167,330
STP	Stoop	0	20	2	20.31	406
UBM	Basement, Unfinished	0	624	125	40.68	25,384
	Ttl Gross Liv / Lease Area	824	1,468	951		193,120



388

Doc# 20080033967
Bk 15464 Pg 8778 - 8779
Received York SS
07/31/2008 2:18PM
Debra L. Anderson
Register of Deeds

QUITCLAIM DEED WITH COVENANT
(Special Warranty Deed)

THIS INDENTURE, made on the 28th day of July, 2008 by and between **the Secretary of Veterans Affairs, an Officer of the United States of America,** whose mailing address is Department of Veterans Affairs, Washington, DC 20420, (herein after called GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto **Diane Ellsworth**, with a mailing address of 6 Duffet Road, Framingham, MA 01702 (herein after called "GRANTEE"), her heirs and assigns forever, WITH QUITCLAIM COVENANTS, that certain lot or parcel of land, with any buildings thereon, located at 10 Punky Park Way, Sanford, in the County of York, and State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

See Attached Exhibit A

Meaning and intending to convey the same premises conveyed to the within grantor by the deed dated December 9, 2007, and recorded in the York County Registry of Deeds on March 5, 2008 in Book 15365, Page 0474.

IN WITNESS WHEREOF, the said Secretary of Veterans Affairs, an Officer of the United States of America has caused these presents to be signed and sealed this 9th day of July, 2008.

Maine R.E. Transfer Tax Paid

Pursuant to provisions of 38 U.S.C. 3720(a) (6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

WITNESS:

OCWEN LOAN SERVICING, LLC CORPORATE SEAL

Secretary of Veterans Affairs, an Officer of the United States of America

By: _____
Print Name: MICHAEL MORELAND
Its: Director, VA REO
Ocwen Loan Servicing LLC Pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f)

MICHAEL MORELAND
Director, VA REO

State of Florida
Orange County

On this date personally appeared _____, _____ pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and deed of said Secretary.

In witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Florida aforesaid, this 9 day of July, 2008,

Notary Public: _____
Print Name: JAMES LANZERIO
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Jim Lanzerio
Commission # DD535566
Expires: APR. 02, 2010
Bonded Thru Atlantic Bonding Co., Inc.

deed.reo/08-009015
Loan #:

EXHIBIT A

A certain lot or parcel together with the buildings thereon, situated in Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called; bounded and described as follows:

Beginning at a stone post set in the ground on the Northwesterly corner of the land herein to be conveyed, said stone post being 15 feet Southerly from a point where the brook crosses an established right of way leading from Oak Hill Road, so-called, to and beyond the property herein described; thence from said stone post in an Easterly direction by land now or formerly of Lena M. Kezar for a distance of 100 feet to another stone post set in the ground; thence turning and running in a Southerly direction by said other land now or formerly of said Kezar a distance of 100 feet to another stone post set in the ground; and continuing in a Southerly direction a distance of 50 feet to a stone post set in the ground; thence turning and running in a Westerly direction a distance of 100 feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a Northerly direction by and along said right of way a distance of 50 feet to a stone post set in the ground; and continuing in a Northerly direction by the aforementioned right of way a distance of 100 feet to a stone post set in the ground and the point of beginning.

TOGETHER WITH a right of way to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Market street settlement
70 Market street
Manchester, NH. 03103

End of Document

0508-00130 Ellsworth legalxA.dot

Doc# 2008031089
Bk 15456 Pg 0680 - 0682
Received York SS
07/21/2008 9:03AM
Debra L. Anderson
Register of Deeds

CORRECTIVE QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR

KNOW ALL BY THESE PRESENTS, THAT GMAC Mortgage LLC, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with a principal place of business in Fort Washington, Pennsylvania, acting pursuant to a Judgment of Foreclosure and Sale entered on June 27, 2007, in District Ten, Division of Western York, located in Springvale, Maine, Docket No. RE-2007-026, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of a Mortgage to Residential Mortgage Services Inc. by Aldora M. Gallant by Mortgage, dated November 14, 2005 and recorded in the York County Registry of Deeds in Book 14671, Page 783 in consideration of One Dollar ($1.00) and other valuable consideration paid by Secretary of Veteran Affairs, whose mailing address is Norris Cotton Federal Building, 275 Chestnut Street, Manchester, NH 03101, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Secretary of Veteran Affairs, its successors and assigns forever, A certain lot or parcel of land, together with the buildings thereon, situated at 10 Punky Parkway, Sanford, Maine, being more particularly described in the attached Exhibit A.

This deed is granted through a foreclosure sale held pursuant to 14 M.R.S.A. §6323(1). A notice of public sale stating the time, place and terms of the sale was published on September 26, 2007, October 3, 2007 and October 10, 2007 in the Journal Tribune, which is a newspaper of general circulation in York County, which is the county where the premises are located. The redemption period expired on September 25, 2007. The public sale was held on December 18, 2007. The grantee(s) was the highest bidder.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Secretary of Veteran Affairs, its successors and assigns forever.

IN WITNESS WHEREOF, GMAC Mortgage, LLC, has caused this instrument to be signed in its corporate name by Jeffrey Stephan, its ISO, this 11 day of July 2008.

Signed and Delivered in the Presence of:

GMAC Mortgage, LLC

By: _____

Printed Name Jeffrey Stephan
Its Limited Signing Officer

STATE OF PA
Montgomery, ss.

July 11 2008

Then personally appeared the above named Jeffrey Stephan Limited Signing Officer of GMAC Mortgage, LLC and acknowledged the foregoing instrument to be his/her free act and deed, and the free act and deed of GMAC Mortgage,.

Before me,

_____
Notary Public

_____
Printed Name

_____
My Commission Expires

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Lynch, Notary Public
Horsham Twp., Montgomery County
My Commission Expires Nov. 3, 2010
Member, Pennsylvania Association of Notaries

3pg ⇒ DRUMMOND & DRUMMOND ONE MONUMENT WAY PTLD ME 04101

EXHIBIT

A

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called; bounded and described as follows:

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TOGETHER WITH a right of way to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Reference is hereby made to a deed from Scott Osborne of even date to be recorded herewith

END OF DOCUMENT

393

Doc# 2008008703
Bk 15365 Pg 0474 - 0476
Received York SS
03/05/2008 12:14PM
Debra L. Anderson
Register of Deeds

QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR

KNOW ALL BY THESE PRESENTS, THAT GMAC Mortgage LLC, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with a principal place of business in Fort Washington, Pennsylvania, acting pursuant to a Judgment of Foreclosure and Sale entered on June 27, 2007, in District Ten, Division of Western York, located in Springvale, Maine, Docket No. RE-2007-026, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of a Mortgage to Residential Mortgage Services Inc. by Aldora M. Gallant by Mortgage, dated November 14, 2005 and recorded in the York County Registry of Deeds in Book 14671, Page 783 in consideration of One Dollar ($1.00) and other valuable consideration paid by Secretary of Veteran Affairs, whose mailing address is Norris Cotton Federal Building, 275 Chestnut Street, Manchester, NH 03101, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Secretary of Veteran Affairs, its successors and assigns forever, A certain lot or parcel of land, together with the buildings thereon, situated at 10 Punky Parkway, Sanford, Maine, being more particularly described in the attached Exhibit A.

No R.E. Transfer Tax Paid

This deed is granted through a foreclosure sale held pursuant to 14 M.R.S.A. §6323(1). A notice of public sale stating the time, place and terms of the sale was published on September 26, 2007, October 3, 2007 and October 10, 2007 in the Journal Tribune, which is a newspaper of general circulation in York County, which is the county where the premises are located. The redemption period expired on September 25, 2007. The public sale was held on October 31, 2007. The grantee(s) was the highest bidder.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Secretary of Veteran Affairs, its successors and assigns forever.

IN WITNESS WHEREOF, GMAC Mortgage, LLC, has caused this instrument to be signed in its corporate name by Mike Dian Limited Signing Officer, its _____,
this 19th day of December 2007.

Signed and Delivered in the Presence of:

Beulah Peterson

GMAC Mortgage, LLC

By: _____

Printed Name Mike Dian

Its ~~Limited Signing Officer~~

STATE OF PA

, ss.

December 19th 2007

Then personally appeared the above named Mike Dian of GMAC Mortgage, LLC and acknowledged the foregoing instrument to be his/her free act and deed, and the free act and deed of GMAC Mortgage,.

Before me,

N. Shelton

Notary Public

Printed Name

My Commission Expires

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nikole Shelton, Notary Public
Horsham Twp., Montgomery County
My Commission Expires Aug. 11, 2010
Member, Pennsylvania Association of Notaries

EXHIBIT

A

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TOGETHER WITH a right of way to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Reference is hereby made to a deed from Scott Osborne of even date to be recorded herewith.

End of Document

Jos Drummond & Drummond
One Monument Way
Portland, Me. 04101

Doc# 2007041853
Bk 15235 Pg 0315 - 0318
Received York SS
08/16/2007 9:34AM
Debra L. Anderson
Register of Deeds
JUL 23 2007

STATE OF MAINE
YORK, SS.

DISTRICT COURT
DISTRICT TEN
DIVISION OF WESTERN YORK
CIVIL ACTION
DOCKET NO. RE-2007-026

GMAC MORTGAGE, LLC	)	
	)	**JUDGMENT OF**
Plaintiff	)	**FORECLOSURE AND**
	)	**SALE AND ORDER**
v.	)	
	)	
ALDORA M. GALLANT	)	
	)	**TITLE TO REAL ESTATE**
	)	**IS INVOLVED**
Defendant	)	
	)	

(~~After notice and hearing~~) (Without hearing and no opposition pursuant to Rule 7(c)) and on Affidavits, the Court finds that there is cause for granting GMAC Mortgage, LLC ("GMAC")'s Motion for Summary Judgment, and the Court specifically finds that there has been a breach of conditions in GMAC's Mortgage, that there is due GMAC on said Note and Mortgage the principal amount of $161,213.75 interest thereon to March 28, 2007, in the amount of $6,845.19, with additional interest accruing on said principal balance at the rate of $25.40 per day, late charges of $303.28, advanced escrow of $1,023.20, property inspection fees of $82.50 and attorneys' fees and disbursements in the amount of $1,372.37, plus any additional fees and costs incurred through and including the sale of the property.

The order of priority of the liens is:

a. First to GMAC on its Mortgage dated November 14, 2005 and recorded in the York County Registry of Deeds in Book 14671, Page 783, in the principal amount of $161,213.75 interest thereon to March 28, 2007, in the amount of $6,845.19, together with additional interest and costs as set forth above.

WHEREFORE, it is hereby expressly directed that an entry of Judgment of Foreclosure and Sale be made in favor of GMAC on its Complaint for Foreclosure by Civil Action, and, therefore, it is hereby ordered and decreed that if the Defendant, her heirs and assigns, does not pay to GMAC, its successors and assigns, the amount of the total claim due together with accrued interest and other charges as set forth above within ninety (90) days of the date hereof, then GMAC, its successors and assigns, shall be entitled to exclusive possession of the real estate, and GMAC may sell Defendant's real estate, pursuant to 14 M.R.S.A. §6321 et seq., and disburse the proceeds of the sale, after deducting the expenses thereof, first to GMAC, its successors and assigns, in the amount of the total claim due, plus accrued interest and other charges to the date of the sale on its mortgage as set forth in paragraph a. above. Should there be any surplus funds remaining, said surplus shall be turned over to the Maine District Court, Division of Western York, to be held in escrow for 6 months for the benefit of mortgagors, the mortgagors' successors, heirs and assigns, pursuant to 14 M.R.S.A. §6324

An execution shall issue against Defendant for any deficiency, provided that the statutory requirements are met.

Defendant and all other occupants are Ordered to vacate the real estate upon expiration of the statutory ninety (90) day redemption period if Defendant has not by that date redeemed the real estate in accordance with statutory procedure. A Writ of Possession shall be issued to GMAC against Defendant and all other occupants for possession of said real estate if it is not redeemed as aforesaid.

Pursuant to Sec. 1. 14 M.R.S.A. §2401, sub-§3, the Court finds that all parties have received all required notice of the proceedings and that all notice has been given in accordance with the applicable provisions of the Maine Rules of Civil Procedure and if the notice was served or

given pursuant to an order of a court, including service by publication, that the notice was served or given pursuant to the order.

The names and addresses of all parties to this action and their counsel are as follows:

GMAC
c/o Paul E. Peck, Esq.
Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101
Bar No. 3527

Aldora M. Gallant
10 Punky Parkway
Sanford, ME 04073
Counsel: None

The real estate, which is the subject of this foreclosure action, is situated at 10 Punky Parkway, Sanford, Maine, being more particularly described in Exhibit A attached hereto.

GMAC is Ordered, after the expiration of the appeal period, to record an attested copy of this Judgment of Foreclosure and Sale and Order in the York County Registry of Deeds and shall pay for the associated recording fees.

The Court finds that this judgment is final as to all claims stated herein.

The Clerk is specifically directed pursuant to M.R.Civ.P. 79(a) to enter this Judgment on the civil docket by a notation incorporating it by reference.

Dated: 6-25-07

SEAL

District Court Judge

A TRUE COPY ATTEST.

CLERK

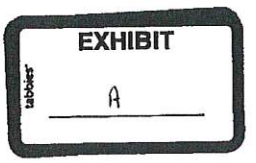
ORDER ENTERED IN COURT'S DOCKET ON: 6/27/07

I hereby certify that all applicable appeal periods have expired without action.

Dated: JULY 19, 2007

DEPUTY Clerk, Maine District Court

\\Filestore\ProlawDocs\3429-1869\35278.doc



A certain lot or parcel of land together with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called; bounded and described as follows:

Beginning at a stone post set in the ground on the northwesterly corner of land herein to be conveyed, said stone post being 15 feet southerly from a point where the brook crosses an established right of way leading from Oak Hill Road, so-called, to and beyond the property herein described; thence from said stone post in an easterly direction by land now or formerly of Lena M. Kezar for a distance of 100 feet to another stone post set in the ground; thence turning and running in a southerly direction by said other land now or formerly of said Kezar a distance of 100 feet to another stone post set in the ground; and continuing in a southerly direction a distance of 50 feet to a stone post set in the ground; thence turning and running in a westerly direction a distance of 100 feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a northerly direction by and along said right of way a distance of 50 feet to a stone post set in the ground; and continuing in a northerly direction by the aforementioned right of way a distance of 100 feet to a stone post set in the ground and the point of beginning.

TOGETHER WITH a right of way to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Reference is hereby made to a deed from Scott Osborne of even date to be recorded herewith.

End of Document

File Number 51316

WARRANTY DEED

Maine Statutory Short Form

Doc# 2005069266
Bk 14671 Pg 0781 - 0782
Received York SS
11/15/2005 1:08PM
Debra L. Anderson
Register of Deeds

KNOW ALL MEN BY THESE PRESENTS, That I/we **Scott Osborne** of the City/Town of Sanford in the State of Maine, for consideration paid, grant(s) to **Aldora M. Gallant** whose mailing address is 8 Vine Street, Exeter, New Hampshire 03833, with **WARRANTY COVENANTS**, the real property situated in **Sanford**, County of **York** and State of **Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 14th day of November, 2005.

MAINE R.E. TRANSFER TAX PAID

Witness to all

Scott Osborne

State of Maine
York, ss.

November 14, 2005

Personally appeared before me the above named **Scott Osborne** and acknowledged the foregoing instrument to be his/her/their free act and deed.

Notary Public/Attorney at Law

LESLEY J. WENTWORTH
Notary Public, Maine
My Commission Expires November 12, 2008

File No. 51316

EXHIBIT A
(DEED)

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called; bounded and described as follows:

Beginning at a stone post set in the ground on the northwesterly corner of land herein to be conveyed, said stone post being 15 feet southerly from a point where the brook crosses an established right of way leading from Oak Hill Road, so-called, to and beyond the property herein described; thence from said stone post in an easterly direction by land now or formerly of Lena M. Kezar for a distance of 100 feet to another stone post set in the ground; thence turning and running in a southerly direction by said other land now or formerly of said Kezar a distance of 100 feet to another stone post set in the ground; and continuing in a southerly direction a distance of 50 feet to a stone post set in the ground; thence turning and running in a westerly direction a distance of 100 feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a northerly direction by and along said right of way a distance of 50 feet to a stone post set in the ground; and continuing in a northerly direction by the aforementioned right of way a distance of 100 feet to a stone post set in the ground and the point of beginning.

TOGETHER WITH a right of way to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to convey and hereby conveying the same premises described in a deed from George E. Martin to Scott Osborne dated July 22, 2005 and recorded in the York County Registry of Deeds in Book 14543, Page 980.

END OF DOCUMENT

2 pg → BAY AREA TITLE SERVICES
66 Pearl Street - Suite 200
Portland, ME 04101

Reviewed and Approved: A.G.

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/18/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
PUNKY PKY	**R21- 53**	**PUNKY PARKWAY**

Current Owner	Bk	Pg	Date	Year Built
CYR SUSAN T J & STANLEY RICHARD L	13855	349	1/12/2004	N/A

Previous Owners	Bk	Pg	Date
BARCZAK WALTER/ELEANOR	6765	263	10/12/1993

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

Punky Parkway (R21-53)

City of Sanford, ME

1 inch = 100 Feet

March 20, 2026

0 100 200 300

CAI Technologies
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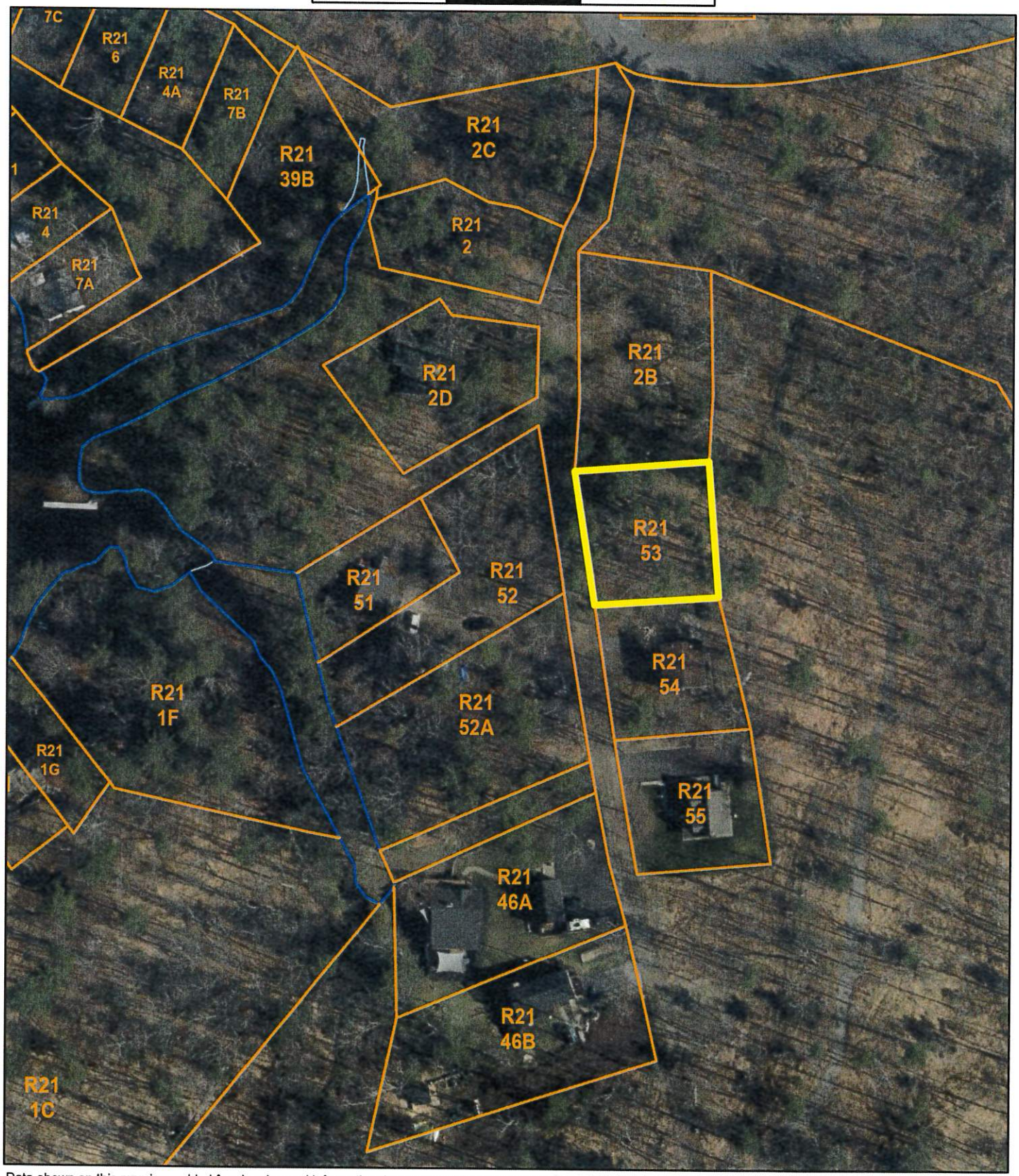

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location PUNKY PKY | Map ID 0R21/ 0053/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8534 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 2:00:56 PM

404

CURRENT OWNER

CYR SUSAN T J & STANLEY RICHAR

PO BOX 448

SPRINGVALE ME 04083

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8534	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1300	34,600	34,600
	Total	34,600	34,600

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CYR SUSAN T J & STANLEY RICHARD L	13855	0349	01-12-2004	Q	V	10,000	W
BARCZAK WALTER/ELEANOR	01451	0250	06-23-1961	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	27,600	2023	1300	27,600	2022	1300	27,600
	Total	27,600		Total	27,600		Total	27,600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	34,600
Total Appraised Parcel Value	34,600
Valuation Method	C
Assessed Value	34,600
Total Exemptions Applied:	0
Total Assessment with Exemptions	34,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-08-2025	BT			43	Change/Reinspect or Rere

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1300	RES VACANT M	RR		10,500	SF	3.66	0.90000	3	1.00		1.000			1.0000	3.29	34,600
				Total Card Land Units	0.24	AC										Total Land Value	34,600

Property Location PUNKY PKY | Map ID 0R21/ 0053/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8534 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

BK 13855 PG 349

WARRANTY DEED
(Maine Statutory Short Form) 001888

KNOW ALL MEN BY THESE PRESENTS,

THAT We, **Walter J. Barczak and Eleanor V. Barczak**, being husband and wife, both of 7 Brook Avenue, in the City of Wakefield, Commonwealth of Massachusetts 01880

for consideration paid,

grant to **Susan T.J. Cyr and Richard L. Stanley**, both of 4 Heidi Street, in the Village of Springvale, Town of Sanford, County of York and State of Maine 04083

with **WARRANTY COVENANTS**, as Joint Tenants

MAINE R.E. TRANSFER TAX PAID

A certain lot or parcel of land, together with any buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

BEGINNING at a stone post set in the margin of an established right of way leading from Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between the land conveyed to Joseph S. Beane et ux. and the land herein conveyed intersects the margin of said established right of way, thence from said stone post in and easterly direction by and along the land now or formerly of said Beane, for a distance of one hundred (100') feet to a stone post and land now or formerly of Lena M. Kezar; thence turning and running in a southerly direction, by and along land now or formerly of said Lena M. Kezar, for a distance of one hundred (100') feet to a stone post set in the ground; thence turning and running in a westerly direction, by and along land now or formerly of Herbert F. Kezar et ux. for a distance of one hundred (100') feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a northerly direction, by and along the margin of the established right of way, for a distance of one hundred (100') feet to a stone post set in the ground, the land now or formerly of said Beane et ux., and the point of beginning.

BK13855PG350

There is also conveyed to said Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises as well as the right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to the Grantors herein per Warranty Deed of Herbert F. Kezar and Lena M. Kezar dated June 23, 1961 and recorded in the York County Registry of Deeds in Book 1451, Page 250 on June 27, 1961.

WITNESS our hands this 10th day of January, 2004

witness: Walter J. Barczak

witness: Eleanor V. Barczak

COMMONWEALTH OF MASSACHUSETTS
County of: Middlesex

Dated: January 10, 2004

Personally appeared the above named **Walter J. Barczak and Eleanor V. Barczak** and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Notary Public
Printed name: MARGARET THERESA PASCIUTO
My commission expires:
July 28 2006

MARGARET THERESA PASCIUTO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

SEAL

Return to:
Susan T.J. Cyr/Richard L. Stanley
4 Heidi St.
Springvale, ME 04083

RECEIVED YORK S S.
2004 JAN 12 PM 3:34

2nd

250

Book 1451

I.R.S. Fifty Five Cents

Know all Men by these Presents, That

We, HERBERT F. KEZAR and LENA M. KEZAR, husband and wife, of North Berwick in the County of York and State of Maine,

In consideration of one ($1.00) dollar and other valuable considerations, paid by WALTER J. BARCZAK and ELEANOR V. BARCZAK, husband and wife, of Wakefield in the County of Middlesex and Commonwealth of Massachusetts, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

WALTER J. BARCZAK and ELEANOR V. BARCZAK 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 situated in Sanford, in the County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows: BEGINNING at a stone post set in the margin of an established right of way leading from Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between the land recently conveyed to Joseph S. Beane et ux. and the land herein to be conveyed intersects the margin of said established right of way, thence from said stone post in an easterly direction, by and along the land of said Beane, for a distance of one hundred (100') feet to a stone post and other land of the Grantor, Lena M. Kezar; thence turning and running in a southerly direction, by and along said other land of the Grantor, Lena M. Kezar, for a distance of one hundred (100') feet to a stone post set in the ground; thence turning and running in a westerly direction, by and along other land of the Grantors herein, for a distance of one hundred (100') feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a northerly direction, by and along the margin of the established right of way, for a distance of one hundred (100') feet to a stone post set in the ground, the land of said Beane et ux., and the point of beginning.

The above described premises is a part of the third described parcel of land described in a warranty deed from Alonzo Allen to Samuel F. Allen, said deed being dated January 28, 1920 and recorded in the York County Registry of Deeds, Book 774, Page 309. Being, also, a part of that which passed to the Grantor, Lena M. Kezar, upon the death of her father, Samuel F. Allen, said estate being duly probated in the York County Probate Court.

Being also a portion of that conveyed to the Grantor, Herbert F. Kezar, by a warranty deed from Robert A. Hussey, said deed being dated May 13, 1952 and recorded in The York County Registry of Deeds, Book 1211, Page 136.

There is also conveyed to the said Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises as well as the right to use the established right of way from the above described premises to Bauneg Beg Pond.

To Have and to Hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said WALTER J. BARCZAK and ELEANOR V. BARCZAK 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, ~~heirs and assigns~~, to them and their use and behoof forever. And we do covenant with the said Grantees, as aforesaid, ~~heirs and assigns~~, that we are lawfully seized in fee of the premises, that they are free of all incumbrances; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our 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, ~~heirs and assigns forever~~, against the lawful claims and demands of all persons.

In Witness Whereof, We the said HERBERT F. KEZAR and LENA M. KEZAR, husband and wife joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hand s and seal s this twenty-third day of June in the year of our Lord one thousand nine hundred and sixty-one.

Signed, Sealed and Delivered in presence of

W. Paul Quarrington — Herbert F. Kezar (seal)

to both — Lena M. Kezar (seal)

State of Maine. YORK, ss. June 23, 1961 Personally appeared the above named. HERBERT F. KEZAR and LENA M. KEZAR and acknowledged the ~~above~~ foregoing instrument to be their free act and deed.

Before me, W. Paul Quarrington Notary Public (L.S.)

Recorded according to the original received. June 27, 1961 at 9h. 25m. A.M.

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/16/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
20 Punky Parkway	**R21- 54**	**PUNKY PARKWAY**

Current Owner	Bk	Pg	Date	Year Built
WELLWOOD THOMAS L & JENNIFER M (JTS	**18747**	**215**	**7/26/2021**	1987

Previous Owners	Bk	Pg	Date
FAIA MICHAEL/NICOLE	14391	246	3/3/2025
WILDER JASON P/KIRSTEN R	13750	267	12/2/2003
FITZGERALD SUSAN L	11743	177	6/27/2002
HERSEY JOHN/GEORGIA	9520	168	6/4/1999

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

20 Punky Parkway (R21-54)

City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

March 20, 2026

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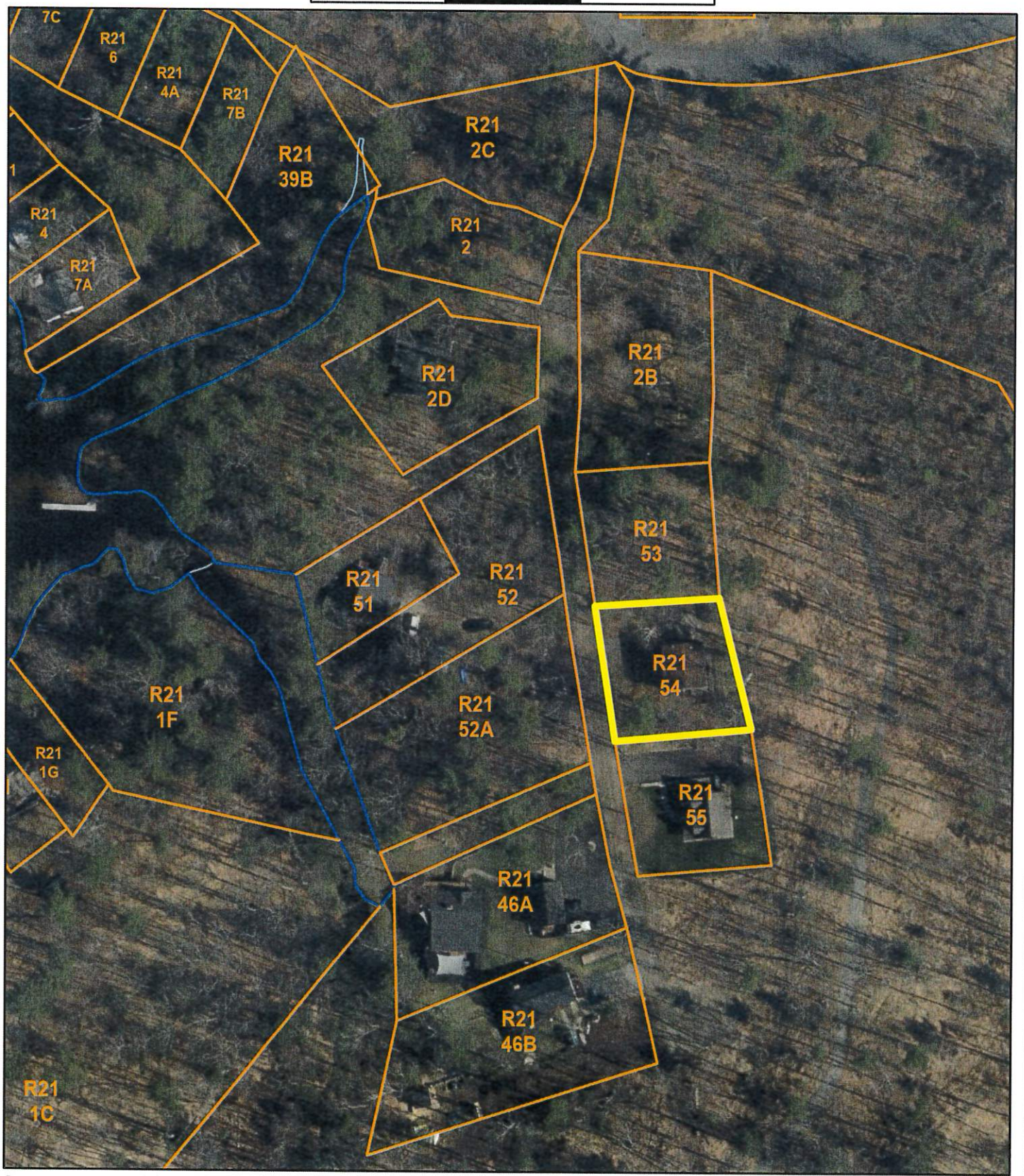


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 20 PUNKY PKY | Map ID 0R21/ 0054/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8535 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 2:01:03 PM

CURRENT OWNER

WELLWOOD THOMAS L & JENNIFER

20 PUNKY PKY

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8535	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	242,300	242,300
RES LAND	1010	34,200	34,200
	Total	276,500	276,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WELLWOOD THOMAS L & JENNIFER M (JTS	18747	0215	07-26-2021	Q	I	260,000	W
FAIA MICHAEL/NICOLE	14391	0246	03-03-2005	Q	I	205,000	W
WILDER JASON P/KIRSTEN R	13750	0267	12-02-2003	Q	I	179,900	W
FITZGERALD SUSAN L	11743	0177	06-27-2002	Q	I	157,900	W
HERSEY JOHN/GEORGIA	09520	0168	06-14-1999	Q	I	92,500	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	242,300	2023	1010	240,000	2022	1010	240,000
	1010	34,200		1010	34,200		1010	34,200
	Total	276,500		Total	274,200		Total	274,200

EXEMPTIONS

Year	Code	Description	Amount
2023	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	241,100
Appraised Xf (B) Value (Bldg)	1,200
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	34,200
Total Appraised Parcel Value	276,500
Valuation Method	C
Assessed Value	**276,500**
Total Exemptions Applied:	**23,000**
Total Assessment with Exemptions	253,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20250051		DK	DECK	15,500	0		WDK, 6X30

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		10,000	SF	3.80	0.90000	3	1.00		1.000			1.0000	3.42	34,200
				Total Card Land Units	0.23	AC									Total Land Value		34,200

Property Location 20 PUNKY PKY
Vision ID 8535 Account #

Map ID 0R21/ 0054/ 0000/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	COLONIAL
Model	01	Residential
Grade:	C	Average
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	20	Laminate
Interior Flr 2	14	Carpet
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

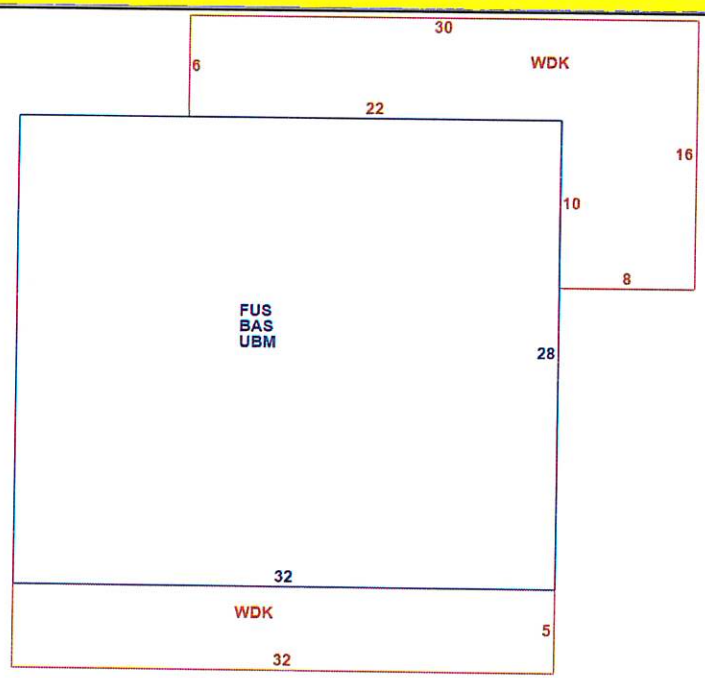
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	313,175
Year Built	1987
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	26
Condition %	0
Percent Good	77
RCNLD	241,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	FIREPLACE	B	1	1500.00			77		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896	896	153.97	137,957
FUS	Upper Story, Finished	896	896	896	153.97	137,957
UBM	Basement, Unfinished	0	896	179	30.76	27,561
WDK	Deck, Wood	0	420	63	23.10	9,700
	Ttl Gross Liv / Lease Area	1,792	3,108	2,034		313,175



NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18747 PG 215**
Instr # 2021043128
07/26/2021 02:22:58 PM
Pages 4 YORK CO

After Recording Return To:
Thomas Lee Wellwood and Jennifer Marie Wellwood
20 Punky Park Way, Sanford, ME 04073

DLN: 1002140154687

1144.15D

Maine R.E. Transfer Tax Paid

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Michael Faia** of **PO Box 772, Charlton City, MA 01508 and Nicole Faia**, of **160 City Depot Road, Charlton, MA 01507**, for consideration paid, grant to **Thomas L. Wellwood and Jennifer M. Wellwood**, of **283 Country Club Road, #3, Sanford, ME 04073**, as **joint tenants with right of survivorship** with **WARRANTY COVENANTS:**

A certain lot or parcel of land, together with all buildings thereon, situated in the City of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way leading from Oak Hill Road so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land which was conveyed to Walter J. Barezak et al by deed of Herbert Kezar as recorded in the York County Registry of Deeds in Book 1451, Page 250 and the land herein describes intersects the margin of said established right of way; thence from said stone post in an Easterly direction by and along said land of Walter J. Barezak et al, for a distance of 100 feet, to a stone post and land formerly of Herbert F. Kezar; thence turning and running in a Southerly direction by said other land formerly of Herbert F. Kezar, for a distance of 100 feet, to a stone post set in the ground; thence turning and running in a Westerly direction by land conveyed by Herbert F. Kezar to John R. Sexton et ux, as recorded in said Registry in Book 1451, Page 248, for a distance of 100 feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a Northerly direction, by and along the margin of said established right of way for a distance of 100 feet to a stone post set in the ground, the land of said Walter J. Barezak et al and the point of beginning.

There is also to the Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called to the above described premises as wall as the right to use the established right or way from the above described premises to Bauneg Beg Fond.

Meaning and intending to describe and convey the same premises conveyed to Michael Faia and Nicole Faia by virtue of a deed from Jason Page Wilder and Kirsten Rene Wilder, dated February 28, 2005 and recorded with the York County Registry of Deeds on March 3, 2005 at Book 14391, Page 246.

Executed this 22nd day of July, 2021.

Michael Faia

STATE OF NH
COUNTY OF Strafford

Then personally appeared before me on this 22nd day of July, 2021, the said Michael Faia and acknowledged the foregoing to be his voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration: July 11, 2025

SHANNON N. FOGLIA
STATE OF
- MY -
COMMISSION
EXPIRES
JULY 11,
2023
NEW HAMPSHIRE
NOTARY PUBLIC

Executed this 21 day of July, 2021.

Nicole Faia
Nicole Faia

STATE OF Massachusetts
COUNTY OF Worcester

Then personally appeared before me on this 21 day of July, 2021, the said Nicole Faia and acknowledged the foregoing to be her voluntary act and deed.

Angel Y. Negron
Notary Public/Justice of the Peace
Commission expiration:

ANGEL Y. NEGRON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 28, 2028



Doc# 2005011233
Bk 14391 Pg 0246 - 0248
Received York SS
03/03/2005 3:28PM
Debra L. Anderson
Register of Deeds

MAINE R.E. TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Jason Page Wilder and Kirsten Rene Wilder, husband and wife, of 20 Punky Parkway, Sanford, ME 04073, for consideration paid grant to Michael Faia and Nicole Faia, husband and wife, of 1 Preble Street, Wells, ME 04090, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain lot or parcel of land, together with all buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way leading from Oak Hill Road so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land which was conveyed to Walter J. Barezak et al by deed of Herbert Kezar as recorded in the York County Registry of Deeds in Book 1451, Page 250 and the land herein describes intersects the margin of said established right of way; thence from said stone post in an Easterly direction by and along said land of Walter J. Barezak et al, for a distance of 100 feet, to a stone post and land formerly of Herbert F. Kezar; thence turning and running in a Southerly direction by said other land formerly of Herbert F. Kezar, for a distance of 100 feet, to a stone post set in the ground; thence turning and running in a Westerly direction by land conveyed by Herbert F. Kezar to John R. Sexton et ux, as recorded in said Registry in Book 1451, Page 248, for a distance of 100 feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a Northerly direction, by and along the margin of said established right of way for a distance of 100 feet to a stone post set in the ground, the land of said Walter J. Barezak et al and the point of beginning.

There is also to the Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road,

Continued on next page

con't...

PROPERTY DESCRIPTION CONTINUATION:
so-called, to the above described premises as well as the right to use the established right or way from the above described premises to Bauneg Beg Pond.

Meaning and intending to describe and convey the same premises conveyed to Jason Page Wilder and Kirsten Rene Wilder by deed of Susan L. Fitzgerald, dated November 26, 2003 recorded in Volume 13750, Page 267, York County Registry of Deeds.

Executed this 28th day of February, 2005.

Jason Page Wilder

Kirsten Rene Wilder

State of Maine
County of York

February 28, 2005 SEAL

Then personally appeared before me the said Jason Page Wilder, and acknowledged the foregoing to be his voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration: 10/25/2009
Joanne P Moriarty

State of Maine
County of York

February 28, 2005

Then personally appeared before me the said Kirsten Rene Wilder and acknowledged the foregoing to be her voluntary act and deed.

Continued on next page

con't...

Notary Public/~~Justice of The Peace~~
Commission expiration:

RE: 05030029 KJP/jbv

JoAnne W. Metz
Notary Public, State of Maine
My Commission Expires
June 16,2008

END OF DOCUMENT

3PSN
Market Street Settlement
70 Market St
Manchester NH 03101

BK13750PG267

WARRANTY DEED

094389

JOINT TENANCY

MAINE STATUTORY SHORT FORM

File No: **49081 (db)**

MAINE R.E. TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, That **Susan L. Fitzgerald** of **Sanford, York,** State of **ME,**

for consideration paid, grant to **Jason Page Wilder and Kirsten Rene Wilder**

of **Owing Mills,** County of Baltimore, State of **MD,** whose mailing address is **229 Arbor Vista Lane, Owing Mills, MD 21117,**

with **warranty covenants,** as joint tenants the land in **Sanford,** County of **York,** and State of **Maine,** described on the attached **EXHIBIT A.**

WITNESS our/my hand(s) and seal(s) this **Twenty-sixth day of November, 2003.**

Witness as to All:

_____

Susan L. Fitzgerald

STATE OF **MAINE**
COUNTY OF **YORK** ss. **November 26, 2003**

Then personally appeared the above named **Susan L. Fitzgerald,** and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Notary Public
My Commission Expires:_____

BETTY T. WILLS
Notary Public, Maine
My Commission Expires September 13, 2008

BK 13750 PG 268

Order No: 49081 (23-4337fy)

EXHIBIT 'A'

A certain lot or parcel of land, together with all buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way leading from Oak Hill Road so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land which was conveyed to Walter J. Barezak et al by deed of Herbert Kezar as recorded in the York County Registry of Deeds in Book 1451, Page 250 and the land herein describes intersects the margin of said established right of way; thence from said stone post in an Easterly direction by and along said land of Walter J. Barezak et al, for a distance of 100 feet, to a stone post and land formerly of Herbert F. Kezar; thence turning and running in a Southerly direction by said other land formerly of Herbert F. Kezar, for a distance of 100 feet, to a stone post set in the ground; thence turning and running in a Westerly direction by land conveyed by Herbert F. Kezar to John R. Sexton et ux, as recorded in said Registry in Book 1451, Page 248, for a distance of 100 feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a Northerly direction, by and along the margin of said established right of way for a distance of 100 feet to a stone post set in the ground, the land of said Walter J. Barezak et al and the point of beginning.

There is also to a Grantee(s), his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises as well as the right to use the established right or way from the above described premises to Bauneg Beg Pond.

RECEIVED YORK S S.
2003 DEC -2 PM 12:54

JEF

Guaranty Title

BK 11743PG177

038794

Return to:
Susan L. Fitzgerald
20 Punky Parkway, Sanford, Maine 04073

MAINE R.E. TRANSFER TAX PAID

Warranty Deed

We, **John Hersey and Georgia Hersey**, of **18 Maguire Road, Kennebunk, Maine 04043**

for consideration paid grants to

Susan L. Fitzgerald, of **200 Rogers Road, Kittery, Maine 03904**

with *WARRANTY COVENANTS*

A certain lot or parcel of land, together with all buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way leading from Oak Hill Road so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land which was conveyed to Walter J. Barczak et al by deed of Herbert Kezar as recorded in the York County Registry of Deeds in Book 1451, Page 250 and the land herein conveyed intersects the margin of said established right of way; thence from said stone post in an Easterly direction by and along said land of Walter J. Barczak et al, for a distance of 100 feet, to a stone post and land formerly of Herbert F. Kezar; thence turning and running in a Southerly direction by said other land formerly of Herbert F. Kezar, for a distance of 100 feet, to a stone post set in the ground; thence turning and running in a Westerly direction by land conveyed by Herbert F. Kezar to John R. Sexton et ux, as recorded in said Registry in Book 1451, Page 248, for a distance of 100 feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a Northerly direction, by and along the margin of said established right of way for a distance of 100 feet to a stone post set in the ground, the land of said Walter J. Barczak et al and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises as well as the right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to John Hersey and Georgia Hersey, by deed of Peter S. Sinaps and Cheryl L. Sinaps dated June 11, 1999 and recorded with the York Registry of Deeds at Book 9520, Page 168.

Executed as a sealed instrument this **26th day of June, 2002.**

John Hersey

Georgia Hersey

©1986-2002 Standard Solutions, Inc 781-324-0550

BK 11743 PG 178

State of Maine
County of York

On this 26th day of June, 2002, before me personally appeared John Hersey and Georgia Hersey, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Theresa R. Weyland
Notary Public

Commission expiration: 2006

SEAL

THERESA R. WEYLAND
Notary Public, Maine
My Commission Expires October 27, 2006

RECEIVED YORK S.S.
2002 JUN 27 AM 10: 03

Hubbard & Quinn 1750 Elm St. Suite 604 Manchester, NH

BK9520 PG168

029370

We, PETER S. SINAPIS and CHERYL L. SINAPIS, formerly Cheryl L. Burke, both of 127 New Balch Street, Beverly, Massachusetts 01915

for consideration paid, grant with WARRANTY COVENANTS to JOHN HERSEY and GEORGIA HERSEY, both of 228 Dogwood Springs Lane, Mena, Arkansas 71953

as joint tenants and not as tenants in common,

A certain lot or parcel of land, together with all buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows: Beginning at a stone post set in the margin of an established right of way leading from Oak Hill Road so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land which was conveyed to Walter J. Barczak et al by deed of Herbert Kezar as recorded in the York County Registry of Deeds in Book 1451, Page 250 and the land herein conveyed intersects the margin of said established right of way; thence from said stone post in an Easterly direction by and along said land of Walter J. Barczak et al, for a distance of 100 feet to a stone post and land formerly of Herbert F. Kezar; thence turning and running in a Southerly direction by said other land formerly of Herbert F. Kezar, for a distance of 100 feet, to a stone post set in the ground; thence turning and running in a Westerly direction by land conveyed by Herbert F. Kezar to John R. Sexton et ux, as recorded in said Registry in Book 1451, Page 248, for a distance of 100 feet to a stone post set in the ground and the margin of said established right of way; thence turning and running in a Northerly direction, by and along the margin of said established right of way for a distance of 100 feet to a stone post set in the ground, the land of said Walter J. Barczak et al and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises as well as the right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to the Grantors herein by Warranty Deed of Linda M. Cassidy dated August 18, 1992 and recorded in the York County Registry of Deeds in Book 6216, Page 345.

Peter S. Sinapis and Cheryl L. Sinapis, husband and wife, join as Grantors and release all rights by descent and all other rights in the above property.

Witness our hands and seals this 11th day of June, 1999.

Witness

Witness

Peter S. Sinapis

Cheryl L. Sinapis

STATE OF MAINE
County of York

June 11, 1999

Personally appeared the above named Peter S. Sinapis and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ ATTORNEY AT LAW

RETURN TO:
John & Georgia Hersey
RR 1, Box 2412
Sanford, ME 04073

MAINE R.E. TRANSFER TAX PAID

LAW OFFICES OF
CHARLES L. NICKERSON
184 MAIN STREET
P.O. BOX 232
SANFORD, MAINE 04073

RECEIVED YORK S S.
1999 JUN 14 P 12: 59
ATTEST: Lois M. Muse
REGISTER OF DEEDS

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/16/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
24 PUNKY PKY	**R21- 55**	**PUNKY PARKWAY**

Current Owner	Bk	Pg	Date	Year Built
SAUCIER DIANE MCKENNEY & SAUCIER R	**12033**	**136**	**10/3/2002**	1995

Previous Owners	Bk	Pg	Date
SAUCIER DIANE MCKENNEY	6765	263	10/12/1993

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

24 Punky Parkway (R21-55)

City of Sanford, ME

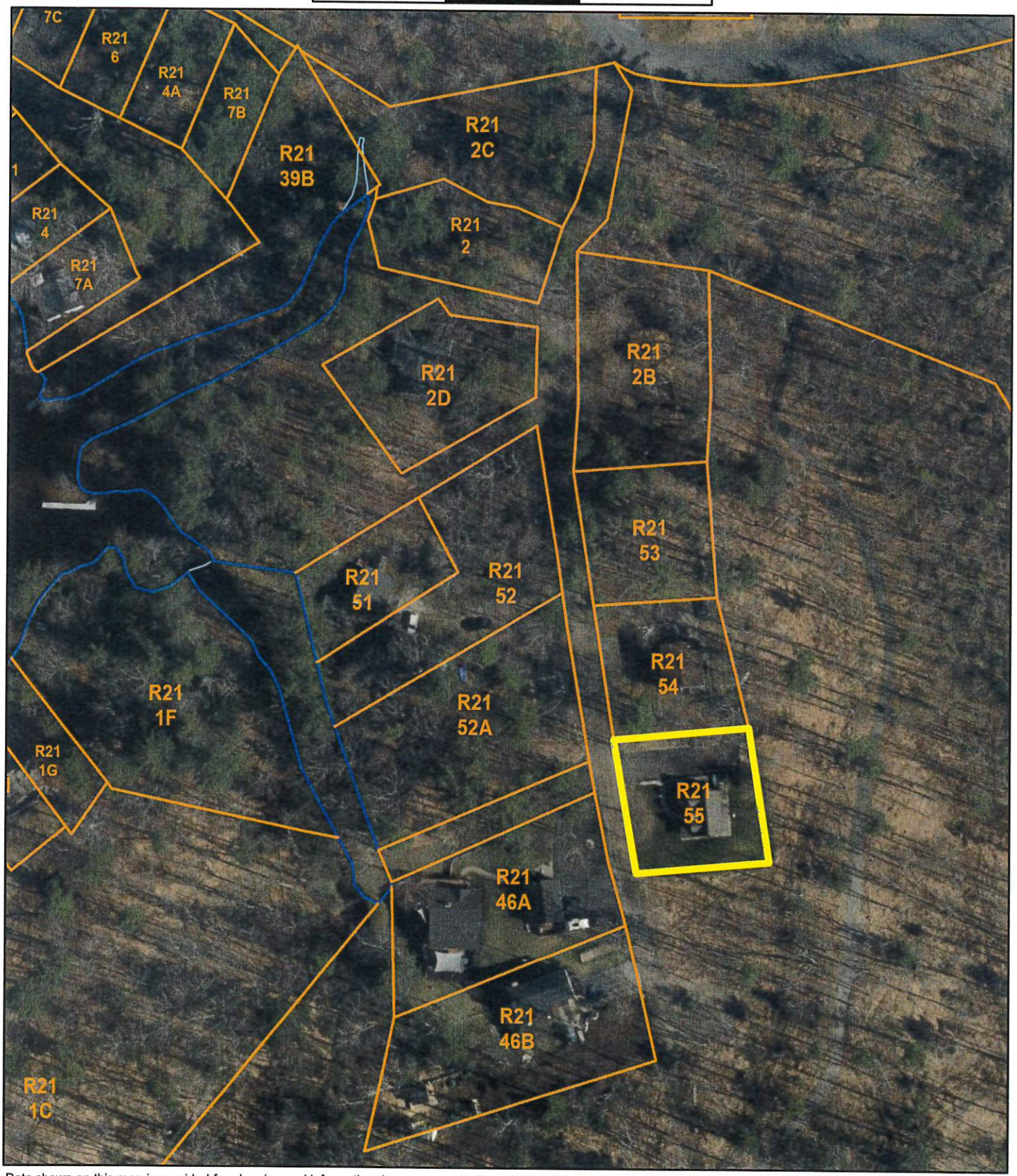
1 inch = 100 Feet

0 100 200 300

March 20, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 24 PUNKY PKY | Map ID 0R21/ 0055/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8536 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 2:01:09 PM

CURRENT OWNER

SAUCIER DIANE MCKENNEY & SAU

24 PUNKY PKY

SANFORD ME 04073

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
Note 1	
Note 2	
Note 3	
Note 4	
Note 5	
GIS ID	8536
APARTME	
Note 7	
TIF	
TAX SHEE	71
MVR EX C	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	206,900	206,900
RES LAND	1010	34,200	34,200
RESIDNTL	1010	200	200
		Total 241,300	241,300

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SAUCIER DIANE MCKENNEY & SAUCIER R	12033	0136	10-03-2002	U	I	0	Q
SAUCIER DIANE MCKENNEY	06765	0263	10-12-1993	Q	V	10,000	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	206,900	2023	1010	204,800	2022	1010	204,800
	1010	34,200		1010	34,200		1010	34,200
	1010	200		1010	200		1010	200
	Total	241,300		Total	239,200		Total	239,200

EXEMPTIONS

Year	Code	Description	Amount
2002	10	HOMESTD	23000.00
2021	13R	PERSIAN VET RES	5520.00
		Total	28,520.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	206,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	200
Appraised Land Value (Bldg)	34,200
Total Appraised Parcel Value	241,300
Valuation Method	C
Assessed Value	241,300
Total Exemptions Applied:	28,520
Total Assessment with Exemptions	212,780

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		10,000	SF	3.80	0.90000	3	1.00		1.000			1.0000	3.42	34,200
				Total Card Land Units	0.23	AC									Total Land Value		34,200

Property Location 24 PUNKY PKY | Map ID 0R21/ 0055/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8536 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	04	CAPE COD
Model	01	Residential
Grade:	C	Average
Stories:	1.5	1 1/2 Stories
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

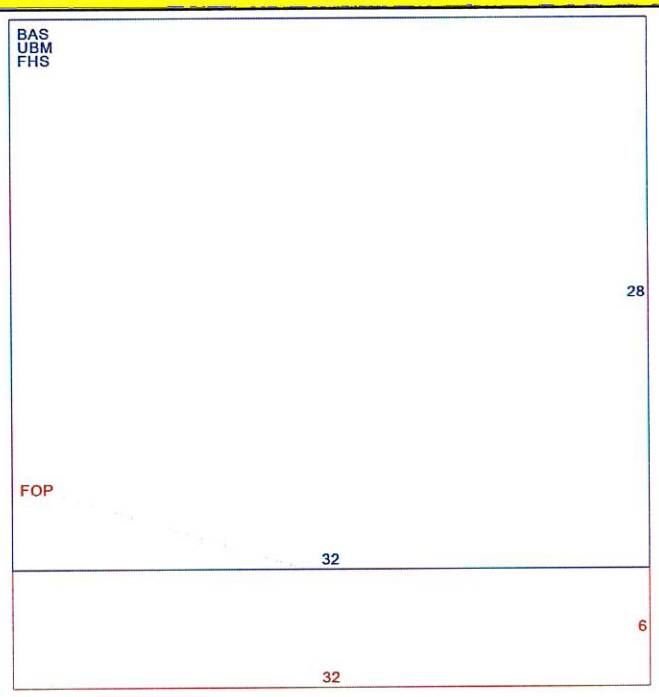
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	261,936
Year Built	1995
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	206,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
LNT	LEAN-TO	L	96	6.00	2001		33		0.00	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896	896	167.80	150,349
FHS	Half Story, Finished	448	896	448	83.90	75,174
FOP	Porch, Open	0	192	38	33.21	6,376
UBM	Basement, Unfinished	0	896	179	33.52	30,036
	Ttl Gross Liv / Lease Area	1,344	2,880	1,561		261,935

BK6765 PG263

051999

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, We, Walter J. Barczak and Eleanor V. Barczak, Husband and Wife of 7 Brook Avenue, Wakefield, Massachusetts, for consideration paid, grant to Diane E. McKenney-Saucier, married, of 17 Old Mill Road, County of York, State of Maine with Warranty Covenants the following:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
THIS IS NOT HOMESTEAD PROPERTY

Meaning and intending to describe and convey all and the same premises as conveyed to Walter J. Barczak and Eleanor V. Barczak by deed of Raymond A. Sexton, dated May 30, 1974 and recorded in the York County Registry of Deeds at Book 2044, Page 859. See also deed of Lena M. Kezar to Walter J. Barczak and Eleanor V. Barczak, dated July 16, 1993 and recorded with the York County Registry of Deeds.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this 12th day of October, 1993.

Witness — Walter J. Barczak

Witness — Eleanor V. Barczak

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this the 12th day of October, 1993, before me, the undersigned officer, personally appeared Walter J. Barczak and Eleanor V. Barczak (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

Notary Public~~/Justice of the Peace~~ RANDALL L. PRATT

My Commission Expires: 7/17/96

EXHIBIT A
DIANE E. SAUCIER

A certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way leading from Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between the land of John R. Sexton and Joan T. Sexton and the land herein conveyed intersects the margin of said established right of way; thence from said stone post in an Easterly direction by and along said Sexton land for a distance of 100 feet to a stone post and other land formerly of Herbert F. Kezar; thence turning and running in a Southerly direction by and along said other land formerly of Herbert F. Kezar for a distance of 100 feet to a stone post set in the ground; thence turning and running in a Westerly direction by and along said other land formerly of Herbert F. Kezar for a distance of 100 feet to a stone post set in the ground and the margin of the established right of way; thence turning and running in a Northerly direction by and along the margin of said right of way for a distance of 100 feet to a stone post set in the ground, the land formerly of John R. Sexton and Joan T. Sexton, and the point of beginning.

There is also conveyed to the grantors, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises as well as the right to use the established right of way from the above described premises to Bauneg Beg Pond.

W.J.F.
E.M.B.

RECEIVED YORK S.S.
93 OCT 19 PM 2:16
ATTEST: Annette Stone
REGISTER OF DEEDS

BK 12033PG136

QUITCLAIM DEED WITHOUT COVENANT

061491

KNOWN ALL BY THESE PRESENTS, that I, **Diane E. McKenney-Saucier** of Sanford, York County, State of Maine, for no consideration paid, releases to **Diane E. McKenney-Saucier and Raymond Saucier** of Sanford, York County, State of Maine, as joint tenants and not as tenants in common, a certain lot or parcel of land with buildings thereon situated in said Sanford, York County, State of Maine, being bounded and described as follows:

(24 Punky Parkway, Sanford, York County, Maine)

A certain lot or parcel of land situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way leading from Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between the land of John R. Sexton and Joan T. Sexton and the land herein conveyed intersects the margin of said established right of way; thence from said stone post in an Easterly direction by and along said Sexton land for a distance of 100 feet to a stone post and other land formerly of Herbert F. Kezar; thence turning and running in a Southerly direction by and along said other land formerly of Herbert F. Kezar for a distance of 100 feet to a stone post set in the ground; thence turning and running in a Westerly direction by and along said other land formerly of Herbert F. Kezar for a distance of 100 feet to a stone post set in the ground and the margin of the established right of way; thence turning and running in a Northerly direction by and along the margin of said right of way for a distance of 100 feet to a stone post set in the ground, the land formerly of John R. Sexton and Joan T. Sexton, and the point of beginning.

There is also conveyed to the grantors, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises as well as the right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to describe the same premises as conveyed in a Warranty Deed from Walter J. Barczak and Eleanor V. Barczak dated October 12, 1993 and recorded in the York County Registry of Deeds at Book 6765, Page 263.

IN WITNESS WHEREOF, I, Diane E. McKenney-Saucier, have hereunto set my hand and seal this 24 day of September, 2002.

Candice R Magoon
Witness

Diane Saucier
Diane E. McKenney-Saucier

STATE OF MAINE
CUMBERLAND, ss.

9/24, 2002

Personally appeared the above-named Diane E. McKenney-Saucier, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Candice R Magoon
Notary Public/ ~~Maine Attorney at Law~~

SEAL

RECEIVED YORK S.S.
2002 OCT -3 PM 2:57

Printed Name
CANDICE R. MAGOON
Notary Public, Maine
My Commission Expires October 12, 2006

NO R.E. TRANSFER TAX PAID

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/16/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
COUNTRY CLUB RD	**R21-46**	**PUNKY PARKWAY**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	0	0	2/1/2023	N/A

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	1819	892	10/11/1968

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

Country Club Rd (R21-46)

City of Sanford, ME

1 inch = 100 Feet

March 20, 2026

0 100 200 300

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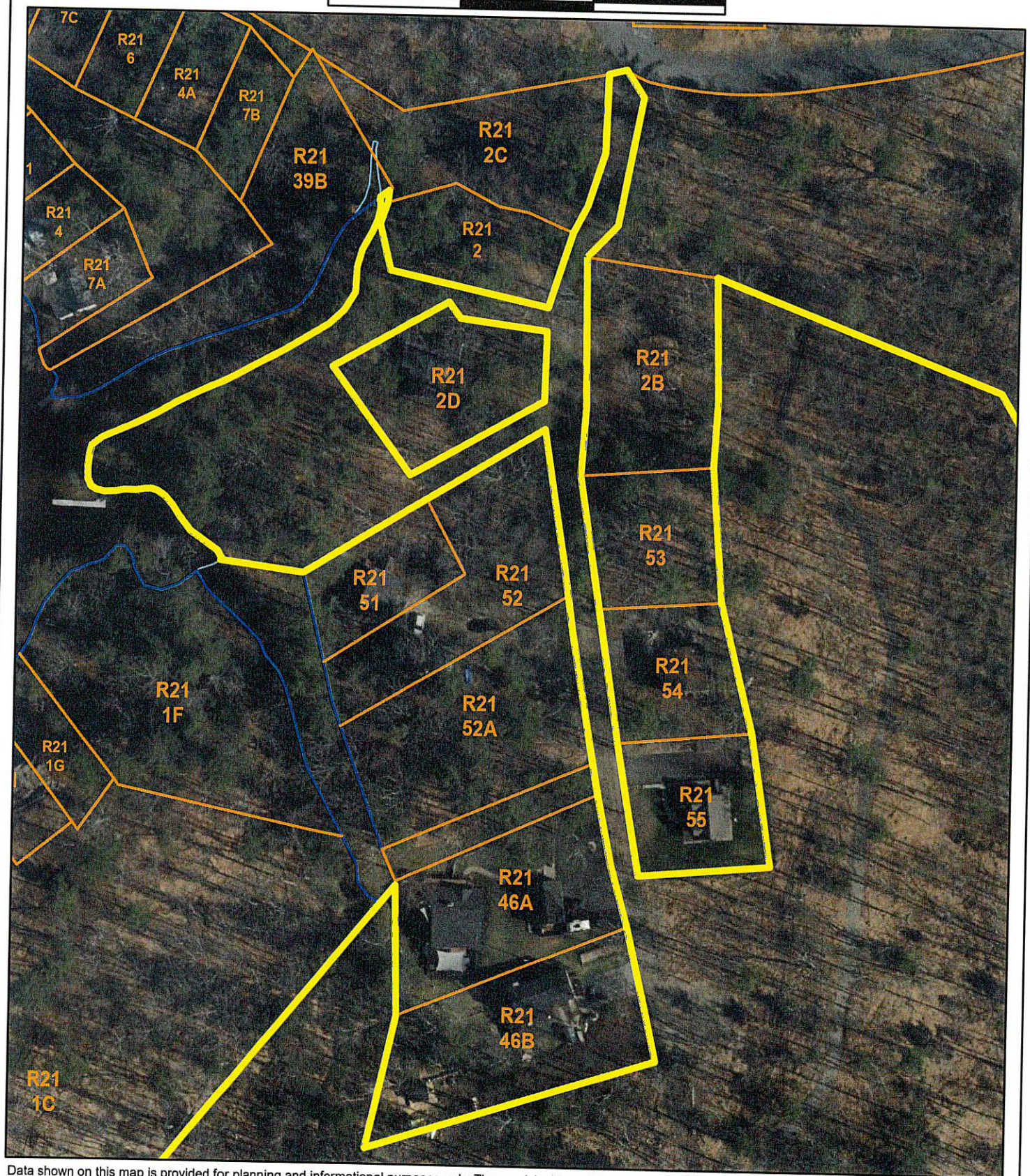


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location COUNTRY CLUB RD | Map ID 0R21/ 0046/ 0000/ / | Bldg Name | State Use 9200
Vision ID 8523 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:59:46 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	73
Note 4		MVR EX C	40H
Note 5			
GIS ID	8523	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXM LAND	9200	169,200	169,200
		Total	169,200	169,200

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	V	0	1K
WABAN PROJECTS INC	01819	0892	10-11-1968	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	169,200	2023	9200	169,200	2022	9200	169,200
	Total	169,200		Total	169,200		Total	169,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	169,200
Total Appraised Parcel Value	169,200
Valuation Method	C
Assessed Value	169,200
Total Exemptions Applied:	0
Total Assessment with Exemptions	169,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20140114	04-22-2014	RE	Remodel	1,200	0		REPLACEMENT/EXPANSION OF EXISTIN

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	9200	NON PROFIT M	RR		43,560	SF	1.08	1.00000	5	0.80		1.000			1.0000	0.86	37,600
1	9200	NON PROFIT M	RR		73.770	AC	1,500.00	1.00000	0	1.00		1.000		SLA	1.1000	1,215	98,600
1	9200	NON PROFIT M	RR		2,000.00	FF	15.00	1.00000	0	1.00		1.000		SLF	1.1000	15	33,000
				Total Card Land Units	74.77	AC										Total Land Value	169,200

Property Location COUNTRY CLUB RD | Map ID 0R21/ 0046/ 0000/ / | Bldg Name | State Use 9200
Vision ID 8523 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

LIBER 1819 PAGE 892

Know All Men by These Presents,

That We, HERBERT F. KEZAR and LENA M. KEZAR, husband and wife and joint tenants, of North Berwick, in the County of York and State of Maine,

in consideration of one ($1.00) dollar and other valuable considerations,

paid by WABAN PROJECTS, INC., a corporation organized under the laws of the State of Maine, and having its place of business in South Berwick, in the County of York and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

WABAN PROJECTS, INC., its successors and assigns

~~heirs and assigns~~ forever, a certain lot or parcel of land situated in Sanford, in the County of York and State of Maine, and located on the westerly side of the new Route #4, so-called, and bounded and described as follows: BEGINNING at a point on the right of way line of said new Route #4 where the dividing line between the land herein to be conveyed and other land of the Grantee herein intersects said right of way, thence running from said point in a westerly direction, by and along said other land of the Grantee herein to the land of Joseph S. Beane et ux.; thence turning and running in a southerly direction, by and along the land of said Beanes, the land of Walter J. Barczak et ux, the land of John R. Sexton et ux. and the land of Raymond A. Sexton, for a distance of four hundred fifty (450') feet to a stone post; thence turning and running in a westerly direction, by and along the land of Raymond A. Sexton, for a distance of one hundred (100') feet to a right of way known as the Allen Cove Road; thence across said right of way to the land of Arthur N. L'Heureux et ux.; thence turning and running in a southerly direction, by and along the land of said L'Heureux and the land of Roger J. Binette, for a distance of one hundred fifty (150') feet; thence turning and running in a southwesterly direction, by and along the land of said Binette, for a distance of two hundred three (203') feet to another right of way; thence turning and running in a northerly direction, by and along said right of way and the land of said Binette and land of said L'Heureux, for a distance of one hundred fifty (150') feet to a spotted oak tree; thence turning and running in a southwesterly direction across said right of way and across a brook to the land of Bessie Morrell; thence continuing in the same direction, by and along the land of said Bessie Morrell to a stone post on the North Berwick-Sanford Town Line; thence turning and running in a southeasterly direction, by said North Berwick-Sanford Town Line to a granite post on the margin of the old Route #4, so-called; thence turning and running in a northeasterly direction, by and along said old Route #4 to its junction with the right of way line of the new Route #4, so-called; thence turning and running in a northerly direction, by and along said right of way line of said new Route #4 to other land of the Grantee herein and the point of beginning.

This conveyance is made subject to the right of Philip R. Boston to use the established rights of way on the above described premises, said right of way leading from said new Route #4 to the gravel pit of said Boston located southerly of and adjacent to the above described premises. Said right is to continue so long as the said Philip R. Boston shall own said gravel pit.

There is also hereby conveyed to said Grantee, its successors or assigns, all right, title and interest the Grantors herein may have in the rights of way over the above described premises, said rights of way leading from said new Route #4 to and around Bauneg Beg Pond.

Meaning and intending to convey to the Grantee herein, its successors and assigns all the land now owned by the Grantors herein and lying on the westerly side of said new Route #4.

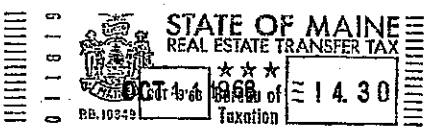
(over)

The above described premises being a portion of that conveyed to the Grantors herein as follows:

1) By a warranty deed from Robert A. Hussey, said deed being dated May 13, 1952 and recorded in the York County Registry of Deeds, Book 1211, Page 134;

2) By a warranty deed from J. Dynamite Littlefield, said deed being dated August 5, 1952 and recorded in said Registry, Book 1221, Page 587; and

3) By a warranty deed from John R. Mathes, said deed being dated August 13, 1952 and recorded in said Registry, Book 1214, Page 246.



To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

WABAN PROJECTS, INC., its successors and assigns,

~~heirs and assigns~~, to its and their use and behoof forever.

And we do covenant with the said Grantee, its successors and assigns ~~heirs and assigns~~, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will ~~Warrant and Defend~~ the same to the said Grantee , its successors and assigns forever, against the lawful claims and demands of all persons.

~~In Witness Whereof.~~ We the said HERBERT F. KEZAR and LENA M. KEZAR, husband and wife and joint tenants, each ~~and wife of the aforesaid~~ joining in this deed as Grantor s , and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hand s and seals this eleventh day of October in the year of our Lord one thousand nine hundred and sixty-eight.

~~Signed, Sealed and Delivered in presence of~~

Herbert F. Kezar

Lena M. Kezar.

~~State of Maine.~~ YORK, ss. October 11, 1968 .

Personally appeared the above named HERBERT F. KEZAR and LENA M. KEZAR and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Justice of the Peace ~~Notary Public~~

York, ss.
Received OCT 14 1968 at 8 h 45 m. A M
and recorded from the original.

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/18/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
27 PUNKY PKY	**R21- 46B**	**PUNKY PARKWAY**

Current Owner	Bk	Pg	Date	Year Built
COFFTA BRIAN/DARCY L	14287	353	11/12/2004	1975

Previous Owners	Bk	Pg	Date
COFFTA BRIAN &	10240	84	9/29/2000
PAUL FENDERSON/BRENDA HER	7325	193	1/31/1995
FEDERAL NATIONAL MTG ASSO	7314	79	1/18/1995
FEDERAL NATIONAL MTG ASSO	7251	256	11/15/1994

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

27 Punky Parkway (R21-46B)

City of Sanford, ME

1 inch = 100 Feet

March 20, 2026

0 100 200 300

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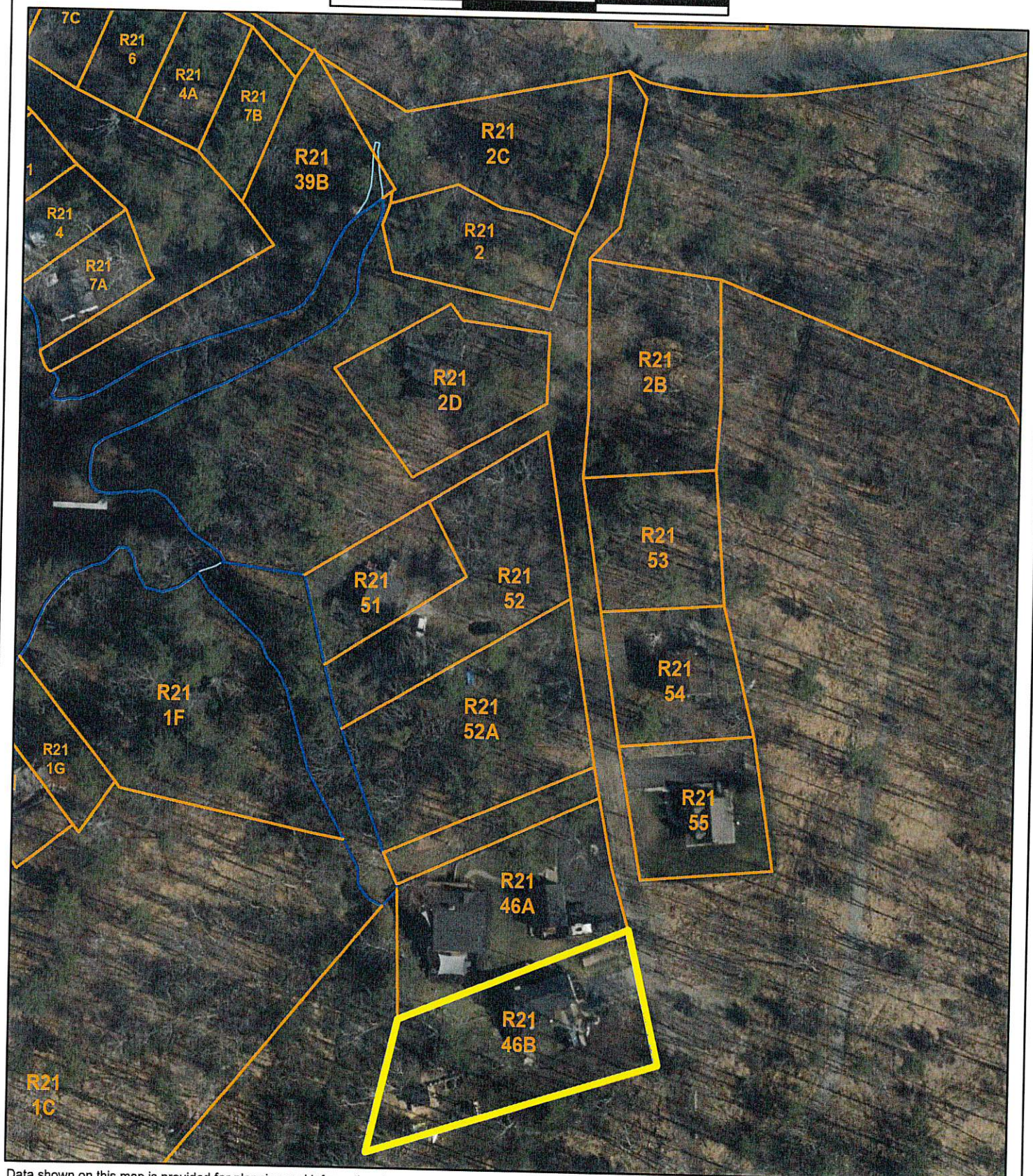

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Property Location 27 PUNKY PKY
Vision ID 8525 Account # Map ID 0R21/ 0046B/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1010
Print Date 8/12/2025 1:59:59 PM

CURRENT OWNER

COFFTA BRIAN/DARCY L

27 PUNKY PKY

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	ADJ BAS 4 X 9 ,ADD DECK	Note 7	
Note 2	ADDED 10,142SF FROM R	TIF	
Note 3	SEE D16-03	TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8525	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	219,000	219,000
RES LAND	1010	39,800	39,800
RESIDNTL	1010	1,000	1,000
	Total	259,800	259,800

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
COFFTA BRIAN/DARCY L	14287	0353	11-12-2004	U	I	0	Q
COFFTA BRIAN &	10240	0084	09-29-2000	Q	I	135,500	W
PAUL FENDERSON/BRENDA HER	07325	0193	01-31-1995	U	I	69,900	Q
FEDERAL NATIONAL MTG ASSO	07314	0079	01-18-1995	U	I	0	R
FEDERAL NATIONAL MTG ASSO	07251	0256	11-15-1994	U	I	0	F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	219,000	2023	1010	216,700	2022	1010	216,700
	1010	39,800		1010	39,800		1010	39,800
	1010	1,000		1010	1,000		1010	1,000
	Total	259,800		Total	257,500		Total	257,500

EXEMPTIONS

Year	Code	Description	Amount
2016	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	216,400
Appraised Xf (B) Value (Bldg)	2,600
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	39,800
Total Appraised Parcel Value	259,800
Valuation Method	C
Assessed Value	259,800
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	236,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20210081	03-10-2021	NS	New Structure	8,000	0		ERECT 16' X 16' PLATFORM. PLACE 12' 1
20190320	06-28-2019	RE	Remodel	1,500	0		REPLACE FRONT PORCH 8 X10 PT STRU

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		20,142	SF	2.20	0.90000	3	1.00		1.000		1.0000	1.98	39,800
		Total Card Land Units			0.46	AC								Total Land Value		39,800

Property Location 27 PUNKY PKY
Vision ID 8525 Account # Map ID 0R21/ 0046B/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1010 Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	COLONIAL
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	12	Cedar or Redwd
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	03	Hot Air-no Duc
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

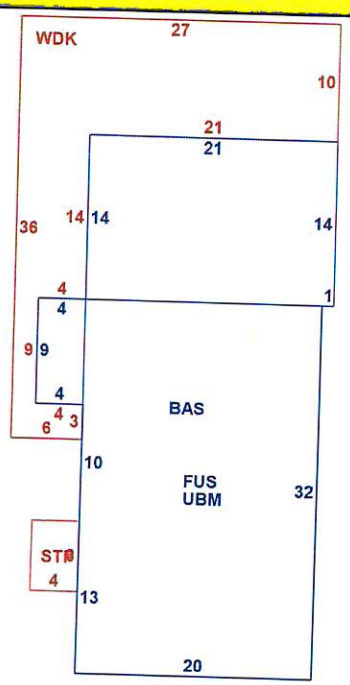
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	281,038
Year Built	1975
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	216,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	3400.00	1992		77		0.00	2,600
SHD1	SHED AVERA	L	120	8.00	2021		100		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	970	970	970	156.22	151,532
FUS	Upper Story, Finished	640	640	640	156.22	99,980
STP	Stoop	0	24	2	13.02	312
UBM	Basement, Unfinished	0	640	128	31.24	19,996
WDK	Deck, Wood	0	390	59	23.63	9,217
	Ttl Gross Liv / Lease Area	1,610	2,664	1,799		281,037

Doc# 2004071392
Bk 14287 Pg 0353 - 0355
Received York SS
11/12/2004 3:11PM
REGISTER OF DEEDS
Debra L. Anderson

(2)

After Recording Return to:
CREDIT INFONET, INC.
4540 HONEYWELL COURT
DAYTON, OH 45424
Mail Tax Statements To:
Brian & Darcy L. Coffta
27 Punky Park Way
Sanford, ME 04073

Property Tax ID#: 21 46B

ORDER #: 207294

NO R.E. TRANSFER TAX PAID

QUITCLAIM DEED

MADE this 5TH day of October, 2004, by and between BRIAN COFFTA, a now married man and DARCY L. AZZURELLA n/k/a DARCY L. COFFTA, a now married woman, as joint tenants, whose post office address is 27 Punky Park Way, Sanford, ME 04073, Grantors, and BRIAN COFFTA and DARCY L. COFFTA, as joint tenants whose post office address is 27 Punky Park Way, Sanford, ME 04073, Grantees;

WITNESSETH, that said Grantors, for in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in York County, Maine, to-wit:

A CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH THE BUILDINGS THEREON, SITUATED IN THE TOWN OF SANFORD, COUNTY OF YORK AND STATE OF MAINE AT BAUNEG BEG POND, SO-CALLED, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STONE POST SET IN THE MARGIN OF AN ESTABLISHED RIGHT OF WAY, SAID RIGHT OF WAY RUNNING BY THE BROOK TO AND BEYOND THE PROPERTY HEREIN DESCRIBED, SAID STONE POST BEING AT A POINT WHERE THE DIVIDING LINE BETWEEN THE LAND HEREIN CONVEYED AND THE LAND NOW OR FORMERLY OF ARTHUR N. L'HEUREUX, ET UX INTERSECTS THE MARGIN OF SAID RIGHT OF WAY; THENCE RUNNING EASTERLY BY LAND ALONG SAID LAND NOW OR FORMERLY OF L'HEUREUX, ET UX 183 FEET TO A STONE POST SET IN THE WESTERLY MARGIN OF ANOTHER RIGHT OF WAY; THENCE RUNNING SOUTHERLY BY AND ALONG THE MARGIN OF SAID RIGHT OF WAY 50 FEET TO A STONE POST SET IN THE GROUND AND LAND NOW OR FORMERLY OF HERBERT F. KEZAR; THENCE RUNNING WESTERLY BY AND ALONG SAID LAND NOW OR FORMERLY OF SAID HERBERT F. KEZAR 203 FEET TO A STONE POST SET IN THE MARGIN OF THE FIRST ABOVE MENTIONED RIGHT OF WAY; THENCE RUNNING NORTHERLY BY AND ALONG THE FIRST MENTIONED RIGHT OF WAY 50 FEET TO A STONE POST

SET IN THE GROUND, LAND NOW OR FORMERLY OF SAID L'HEUREUX ET UX AND THE POINT OF BEGINNING.

THERE IS ALSO CONVEYED TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, A RIGHT TO USE THE ESTABLISHED RIGHT OF WAY LEADING FROM OAK HILL ROAD, SO-CALLED, TO THE ABOVE DESCRIBED PREMISES, AS WELL AS THE RIGHT TO USE THE ESTABLISHED RIGHT OF WAY FROM THE ABOVE DESCRIBED PREMISES TO BAUNEG BEG POND.

BEING THE SAME PREMISES CONVEYED TO THE GRANTORS HEREIN BY DEED OF FEDERAL NATIONAL MORTGAGE ASSOCIATION DATED JANUARY 9, 1995 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 7325, PAGE 193.

Parcel ID #: 21 46B

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

BRIAN COFFTA

Witness

RICHARD MACHADO
Printed Name

N/A
Witness

N/A
Printed Name

STATE OF MAINE)
COUNTY OF York)

The foregoing instrument was hereby acknowledged before me this 5TH day of OCTOBER, 2004, by BRIAN COFFTA, who is personally known to me or who has produced MG DRIVERS LIC, as identification, and who signed this instrument willingly.

Notary Public RICHARD MACHADO
My commission expires: 28 AUG 2009

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Darcy L. Coffta f/k/a Darcy L. Azzurella
DARCY L. COFFTA f/k/a DARCY L. AZZURELLA

Witness

Richard Machado
Printed Name

N/A
Witness

N/A
Printed Name

STATE OF MAINE)

COUNTY OF York)

The foregoing instrument was hereby acknowledged before me this 5th day of October, 2004, by DARCY L.COFFTA f/k/a DARCY L. AZZURELLA, who is personally known to me or who has produced ME Drivers Lic, as identification, and who signed this instrument willingly.

Notary Public Richard Machado
My commission expires: 28 Aug 2009

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared By:
William E. Curphey & Associates
2605 Enterprise Road, Suite 155
Clearwater, Florida 33759

SEAL

END OF DOCUMENT

BK10240PG084

044585

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, we, **Paul L. Fenderson and Brenda D. Fenderson, formerly Brenda D. Hersey,** both of P.O. Box 222, York, ME 03909

for consideration paid,

grant to **Brian Coffta** and **Darcy L. Azzarella**, both of the Village of Springvale, Town of Sanford, County of York and State of Maine and whose mailing address is: P.O. Box 546, Springvale, ME 04083

with **WARRANTY COVENANTS**, as joint tenants

A certain lot or parcel of land together with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine at Bauneg Beg Pond, so-called, and being more particularly bounded and described as follows: Beginning at a stone post set in the margin of an established right of way, said right of way running by the brook to and beyond the property herein described, said stone post being at a point where the dividing line between the land herein conveyed and the land now or formerly of Arthur N. L'Heureux, et ux intersects the margin of said right of way; thence running easterly by land along said land now or formerly of L'Heureux, et ux 183 feet to a stone post set in the westerly margin of another right of way; thence running southerly by and along the margin of said right of way 50 feet to a stone post set in the ground and land now or formerly of Herbert F. Kezar; thence running westerly by and along said land now or formerly of said Herbert F. Kezar 203 feet to a stone post set in the margin of the first above mentioned right of way; thence running northerly by and along the first mentioned right of way 50 feet to a stone post set in the ground, land now or formerly of said L'Heureux et ux and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as the right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to the Grantors herein by deed of Federal National Mortgage Association dated January 9, 1995 and recorded in the York County Registry of Deeds in Book 7325, Page 193.

MAINE R.E. TRANSFER TAX PAID

WITNESS our hands this 29th day of September, 2000.

Paul L. Fenderson

Brenda D. Fenderson

STATE OF MAINE, YORK, SS. September 29, 2000

Personally appeared the above named Paul L. Fenderson and Brenda D. Fenderson and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jean L. Walsh
Maine Attorney-at-Law

RECEIVED YORK S S.
2000 SEP 29 P 2:21
ATTEST: Lois M. Muse
REGISTER OF DEEDS

RETURN TO THE OFFICE OF:
BOURQUE & CLEGG
949 MAIN STREET/P O BOX 1068
SANFORD, MAINE 04073

BK7325 PG193

003650

Revised 01/02/92

REO # 943358

MAINE
QUIT-CLAIM DEED WITH CONVENANT
(Special Warranty Deed)

MAINE REAL ESTATE TRANSFER TAX PAID

FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation with a place of business at Philadelphia, in the County of Philadelphia and State of Pennsylvania, for consideration paid, GRANTS to Brenda D. Hersey and Paul L. Fenderson.

WITH QUITCLAIM COVENANT
the land situated in Sanford, County of York and State of Maine, commonly known as **Oak Hill Road, Sanford, ME 04073** and is more particularly described in Exhibit A attached hereto and made a part hereof by this reference.

Being the same premises conveyed to the Grantor herein by deed dated November 3, 1994 and recorded in York County Registry of Deeds in Book 7251, Page 256.

IN WITNESS WHEREOF, FEDERAL NATIONAL MORTGAGE ASSOCIATION has caused this instrument to be executed by Nicholas Figlo, its Vice President, thereunto duly authorized, this 9th day of January, 1995.

ATTEST:

Diane Moffa
Assistant Secretary

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY:

Nicholas Figlo
Vice President

STATE OF PENNSYLVANIA :
:ss
COUNTY OF PHILADELPHIA :

Personally appeared the above named Nicholas Figlo, Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Padmini Venkataraman

Notary Public

NOTARIAL SEAL
PADMINI VENKATARAMAN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Nov. 24, 1997

It is hereby certified that the address of the within named grantee is:

EXHIBIT A BK7325 PG195

A certain lot or parcel of land, with the buildings thereon, situated in Sanford at Bauneg Beg Pond, so-called, in York County, Maine, and being bounded and described as follows:

Beginning at a stone post set in the margin of an established right-of-way, said right-of-way running by the brook to and beyond the property herein described, said stone post being at a point where the dividingline between the land herein conveyed and the land now or formerly of Arthur N. L'Heureux, et ux intersects the margin of said right-of-way;

Thence running easterly by land along said land now or formerly of L'Heureux, et ux one hundred eighty-three (183) feet to a stone post set in the westerly margin of another right-of-way;

Thence running southerly by and along the margin of said right-of-way fifty (50) feet to a stone post set in the ground and land now or formerly of Herbert F. Kezar;

Thence running westerly by and along said land now or formerly of said Herbert F. Kezar two hundred three (203) feet to a stone post set in the margin of the first above mentioned right-of-way;

Thence running northerly by and along the first mentioned right-of-way fifty (50) feet to a stone post set in the ground, land now or formerly of said L'Heureux, et ux and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns, a right to use the established right-of-way leading from Oak Hill Road, so-called, to the above described premises, as well as the right to use the established right-of-way from the above described premises to Bauneg Beg Pond.

Meaning and intending to convey the same premises conveyed in deed of Federal National Mortgage Association to Federal National Mortgage Association dated November 3, 1994 and recorded in York County Registry of Deeds in Book 7251, Page 256.

RECEIVED YORK S.S.
95 JAN 31 PM 2:26
ATTEST: Lois M. Mace
REGISTER OF DEEDS

BK7314 PG079

01938

RELEASE DEED

Federal National Mortgage Association, a body corporate organized under the laws of the United States of America pursuant to 12 U.S.C. § 1717 and with a place of business in Philadelphia, County of Philadelphia and State of Pennsylvania, for consideration paid, releases to **Federal National Mortgage Association**, a body corporate organized under the laws of the United States of America pursuant to 12 U.S.C. § 1717 and with a place of business in Philadelphia, County of Philadelphia and State of Pennsylvania, certain real property situated in Sanford, County of York and State of Maine, and more particularly bounded and described in Exhibit A annexed hereto.

For Grantor's source of title reference may be had to the mortgage deed of Ellen Jo Weisman to Maine National Bank dated November 11, 1989 and recorded in the York Registry of Deeds in Vol. 5244, Page 137. Said mortgage deed was assigned by Maine National Bank to The Connecticut Bank and Trust Company by an assignment dated November 11, 1989 and recorded in said Registry in Vol. 5244, Page 144, and assigned by the Federal Deposit Insurance Corporation (as Receiver) to the Grantor by an assignment dated January 6, 1994 and recorded in said Registry in Vol. 6927, Page 214. Said mortgage deed was foreclosed pursuant to an Order and Judgment of Foreclosure entered by the Superior Court for York County dated June 30, 1994 in an action commenced sub nom. Federal National Mortgage Association vs. Ellen Jo Weisman, Docket No. CV-94-62. By its deed dated November 3, 1994 the Grantor purported to convey the subject property to itself as the high bidder and pursuant to 14 M.R.S.A. § 6323, but which deed was executed by Fleet Real Estate Funding Corp. as the attorney-in-fact for Federal National Mortgage Association under an unrecorded power of attorney. This deed is intended to supplement said prior deed dated November 3, 1994.

NO. R.E. TRANSFER TAX PAID

In witness whereof, Federal National Mortgage Association has caused this instrument to be executed by CARMEN AARON Its Asst Vice President duly authorized this 5 day of January, ~~December~~, 1995.

Witness:

Dana E. Schwarz
Assistant Secretary

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Carmen Aaron
Name: CARMEN AARON
Title: ASSISTANT VICE PRESIDENT

State of Florida
County of Fulton, ss. January 5 ~~December~~ 1995

Personally appeared the above-named CARMEN AARON ~~Assistant~~ Vice President of Federal National Mortgage Association, and acknowledged the foregoing instrument by him/her signed to be his/her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

D. A. Parker
Notary Public (signature)
Printed Name: D A PARKER
Notary Public, Cobb County, Georgia
My Commission Expires May 29, 1998

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in Sanford at Bauneg Beg Pond, so-called, in York County, Maine, and being bounded and described as follows:

BEGINNING at a stone post set in the margin of an established right-of-way, said right-of-way running by the brook to and beyond the property herein described, said stone post being at a point where the dividing line between the land herein conveyed and the land now or formerly of Arthur N. L'Heureux, et ux intersects the margin of said right-of-way;

THENCE running easterly by land along said land now or formerly of L'Heureux, et ux one hundred eighty-three (183) feet to a stone post set in the westerly margin of another right-of-way;

THENCE running southerly by and along the margin of said right-of-way fifty (50) feet to a stone post set in the ground and land now or formerly of Herbert F. Kezar;

THENCE running westerly by and along said land now or formerly of said Herbert F. Kezar two hundred three (203) feet to a stone post set in the margin of the first above mentioned right-of-way;

THENCE running northerly by and along the first mentioned right-of-way fifty (50) feet to a stone post set in the ground, land now or formerly of said L'Heureux, et ux and the point of beginning.

There is also conveyed to the Grantee, her heirs and assigns, a right to use the established right-of-way leading from Oak Hill Road, so-called, to the above described premises, as well as the right to use the established right-of-way from the above described premises to Bauneg Beg Pond.

RECEIVED YORK S.S.
95 JAN 18 PM 12:01
ATTEST: Lois M. Mace
REGISTER OF DEEDS

054215 BK7251 PG256

RELEASE DEED

Federal National Mortgage Association, a body corporate organized under the laws of the United States of America pursuant to 12 U.S.C. § 1717 and with a place of business in Philadelphia, County of Philadelphia and State of Pennsylvania, for consideration paid, releases to **Federal National Mortgage Association**, a body corporate organized under the laws of the United States of America pursuant to 12 U.S.C. § 1717 and with a place of business in Philadelphia, County of Philadelphia and State of Pennsylvania, certain real property situated in Sanford, County of York and State of Maine, and more particularly bounded and described in Exhibit A annexed hereto.

For Grantor's source of title reference may be had to the mortgage deed of Ellen Jo Weisman to Maine National Bank dated November 11, 1989 and recorded in the York Registry of Deeds in Vol. 5244, Page 137. Said mortgage deed was assigned by Maine National Bank to The Connecticut Bank and Trust Company by an assignment dated November 11, 1989 and recorded in said Registry in Vol. 5244, Page 144, and assigned by the Federal Deposit Insurance Corporation (as Receiver) to the Grantor by an assignment dated January 6, 1994 and recorded in said Registry in Vol. 6927, Page 214. Said mortgage deed was foreclosed pursuant to an Order and Judgment of Foreclosure entered by the Superior Court for York County dated June 30, 1994 in an action commenced sub nom. Federal National Mortgage Association vs. Ellen Jo Weisman, Docket No. CV-94-62. This deed is a conveyance of all right, title and interest of the Grantor and all parties to said action in and to the above property pursuant to 14 M.R.S.A. § 6323.

NO R.E. TRANSFER TAX PAID

In witness whereof, Federal National Mortgage Association has caused this instrument to be executed by Fleet Real Estate Funding Corp., Its Attorney-in-Fact, by Roy Lovell, Its Assistant Vice Pres. duly authorized this 3rd day of November, 1994.

Witness:

Janice B. Kirven
Janice B. Kirven

FEDERAL NATIONAL MORTGAGE ASSOCIATION
By: FLEET REAL ESTATE FUNDING CORP.
Its Attorney-in-Fact

By: Roy Lovell
Name: Roy Lovell
Title: Assistant Vice President

State of SOUTH CAROLINA
COUNTY OF FLORENCE, ss. November 3, 1994

Personally appeared the above-named Roy Lovell, Assistant Vice President of Fleet Real Estate Funding Corp., as Attorney-in-Fact for Federal National Mortgage Association, and acknowledged the foregoing instrument by him/her signed to be his/her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Wanda F. Smyly
Notary Public (signature)
Printed Name: Wanda F. Smyly
Comm. Exp. 4-10-1995

FLEET REAL ESTATE FUNDING CORP. CORPORATE SEAL

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in Sanford at Bauneg Beg Pond, so-called, in York County, Maine, and being bounded and described as follows:

BEGINNING at a stone post set in the margin of an established right-of-way, said right-of-way running by the brook to and beyond the property herein described, said stone post being at a point where the dividing line between the land herein conveyed and the land now or formerly of Arthur N. L'Heureux, et ux intersects the margin of said right-of-way;

THENCE running easterly by land along said land now or formerly of L'Heureux, et ux one hundred eighty-three (183) feet to a stone post set in the westerly margin of another right-of-way;

THENCE running southerly by and along the margin of said right-of-way fifty (50) feet to a stone post set in the ground and land now or formerly of Herbert F. Kezar;

THENCE running westerly by and along said land now or formerly of said Herbert F. Kezar two hundred three (203) feet to a stone post set in the margin of the first above mentioned right-of-way;

THENCE running northerly by and along the first mentioned right-of-way fifty (50) feet to a stone post set in the ground, land now or formerly of said L'Heureux, et ux and the point of beginning.

There is also conveyed to the Grantee, her heirs and assigns, a right to use the established right-of-way leading from Oak Hill Road, so-called, to the above described premises, as well as the right to use the established right-of-way from the above described premises to Bauneg Beg Pond.

RECEIVED YORK S.S.
94 NOV 14 PM 12:37
ATTEST: Annette Stone
REGISTER OF DEEDS

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 3/18/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
21 PUNKY PKY	R21- 46A	PUNKY PARKWAY

Current Owner	Bk	Pg	Date	Year Built
SHEPARD JAMES K & HAGAR JOSHUA S (J	16570	300	4/5/2013	1978

Previous Owners	Bk	Pg	Date
KITTRIDGE JAMES R	9105	150	10/20/1988

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference

21 Punky Parkway (R21-46A)

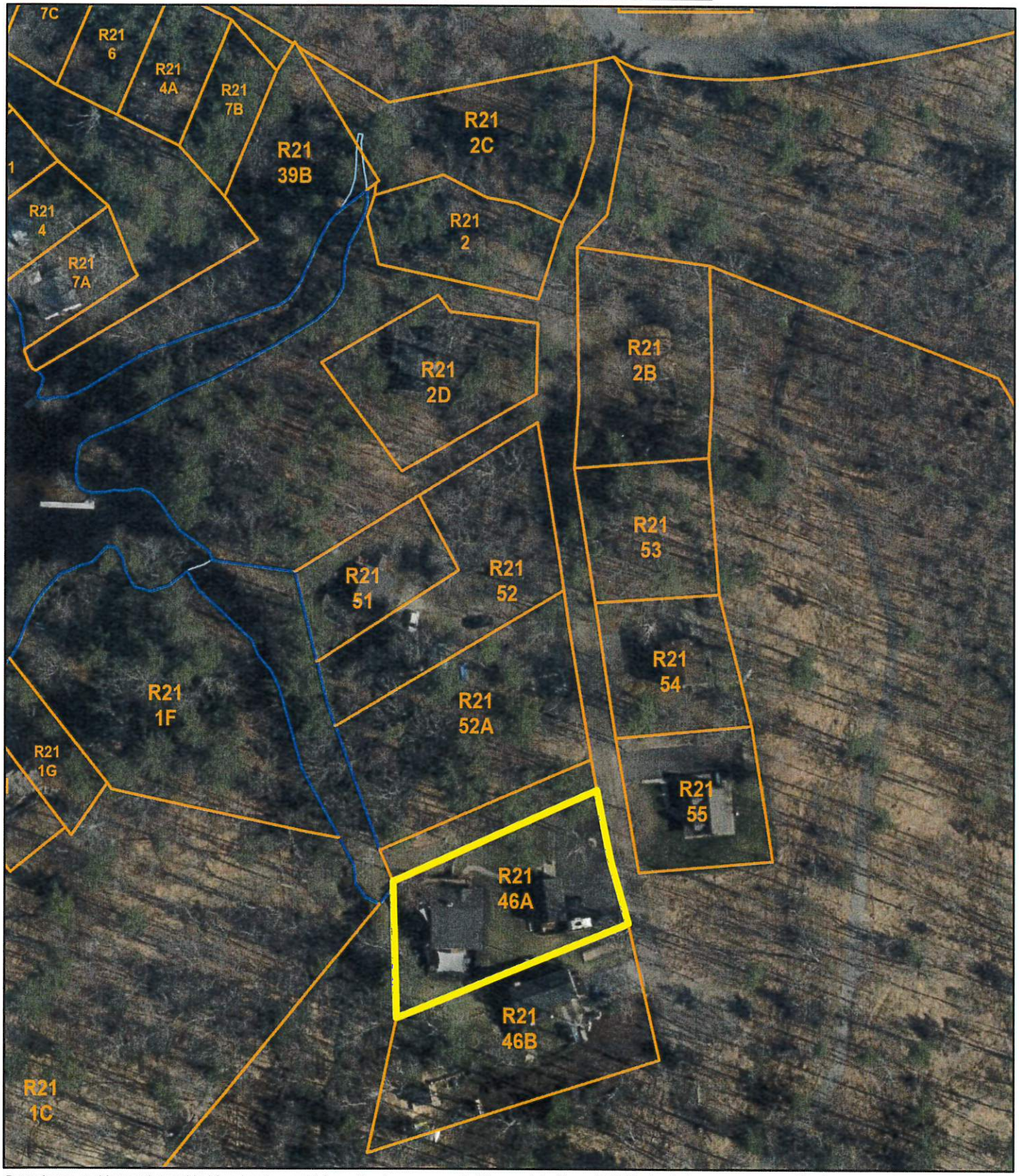
City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

March 20, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 21 PUNKY PKY | Map ID 0R21/ 0046A/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8524 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:59:52 PM

CURRENT OWNER

SHEPARD JAMES K & HAGAR JOSH

PO BOX 9

NORTH BERWIC ME 03906

TOPO / UTILITIES / STRT / ROAD / LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
Note 1	
Note 2	
Note 3	
Note 4	
Note 5	
GIS ID	8524
APARTME	
Note 7	
TIF	
TAX SHEE	71
MVR EX C	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	237,300	237,300
RES LAND	1010	38,800	38,800
RESIDNTL	1010	22,600	22,600
	Total	298,700	298,700

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SHEPARD JAMES K & HAGAR JOSHUA S (J	16570	0300	04-05-2013	Q	I	145,000	W
KITTRIDGE JAMES R	09105	0150	10-20-1998	U	I	0	Q

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	237,300	2023	1010	235,000	2022	1010	235,000
	1010	38,800		1010	38,800		1010	38,800
	1010	22,600		1010	22,600		1010	22,600
	Total	298,700		Total	296,400		Total	296,400

EXEMPTIONS

Year	Code	Description	Amount
2015	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	237,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	22,600
Appraised Land Value (Bldg)	38,800
Total Appraised Parcel Value	298,700
Valuation Method	C
Assessed Value	**298,700**
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	275,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20200463	09-02-2020	RE	Remodel	80,000	0		NEW ROOF, SIDING, DECK REMOVING O

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		17,400	SF	2.47	0.90000	3	1.00		1.000			1.0000	2.23	38,800
				Total Card Land Units	0.40	AC									Total Land Value		38,800

Property Location 21 PUNKY PKY | Map ID 0R21/ 0046A/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8524 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	20	Laminate
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

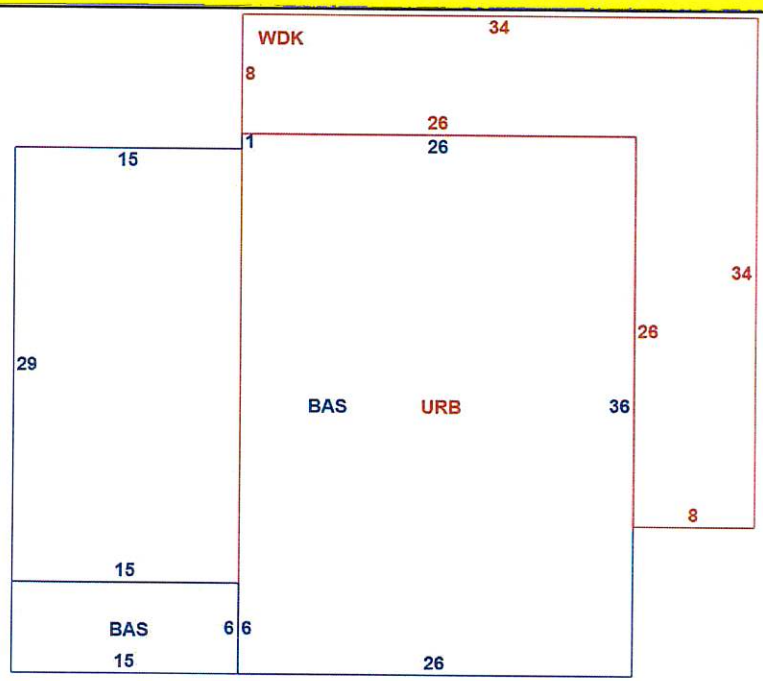
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	296,670
Year Built	1978
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	237,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
MSC3	STOOP/DECK	L	384	3.50	1995		77		0.00	1,000
FGR5	W/LOFT GOO	L	660	41.00	1997		77		0.00	20,800
SHD1	SHED AVERA	L	120	8.00	1997		79		0.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,461	1,461	1,461	167.90	245,295
URB	Basement, Unfinished, Raised	0	936	234	41.97	39,287
WDK	Deck, Wood	0	480	72	25.18	12,088
	Ttl Gross Liv / Lease Area	1,461	2,877	1,767		296,670

BK9105 PG150

056391

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

That, I, Sandra L. Kittridge, of the Town of North Berwick, County of York and State of Maine,

for consideration paid,

grant to James R. Kittridge, of the Town of Sanford, County of York and State of Maine, whose mailing address is: P.O. Box 146, North Berwick, ME 03906

without QUIT-CLAIM COVENANTS,

A certain lot or parcel of land together with any buildings thereon, which said land is situated in the Town of Sanford, County of York and State of Maine, at Bauneg Beg Pond, so-called, bounded and described as follows: Beginning at a stone post set in the margin of an established right of way, said right of way running by the brook to and beyond the property herein described, said stone post being at a point where the dividing line between the land to be conveyed and land now or formerly of Herbert F. Kezar intersects the margin of said right of way, thence from said right of way and stone post in an easterly direction by and along land of said Kezar a distance if 183 feet to a stone post set in the westerly margin of another right of way; thence turning and running in a northerly direction by and along the margin of said right of way for a distance of 100 feet to a stone set in the ground on the margin of another right of way; thence turning and running westerly by the last mentioned right of way a distance of 165 feet to a stone post set in the margin of the right of way first above mentioned; thence turning and running southerly by and along the first mentioned right of way 100 feet to a stone post set in the ground at land of said Kezar and the point of beginning.

There is also conveyed to the within Grantee, his heirs and assigns a right to use the established rights of way leading from Oak Hill Road, so-called, to the above-described premises, as well as the right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to the Grantor and Grantee herein by deed of James R. Kittridge dated March 26, 1986 and recorded in the York County Registry of Deeds in Book 3793, Page 196.

This conveyance is made in accordance with the terms of a Divorce Judgment between the parties on file at the Maine Tenth District Court, Division of Western York, Springvale, Maine Civil Action Docket No. SPR-FM-98-146

WITNESS my hand this 9th day of October, 1998.

Witness

Sandra L. Kittridge

Sandra L. Kittridge

NO R.E. TRANSFER TAX PAID

STATE OF MAINE,
YORK, ss.

October 8, 1998

Personally appeared the above named Sandra L. Kittridge and acknowledged the above instrument to be her free act and deed.

Before me,

Notary Public

LINDA J. MURRAY
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 26, 2002

RECEIVED YORK S S.
1998 OCT 27 P 3:28

ATTEST: Lois M. Muse
REGISTER OF DEEDS

Doc# 2013016043
Bk 16570 Pg 300
Received York SS
04/05/2013 2:43PM
Debra L. Anderson
Register of Deeds

MAINE R.E. TRANSFER TAX PAID

WARRANTY DEED

I, JAMES R. KITTRIDGE, with a mailing address of P.O. Box 516, North Berwick, Maine 03906,

for consideration paid, grant with WARRANTY COVENANTS to **JAMES K. SHEPARD AND JOSHUA S. HAGAR,** both of 220 Olean Street, Worcester, County of Worcester and Commonwealth of Massachusetts 01602

as joint tenants and not as tenants in common the following described property, namely:

A certain lot or parcel of land together with buildings thereon, which said land is situated in the City of Sanford, formerly the Town of Sanford, County of York and State of Maine, at Bauneg Beg Pond, so-called, bounded and described as follows: Beginning at a stone post set in the margin of an established right-of-way, said right-of-way running by the brook to and beyond the property herein described, said stone being at a point where the dividing line between the land conveyed and land now or formerly of Herbert F. Kezar intersects the margin of said right-of-way, thence from said right-of-way and stone post in an easterly direction by and along land of said Kezar a distance of 183 feet to a stone post set in the westerly margin of another right-of-way; thence turning and running in a northerly direction by and along the margin of said right-of-way for a distance of 100 feet to a stone set in the ground on the margin of another right-of-way; thence turning and running westerly by the last mentioned right-of-way a distance of 165 feet to a stone post set in the margin of the right-of-way first above mentioned; thence turning and running southerly by and along the first mentioned right-of-way 100 feet to a stone post set in the ground at land of said Kezar and the point of beginning.

There is also conveyed to the within Grantees, their heirs and assigns a right to use the established rights-of-way leading from Oak Hill Road, so-called, to the above-described premises, as well as the right to use the established right-of-way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to James R. Kittridge by deed of Sandra L. Kittridge dated October 8, 1998, which was recorded on October 27, 1998, in the York County Registry of Deeds in Book 9105, Page 150. See also deed of James R. Kittridge to James R. Kittridge and Sandra L. Kittridge, as joint tenants, dated March 26, 1986, and recorded in the York County Registry of Deeds in Book 3793, Page 196.

Witness my hand and seal this 5th day of April, 2013.

Witness

JAMES R. KITTRIDGE

STATE OF MAINE
County of York

April 5th, 2013

Personally appeared the above named **JAMES R. KITTRIDGE** and acknowledged the foregoing instrument to be his free act and deed.

SEAL

Before me,
Notary Public
Printed Name: Charles L. Nickerson
Commission Expires: June 23, 2019

1894
Return to
LAW OFFICE OF
CHARLES L. NICKERSON
902 MAIN STREET
P O. BOX 232
SANFORD, MAINE 04073

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/19/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
PUNKY PKY	**R21- 52A**	**PUNKY PARKWAY**

Current Owner	Bk	Pg	Date	Year Built
D'ARCY MELISSA & THOMAS TRUSTEES O	19524	942	9/20/2024	N/A

Previous Owners	Bk	Pg	Date
D'ARCY THOMAS P & MELISSA J	17968	441	6/11/2019
SNIDER BRIAN K & DIANE T (JTS	17528	534	8/1/2017
WELLS FARGO BANK N A	17478	211	5/24/2017
WELLS FARGO BANK N A	17354	909	10/31/2016

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference
• 12' right of way reference
• 20' right of way reference

Punky Parkway (R21-52A)

City of Sanford, ME

1 inch = 100 Feet

March 20, 2026

0 100 200 300

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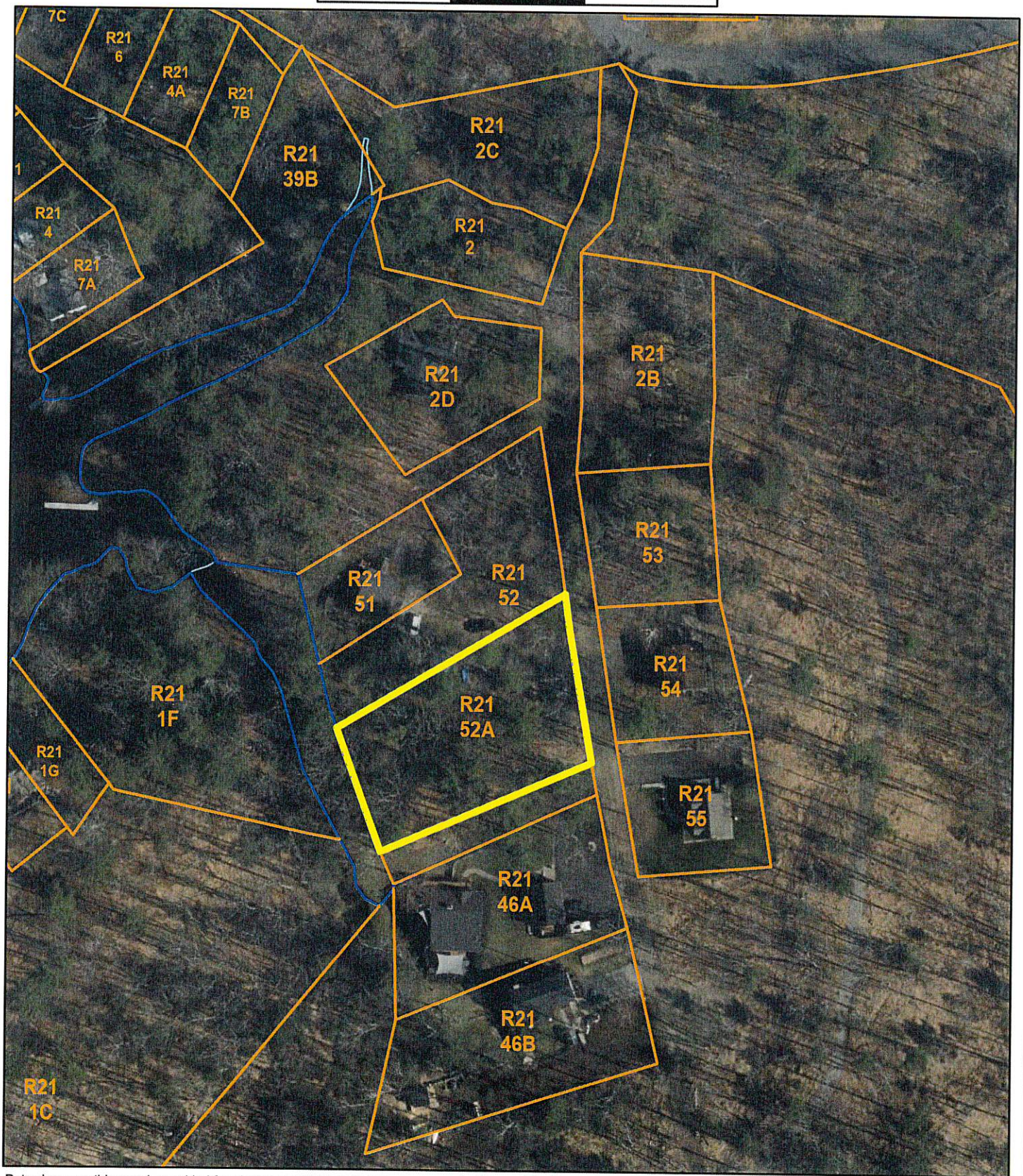

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location PUNKY PKY | Map ID 0R21/ 0052A/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8533 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 2:00:50 PM

CURRENT OWNER

D'ARCY MELISSA & THOMAS TRUST
THE D'ARCY FAMILY TRUST U/T/D/O
15 PUNKY PARKWAY
SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8533	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1300	38,300	38,300
		Total 38,300	38,300

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
D'ARCY MELISSA & THOMAS TRUSTEES O	19524	0942	09-20-2024	Q	V	0	W
D'ARCY THOMAS P & MELISSA J	17968	0441	06-11-2019	U	V	0	W
SNIDER BRIAN K & DIANE T (JTS)	17528	0534	08-01-2017	U	V	0	F
WELLS FARGO BANK N A	17478	0211	05-24-2017	U	V	0	F
WELLS FARGO BANK N A	17354	0909	10-31-2016	U	V	0	F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	26,800	2023	1300	26,800	2022	1300	26,800
	Total	26,800		Total	26,800		Total	26,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	38,300
Total Appraised Parcel Value	38,300
Valuation Method	C
Assessed Value	38,300
Total Exemptions Applied:	0
Total Assessment with Exemptions	38,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-09-2025	BT			43	Change/Reinspect or Rere

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1300	RES VACANT M	RR		16,370	SF	2.60	0.90000	3	1.00		1.000			1.0000	2.34	38,300
				Total Card Land Units	0.38	AC									Total Land Value		38,300

Property Location PUNKY PKY | Map ID 0R21/ 0052A/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8533 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/19/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
PUNKY PKY	**R21- 52**	**PUNKY PARKWAY**

Current Owner	Bk	Pg	Date	Year Built
D'ARCY MELISSA & THOMAS TRUSTEES O	**19524**	**942**	**9/20/2024**	N/A

Previous Owners	Bk	Pg	Date
D'ARCY THOMAS P & MELISSA J	17968	441	6/11/2019
SNIDER BRIAN K & DIANE T (JTS	17528	534	8/1/2017
WELLS FARGO BANK N A	17478	211	5/24/2017
WELLS FARGO BANK N A	17354	909	10/31/2016

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference
• 12' right of way reference
• 20' right of way reference

Punky Parkway (R21-52)

City of Sanford, ME

1 inch = 100 Feet

March 20, 2026

0 100 200 300

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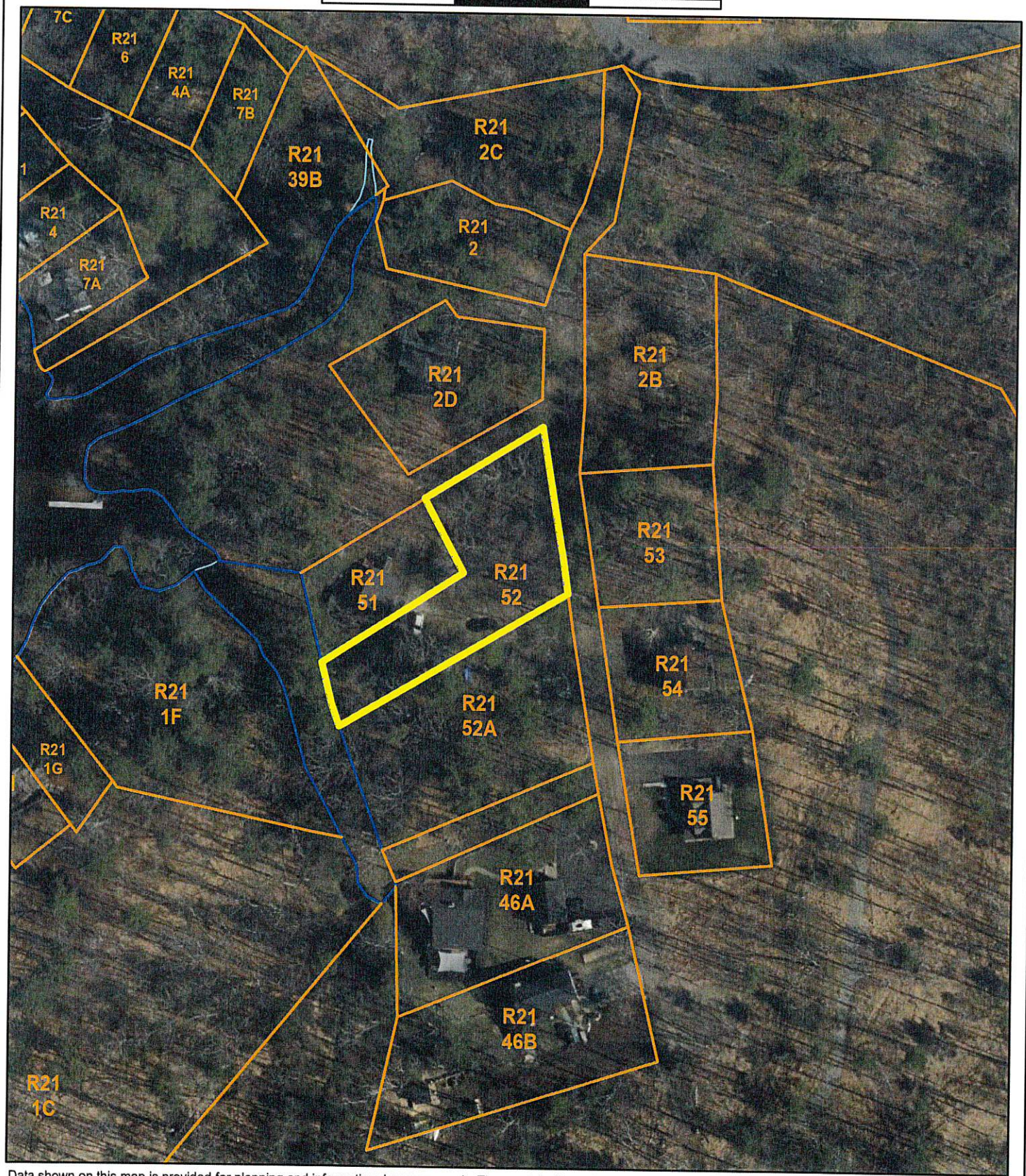

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location PUNKY PKY
Vision ID 8532 Account # Map ID 0R21/ 0052/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1300
Print Date 8/12/2025 2:00:44 PM

CURRENT OWNER

D'ARCY MELISSA & THOMAS TRUST
THE D'ARCY FAMILY TRUST U/T/D O
15 PUNKY PARKWAY
SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8532	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1300	13,000	13,000
		Total 13,000	13,000

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
D'ARCY MELISSA & THOMAS TRUSTEES O	19524	0942	09-20-2024	U	V	0	W
D'ARCY THOMAS P & MELISSA J	17968	0441	06-11-2019	U	V	0	W
SNIDER BRIAN K & DIANE T (JTS)	17528	0534	08-01-2017	U	V	0	F
WELLS FARGO BANK NA	17478	0211	05-24-2017	U	V	0	F
WELLS FARGO BANK NA	17354	0909	10-31-2016	U	V	0	F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	13,000	2023	1300	13,000	2022	1300	13,000
Total		13,000	Total		13,000	Total		13,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	13,000
Total Appraised Parcel Value	13,000
Valuation Method	C
Assessed Value	13,000
Total Exemptions Applied:	0
Total Assessment with Exemptions	13,000

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1300	RES VACANT M	RR		16,070	SF	2.64	0.90000	3	0.34		1.000	PRICED W/ R21-51		1.0000	0.81	13,000
				Total Card Land Units	0.37	AC										Total Land Value	13,000

Property Location PUNKY PKY
Vision ID 8532 Account # Map ID 0R21/ 0052/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1300 Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19524 PG 942**
Instr # 2024033289
10/02/2024 02:42:52 PM
Pages 3 YORK CO

Return to:
Seven Rivers Law Office PLLC
221a Old Concord Turnpike
Barrington NH 03825

No Transfer Tax

WARRANTY DEED
DNL: 1002440288614

KNOW ALL PERSONS BY THESE PRESENTS, that **Melissa D'Arcy** and **Thomas D'Arcy**, married, of 15 Punky Parkway, Sanford, County of York, New Hampshire 04073 grant to **Melissa D'Arcy** and **Thomas D'Arcy**, Trustees of **The D'Arcy Family Trust** u/t/d of September 20, 2024 of 15 Punky Parkway, Sanford, County of York, New Hampshire 04073 with WARRANTY COVENANTS, the following described premises:

Property Address: 15 Punky Park Way, Sanford, Maine 04073

Certain lots or parcels of land with the buildings thereon situated in the Town of Sanford, County of York and State of Maine, near the shore of Bauneg Beg Pond, but not adjacent thereto, and on the easterly side of a twenty (20) foot right of way running parallel with a brook, bounded and described as follows:

PARCEL #1:

Beginning at the northerly corner of the land herein to be conveyed, said corner being denoted by a stone post set in the ground and formed by the intersection of the above mentioned twenty (20) foot right of way and another right of way twelve (12) feet in width running along the northeasterly side of the property herein to be conveyed and thence running from said stone post northeasterly by said twelve (12) foot right of way one hundred twenty-five (125) feet to another stone post set in the ground; thence turning and running southerly fifty (50) feet to another stone post set in the ground; thence turning and running southwesterly one hundred twenty-five (125) feet at another stone post

set in the ground and the first mentioned twenty (20) foot right of way; and thence turning and running along the easterly margin of said right of way in a northerly direction fifty (50) feet to the stone post at the point of beginning. There is also conveyed to the Grantee, his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way leading from the above described premises to Bauneg Beg Pond.

Parcel #2:

Beginning at an iron post in the easterly margin of said twenty (20) foot right of way at a point where the dividing line between the land herein to be conveyed and other land of the Grantor herein intersects the margin of said right of way and thence running southerly by and along the easterly sideline of said right of way fifty (50) feet to another iron post set in the ground; thence turning and running easterly by other land of the Grantor herein to a stone post set in the ground in the margin of the roadway leading from Route #4, so-called, to Bauneg Beg Pond; thence turning and running along the westerly margin of said roadway in a northerly direction one hundred (100) feet to a stone post set in the ground and the southerly margin of a twelve (12) foot right of way leading the Pond; thence turning and running westerly along the southerly margin of said twelve (12) foot right of way eighty-six (86) feet to a stone post set in the ground and other land of the Grantor herein, being that described in Parcel #1 above; thence turning and running southerly along other land of the Grantor herein fifty (50) feet to a stone post set in the ground; and thence turning and running westerly along said other land of the Grantor herein one hundred twenty-five (125) feet to an iron post at the point of beginning. There is also conveyed to the Grantee, his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way leading from the above described premises to Bauneg Beg Pond.

Parcel #3:

Beginning at an iron post in the easterly margin of said twenty (20) foot right of way and at a point where the dividing line between the land herein to be conveyed and other land of the Grantor herein intersects the margin of said right of way, being that described in Parcel #2 above, and thence running southerly along the easterly sideline of said right of way one hundred fourteen (114) feet to a stone post set in the ground and another right of way; thence turning and running easterly along said right of way one hundred seventy-five (175) feet to the westerly margin of a roadway leading from Route #4, so-called,

to Bauneg Beg Road; thence turning and running northerly by said roadway one hundred fifty (150) feet to a stone post set in the ground and other land of the Grantor herein being that described Parcel #2 above; and thence turning and running westerly by said other land of the Grantor herein to the stone post set in the ground in the margin of the first mentioned right of way at the point of beginning.

More commonly known as 15 Punky Parkway, Sanford, ME 04073.
Parcel Tax I.D. Number: SANF-000051-R000021

Meaning and intending to describe and convey the same premises conveyed to Melissa J. D'Arcy and Thomas P. D'Arcy by Warranty Deed from Brian K. Snider and Diane T. Snider dated June 7, 2019 and recorded in the York County Registry of Deeds at Book 17968, Page 441.

This is homestead property.

NO TITLE SEARCH WAS REQUESTED OR PERFORMED ON THIS PARCEL.
THIS IS A NON-CONTRACTUAL TRANSFER DONE FOR ESTATE PLANNING PURPOSES AND IS EXEMPT FROM TRANSFER TAXES UNDER 36 MRS, Chapter 711-A, § 4641-C,15.

Dated: September 20, 2024

Melissa D'Arcy

Thomas D'Arcy

STATE OF NEW HAMPSHIRE
STRAFFORD COUNTY

Personally appeared before me on this 20th day of September, 2024 Melissa D'Arcy and Thomas D'Arcy who acknowledged that they executed the above instrument as their free act and deed.

REBECCA L. MYERS
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
-MY-
COMMISSION
EXPIRES
JUNE 14, 2028

Notary Public
My Commission Expires:

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 17968 PG 441**
Instr # 2019020748
06/11/2019 09:56:23 AM
Pages 4 YORK CO

Return to:

Thomas P. D'Arcy
Melissa J. D'Arcy
15 Punky Park Way
Sanford, ME 04073

$1,051.60

DLN: 1001940060121

WARRANTY DEED

Maine R.E. Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS: That Brian K. Snider and Diane T. Snider, Husband and Wife, of 15 Punky Park Way, Sanford, ME 04073, for consideration paid grants to Thomas P. D'Arcy and Melissa J. D'Arcy, Husband and Wife, of 241 West Lebanon Road, Lebanon, ME 04027, Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

Certain lots or parcels of land with the buildings thereon situated in the Town of Sanford, County of York and State of Maine, near the shore of Bauneg Beg Pond, but not adjacent thereto, and on the easterly side of a twenty (20) foot right of way running parallel with a brook, bounded and described as follows:

PARCEL #1:

Beginning at the northerly corner of the land herein to be conveyed, said corner being denoted by a stone post set in the ground and formed by the intersection of the above mentioned twenty (20) foot right of way and another right of way twelve (12) feet in width running along the northeasterly side of the property herein to be conveyed and thence running from said stone post northeasterly by said twelve (12) foot right of way one hundred twenty-five (125) feet to another stone post set in the ground; thence turning and running southerly fifty (50) feet to another stone post set in the ground; thence turning and running southwesterly one hundred twenty-five (125) feet at another stone post set in the ground and the first mentioned twenty (20) foot right of way; and thence turning and running along the easterly margin of said right of way in a northerly direction fifty (50) feet to the stone post at the point of beginning.

There is also conveyed to the Grantee, his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way leading from the above described premises to Bauneg Beg Pond.

Parcel #2:

Beginning at an iron post in the easterly margin of said twenty (20) foot right of way at a point where the dividing line between the land herein to be conveyed and other land of the Grantor herein intersects the margin of said right of way and thence running southerly by and along the easterly sideline of said right of way fifty (50) feet to another iron post set in the ground; thence turning and running easterly by other land of the Grantor herein to a stone post set in the ground in the margin of the roadway leading from Route #4, so-called, to Bauneg Beg Pond; thence turning and running along the westerly margin of said roadway in a northerly direction one hundred (100) feet to a stone post set in the ground and the southerly margin of a twelve (12) foot right of way leading the Pond; thence turning and running westerly along the southerly margin of said twelve (12) foot right of way eighty-six (86) feet to a stone post set in the ground and other land of the Grantor herein, being that described in Parcel #1 above; thence turning and running southerly along other land of the Grantor herein fifty (50) feet to a stone post set in the ground; and thence turning and running westerly along said other land of the Grantor herein one hundred twenty-five (125) feet to an iron post at the point of beginning.

There is also conveyed to the Grantee, his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way leading from the above described premises to Bauneg Beg Pond.

Parcel #3:

Beginning at an iron post in the easterly margin of said twenty (20) foot right of way and at a point where the dividing line between the land herein to be conveyed and other land of the Grantor herein intersects the margin of said right of way, being that described in Parcel #2 above, and thence running southerly along the easterly sideline of said right of way one hundred fourteen (114) feet to a stone post set in the ground and another right of way; thence turning and running easterly along said right of way one hundred seventy-five (175) feet to the westerly margin of a roadway leading from Route #4, so-called, to Bauneg Beg Road; thence turning and running northerly by said roadway one hundred fifty (150) feet to a stone post set in the ground and other land of the Grantor herein being that described Parcel #2 above; and thence turning and running westerly by said other land of the Grantor herein to the stone post set in the ground in the margin of the first mentioned right of way at the point of beginning.

More commonly known as 15 Punky Parkway, Sandford, ME 04073.

Parcel Tax I.D. Number: SANF-000051-R000021

Meaning and intending to describe and convey the same premises conveyed to Thomas P. D'Arcy and Melissa J. D'Arcy evidenced by Deed from Wells Fargo Bank N.A. dated 03-Jul-2017 recorded with the York County Registry of Deeds in Book 17528, Page 534.

Executed this 7th day of JUNE, 2019.

Brian K. Snider

State of MAINE
County of YORK

Then personally appeared before me on this 7th day of JUNE, 2019, the said Brian K. Snider and acknowledged the foregoing to be his voluntary act and deed.

KATIE L. MAGNUSSON STATE OF MAINE • MY COMMISSION EXPIRES DECEMBER 10, 2023 NOTARY PUBLIC

Notary Public/Justice of the Peace
Commission expiration: 12/10/23

Executed this 22 day of May, 2019.

Diane T. Snider

Diane T. Snider

State of Tennessee
County of Knox

Then personally appeared before me on this 22nd day of May, 2019, the said Diane T. Snider and acknowledged the foregoing to be her voluntary act and deed.

JENNIFER SUZANNE CHAVIRA
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Jennifer Suzanne Chavira
Notary Public/Justice of the Peace
Commission expiration: My Commission Expires December 28, 2021

return to :
15 Punky Parkway
Sanford, ME 04073

DEBRA L. ANDERSON, REGISTER OF DEEDS
Bk 17528 PG 534
Instr # 2017030918
08/01/2017 12:21:29 PM
Pages 4 YORK CO

Maine R.E. Transfer Tax Paid

Quitclaim Deed with Covenant

THIS QUITCLAIM DEED, made by and between **Wells Fargo Bank, N.A.,** of **8480 Stagecoach Circle, Frederick MD 21701** hereinafter referred to as "Grantor(s)" and **Brian K. Snider and Diane T. Snider, husband and wife, as joint tenants,** of **6506 Kincannon Ct., Knoxville TN 37918** hereinafter referred to as "Grantee(s)" this 7/3/17.

WITNESSETH: That the said Grantors, for and in consideration of the sum of **$185,000.00,** cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this grants unto said Grantee with **QUITCLAIM COVENANT** the following described parcel of land, located in **York** County, MAINE, legally described as:

See attached Exhibit A

Commonly known as: **15 Punky Parkway, Sanford ME 04073**
Parcel Identification:**Map: R 21 Lot: 51**

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: **Book 17478 Page 211 Instrument No., 2017019112** Recorded: **May 24, 2017**

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

The grantor covenants with the grantee, his heirs and assigns that he will warrant and forever defend the premises to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under him

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

210(with Covenant)-ME-V1

Red Door Title. LLC.
1 Nutt Ave Ste. 300
Portsmouth. NH 03801

4p

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands on this the day and year first above written.

Signed and delivered in the presence of:

Wells Fargo Bank, N.A.

Name: CHRIS ARTMAN
Its: Vice President, Loan Documentation
Date: 7/3/17

State of Iowa

County Dallas

On this 3 day of July, A.D., 2017, before me, a Notary Public in and for said county, personally appeared Chris Artman, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Chris Artman acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Nick DiMarco (Signature) (Stamp or Seal)
Notary Public

NICK DIMARCO
Commission Number 799566
My Commission Expires
September 30, 2019

This Instrument Prepared by and Return to:
Orange Coast Lender Services
1000 Commerce Dr., Ste 520
Pittsburgh PA 15275

Mail Tax Statements to: Brian and Diane Snider
6506 Kincannon Court, Knoxville TN 37918

PAS Number: 0416167799

210(with Covenant)-ME-V1

Exhibit A

Certain lots or parcels of land, with the buildings thereon, situated in the Town of Sanford County of York and State of Maine, near the shore of Bauneg Beg Pond, but not adjacent thereto, and on the easterly side of a twenty (20) foot right of way running parallel with a brook, bounded and described as follows:

Parcel #1:
Beginning at the northerly corner of the land herein to be conveyed, said corner being denoted by a stone post set in the ground and formed by the intersection of the above mentioned twenty (20) foot right of way and another right of way twelve (12) feet in width running along the northeasterly side of the property herein to be conveyed and thence running from said stone post northeasterly by said twelve (12) foot right of way one hundred twenty-five (125) feet to another stone post set in the ground; thence turning and running southerly fifty (50) feet to another stone post set in the ground; thence turning and running southwesterly one hundred twenty five (125) feet to another stone post set in the ground and the first mentioned twenty (20) foot right of way; and thence turning and running along the easterly margin of said right of way in a northerly direction fifty (50) feet to the stone post at the point of beginning.

There is also conveyed to the Grantee, his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so called, to the above described premises, as well as a right to use the established right of way leading from the above described premises to Bauneg Beg Pond.

Parcel #2:
Beginning at an iron post in the easterly margin of said twenty (20) foot right of way at a point where the dividing line between the land herein to be conveyed and other land of the Grantor herein intersects the margin of said right of way and thence running southerly by and along the easterly sideline of said right of way fifty (50) feet to another iron post set in the around; thence turning and running easterly by other land of the Grantor herein to a stone post set in the ground in the margin of the roadway leading from Route #4, so called, to Bauneg Beg Pond; thence turning and running along the westerly margin of said roadway in a northerly direction one hundred (100) feet to a stone post set in the ground and the southerly margin of a twelve (12) foot right of way leading to the Pond; thence turning and running westerly along-the southerly margin of said twelve (12) foot right of way eighty-six (86) feet to a stone post set in the ground and other land of the grantor herein, being that described in Parcel #1 above; thence turning and running southerly along other land of the Grantor herein fifty (50) feet to a stone post set in the ground; and thence turning and running westerly along said other land of the grantor herein one hundred twenty-five (125) feet to an iron post at the point of beginning.

There is also conveyed to the Grantee, his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so called, to the above described premises, as well as a right to use the established right of way leading from the above described premises to Bauneg Beg Pond.

PAS Number: 0416167799
210(with Covenant)-ME-V1

Parcel #3:
Beginning at an iron post in the easterly margin of said twenty (20) foot right of way and at a point where the dividing line between the land herein to be conveyed and other land of the Grantor herein intersects the margin of said right of way, being that described in Parcel #2 above, and thence running southerly along the easterly sideline of said right of way one hundred fourteen (114) feet to a stone post set in the ground and another right of way; thence turning and running easterly along said right of way one hundred seventy five (175) feet to the westerly margin of a roadway leading from Route #4, so called, to Bauneg Beg Road; thence turning and running northerly by said roadway one hundred fifty (150) feet to a stone post set in the ground and other land of the Grantor herein being that described in Parcel #2 above; and thence turning and running westerly by said other land of the Grantor herein to the stone post set in the ground in the margin of the first mentioned right of way at the point of beginning.

Being the same property conveyed to Elliott T. Smith and Johanna L. Keller in deed dated 7/16/2012, recorded 7/19/2012 in Book 16369 Page 422 in the County of York and State of Maine.

Being the same property conveyed to Wells Fargo Bank, N.A. in deed dated 05/01/2017, recorded 05/24/2017 in Book 17478, Page 211 in the County of York and State of Maine.

More commonly known as: 15 Punky Parkway, Sanford, ME 04073

Parcel/tax id: SANF-000051-R000021

DEBRA L. ANDERSON, REGISTER OF DEEDS
Bk 17478 PG 211
Instr # 2017019112
05/24/2017 12:44:39 PM
Pages 6 YORK CO

FORECLOSURE DEED

KNOW ALL BY THESE PRESENTS, that Wells Fargo Bank, N.A., with a mailing address of 1 Home Campus, Des Moines, IA 50328 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto Wells Fargo Bank, N.A., with a mailing address of 3476 Stateview Blvd, Fort Mill, SC 29715 (GRANTEE) its successors and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 15 Punky Parkway, Sanford, Maine, 04073, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed of Elliott T. Smith and Johanna L. Keller, dated July 16, 2012 and recorded in the York County Registry of Deeds in Book 16369, Page 424, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A §6321 et seq. in Maine District Court, Springvale Docket No. SPRDC-RE-15-54, entitled Wells Fargo Bank, N.A. v. Elliott T. Smith and Johanna L. Keller. Evidence of compliance with 14 M.R.S.A. §6323(1) is attached hereto.

Notwithstanding the date of execution or acknowledgement, this deed shall not be deemed delivered and the conveyance of the subject property and assignment of rights shall not be effected until this deed has been recorded in the York County Registry of Deeds.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A., has caused these presents to be signed this 1st day of May, 2017.

Wells Fargo Bank, N.A.

By: Lenettra D. Smith

Lenettra D. Smith
Vice President Loan Documentation
Wells Fargo Bank, NA
05/01/2017

State of South Carolina

County of York

The foregoing instrument was acknowledged before me this 1st day of May, 2017 by Lenettra D. Smith, Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Lenettra D. Smith[ ] is personally known to me or [x] produced satisfactory evidence of identification.

Mary Helen Wilson

Notary Public
My commission expires 01/18/2027

MARY HELEN WILSON
Notary Public, State of South Carolina
My Commission Expires Jan. 18, 2027

15-022358

Maine R.E. Transfer Tax Paid

Exhibit A

Certain lots or parcels of land, with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, near the shore of Bauneg Beg Pond, but not adjacent thereto, and on the easterly side of a twenty (20) foot right of way running parallel with a brook, bounded and described as follows:

PARCEL #1:

BEGINNING at the northerly corner of the land herein to be conveyed, said corner being denoted by a stone post set in the ground and formed by the intersection of the above mentioned twenty (20) foot right of way and another right of way twelve (12) feet in width running along the northeasterly side of the property herein to be conveyed and thence running from said stone post northeasterly by said twelve (12) foot right of way one hundred twenty-five (125) feet to another stone post set in the ground; thence turning and running southerly fifty (50) feet to another stone post set in the ground; thence turning and running southwesterly one hundred twenty five (125) feet to another stone post set in the ground and the first mentioned twenty (20) foot right of way; and thence turning and running along the easterly margin of said right of way in a northerly direction fifty (50) feet to the stone post at the point of beginning.

There is also conveyed to the Grantee, his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so called, to the above described premises, as well as a right to use the established right of way leading from the above described premises to Bauneg Beg Pond.

PARCEL #2:

BEGINNING at an iron post in the easterly margin of said twenty (20) foot right of way at a point where the dividing line between the land herein to be conveyed and other land of the Grantor herein intersects the margin of said right of way and thence running southerly by and along the easterly sideline of said right of way fifty (50) feet to another iron post set in the around; thence turning and running easterly by other land of the Grantor herein to a stone post set in the ground in the margin of the roadway leading from Route #4, so called, to Bauneg Beg Pond; thence turning and running along the westerly margin of said roadway in a northerly direction one hundred (100) feet to a stone post set in the ground and the southerly margin of a twelve (12) foot right of way leading to the Pond; thence turning and running westerly along- the southerly margin of said twelve (12) foot right of way eighty-six (86) feet to a stone post set in the ground and other land of the Grantor herein, being that described in Parcel #1 above; thence turning and running southerly along other land of the Grantor herein fifty (50) feet to a stone post set in the ground; and thence turning and running westerly along said other land of the Grantor herein one hundred twenty-five (125) feet to an iron post at the point of beginning.

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BEGINNING at an iron post in the easterly margin of said twenty(. (20) foot right of way and at a point where the dividing line between the land herein to be conveyed and other land of the Grantor herein intersects the margin of said right of way, being that described in Parcel #2 above, and thence running southerly along the easterly sideline of said right of way one hundred fourteen (114) feet to a stone post set in the ground and another right of way; thence turning and running easterly along said right of way one hundred seventy five (175) feet to the westerly margin of a roadway leading from Route #4, so called, to Bauneg Beg Pond; thence turning and running northerly by said roadway one hundred fifty (150) feet to a stone post set in the ground and other land of the Grantor herein being that described in Parcel #2 above; and thence turning and running westerly by said other land of the Grantor herein to the stone post set in the ground in the margin of the first mentioned right of way at the point of beginning.

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/19/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
15 PUNKY PKY	**R21- 51**	**PUNKY PARKWAY**

Current Owner	Bk	Pg	Date	Year Built
D'ARCY MELISSA & THOMAS TRUSTEES O	**19524**	**942**	**9/20/2024**	N/A

Previous Owners	Bk	Pg	Date
D'ARCY THOMAS P & MELISSA J	17968	441	6/11/2019
SNIDER BRIAN K & DIANE T (JTS	17528	534	8/1/2017
WELLS FARGO BANK N A	17478	211	5/24/2017
WELLS FARGO BANK N A	17354	909	10/31/2016

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

15 Punky Parkway (R21-51)

City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

March 20, 2026

CAI Technologies
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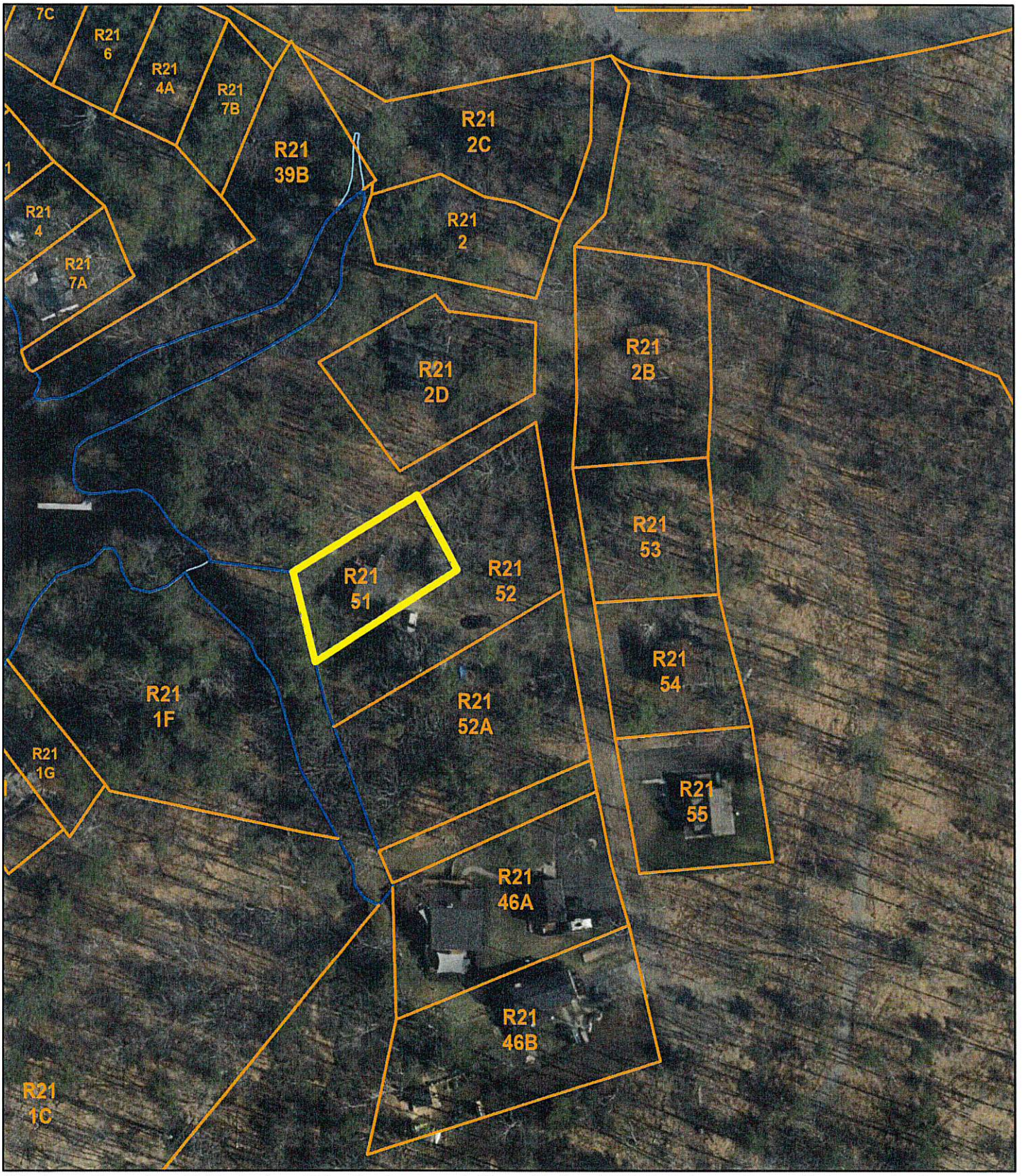
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 15 PUNKY PKY | Map ID 0R21/ 0051/ 0000/ / | Bldg Name | State Use 1013
Vision ID 8531 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 2:00:37 PM

CURRENT OWNER

D'ARCY MELISSA & THOMAS TRUST
THE D'ARCY FAMILY TRUST U/T/D O
15 PUNKY PARKWAY
SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8531	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1013	222,700	222,700
RES LAND	1013	30,800	30,800
RESIDNTL	1013	10,200	10,200
	Total	263,700	263,700

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
D'ARCY MELISSA & THOMAS TRUSTEES O	19524	0942	09-20-2024	U	I	0	W
D'ARCY THOMAS P & MELISSA J	17968	0441	06-11-2019	U	I	239,000	W
SNIDER BRIAN K & DIANE T (JTS)	17528	0534	08-01-2017	U	I	185,000	F
WELLS FARGO BANK N A	17478	0211	05-24-2017	U	I	119,340	F
WELLS FARGO BANK N A	17354	0909	10-31-2016	U	I	0	F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1013	222,700	2023	1013	222,700	2022	1013	222,700
	1013	30,800		1013	30,800		1013	30,800
	1013	10,200		1013	10,200		1013	10,200
	Total	263,700		Total	263,700		Total	263,700

EXEMPTIONS

Year	Code	Description	Amount
2025	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	220,400
Appraised Xf (B) Value (Bldg)	2,300
Appraised Ob (B) Value (Bldg)	10,200
Appraised Land Value (Bldg)	30,800
Total Appraised Parcel Value	263,700
Valuation Method	C
Assessed Value	263,700
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	240,700

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1013	SFR WATER M	RR		7,410	SF	4.62	0.90000	3	1.00		1.000	PRICED W/ R21-52		1.0000	4.16	30,800
				Total Card Land Units	0.17	AC									Total Land Value		30,800

Property Location 15 PUNKY PKY | Map ID 0R21/ 0051/ 0000/ / | Bldg Name | State Use 1013
Vision ID 8531 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	COLONIAL
Model	01	Residential
Grade:	C	Average
Stories:	2	2 Stories
Occupancy		
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	02	Shed
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	1	
Total Xtra Fixtrs	0	
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

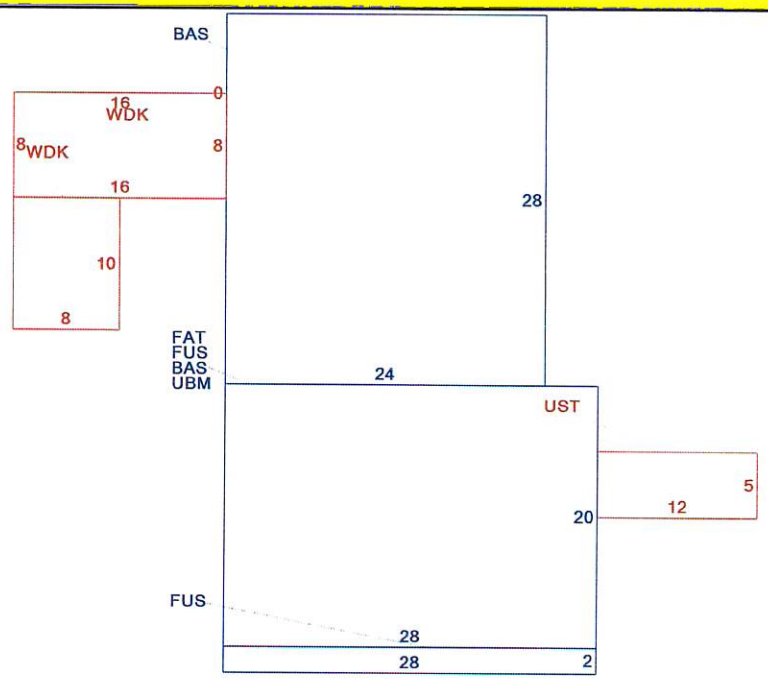
CONDO DATA

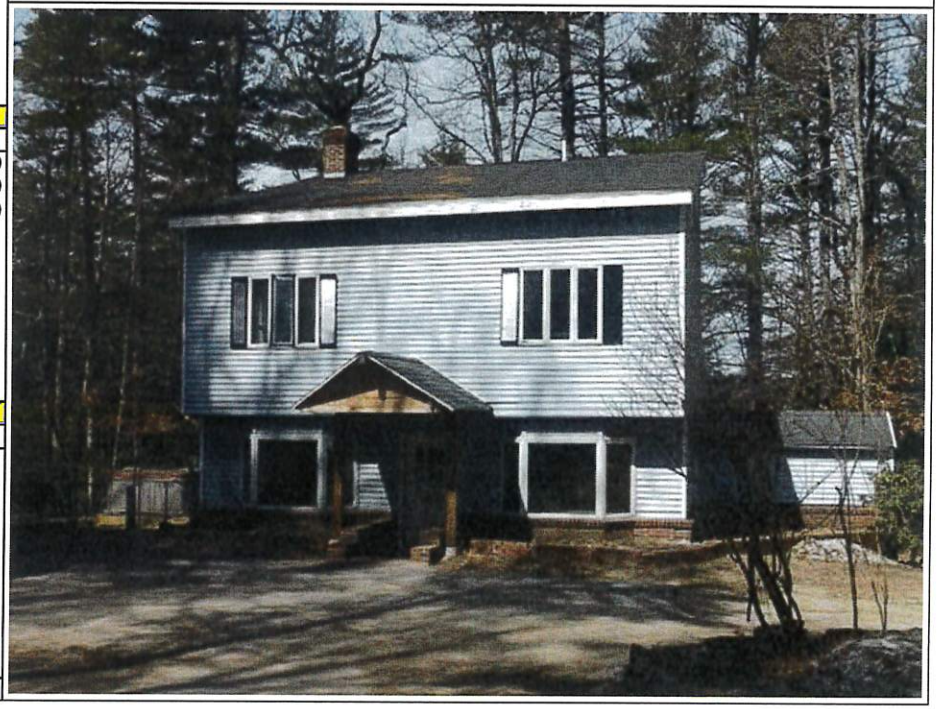
Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	324,176
Year Built	1965
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	68
RCNLD	220,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR4	W/LOFT-AVG	L	572	32.00	1987		49		0.00	9,000
FPL1	FIREPLACE 1	B	1	3400.00	1990		68		0.00	2,300
SHDJ	SV SHED	L	1	1500.00	1987		80		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,232	1,232	1,232	152.41	187,769
FAT	Attic, Finished	112	560	112	30.48	17,070
FUS	Upper Story, Finished	616	616	616	152.41	93,885
UBM	Basement, Unfinished	0	560	112	30.48	17,070
UST	Utility, Storage, Unfinished	0	60	24	60.96	3,658
WDK	Deck, Wood	0	208	31	22.71	4,725
	Ttl Gross Liv / Lease Area	1,960	3,236	2,127		324,177

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 3/19/2026 By: C. Barrett

Address	Tax Map and Parcel Number	Subject Roadway
9 PUNKY PKY	R21- 2D	PUNKY PARKWAY

Current Owner	Bk	Pg	Date	Year Built
PERRY GABRIELLE T	17516	195	7/17/2017	1975

Previous Owners	Bk	Pg	Date
BLOOD MARY C	14955	30	9/15/2006
MACIVOR ROBERT/KATHLEEN	9070	15	10/2/1998

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

9 Punky Parkway (R21-2D)

City of Sanford, ME

1 inch = 100 Feet

0 100 200 300

March 20, 2026

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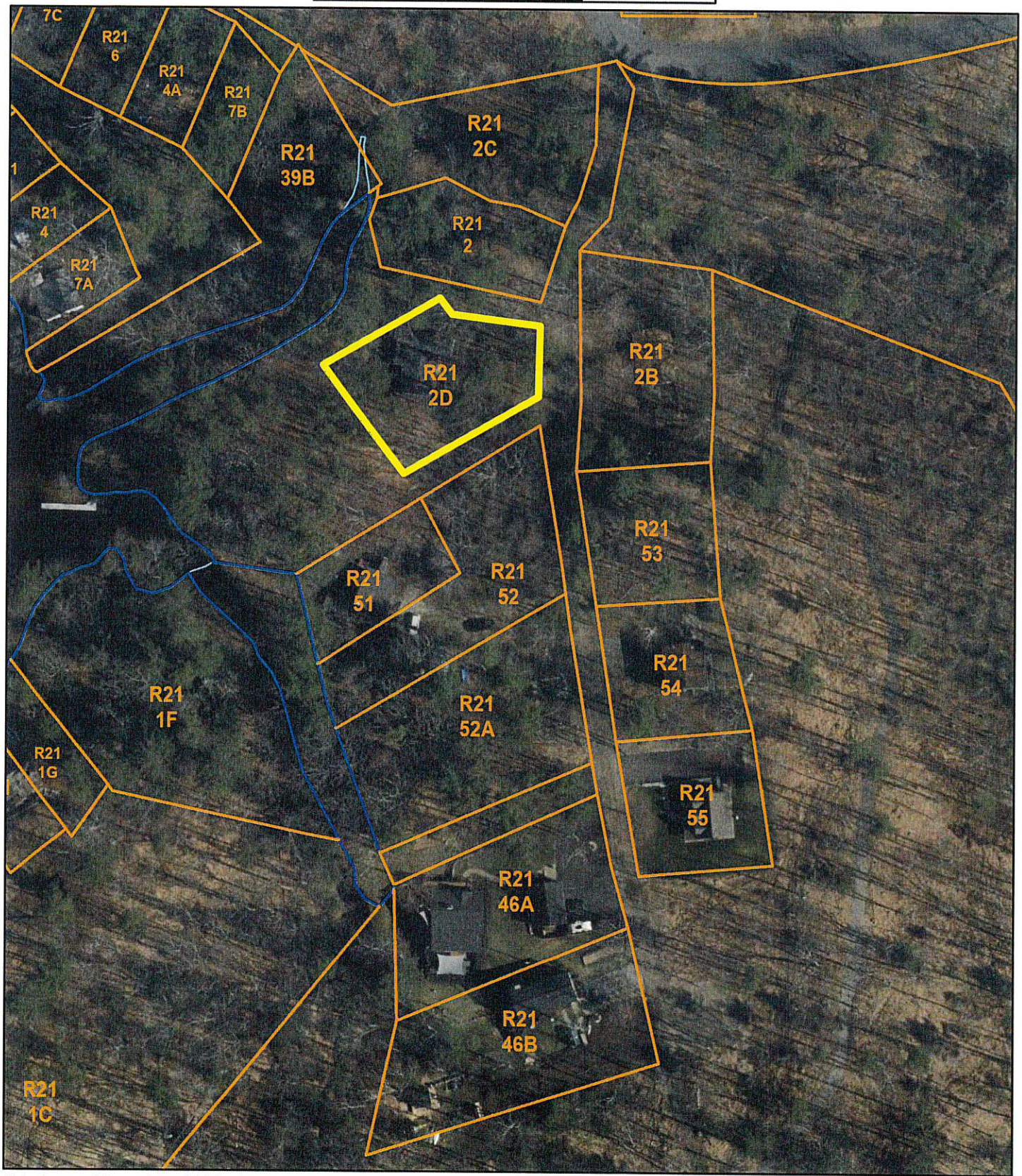

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Property Location 9 PUNKY PKY | Map ID 0R21/ 0002D/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8455 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:52:09 PM

CURRENT OWNER

PERRY GABRIELLE T

9 PUNKY PKY

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	PER DEED, COMBINE PAR	Note 7	
Note 2	R21-2A WITH R21-2D, SEE	TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	
Note 5			
GIS ID	8455	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	188,600	188,600
RES LAND	1010	35,900	35,900
	Total	224,500	224,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PERRY GABRIELLE T	17516	0195	07-17-2017	U	I	217,000	W
BLOOD MARY C	14955	0030	09-15-2006	U	I	195,000	W
MACIVOR ROBERT/KATHLEEN	09070	0015	10-02-1998	U	I	0	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	188,600	2023	1010	186,700	2022	1010	186,700
	1010	35,900		1010	35,900		1010	35,900
	Total	224,500		Total	222,600		Total	222,600

EXEMPTIONS

Year	Code	Description	Amount
2020	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	186,000
Appraised Xf (B) Value (Bldg)	2,600
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	35,900
Total Appraised Parcel Value	224,500
Valuation Method	C
Assessed Value	224,500
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	201,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20210131	03-31-2021	RE	Remodel	300	0		REMOVE RAILINGS, REPLACE EXISTING
20100268	05-28-2010	RE	Remodel				(1) REPLACE BRICK FRONT STEPS WITH

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
11-26-2007	JG	02	6	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		12,340	SF	3.23	0.90000	3	1.00		1.000			1.0000	2.91	35,900
				Total Card Land Units	0.28	AC									Total Land Value		35,900

Property Location 9 PUNKY PKY
Vision ID 8455 Account #

Map ID 0R21/ 0002D/ 0000/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	C	Average
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

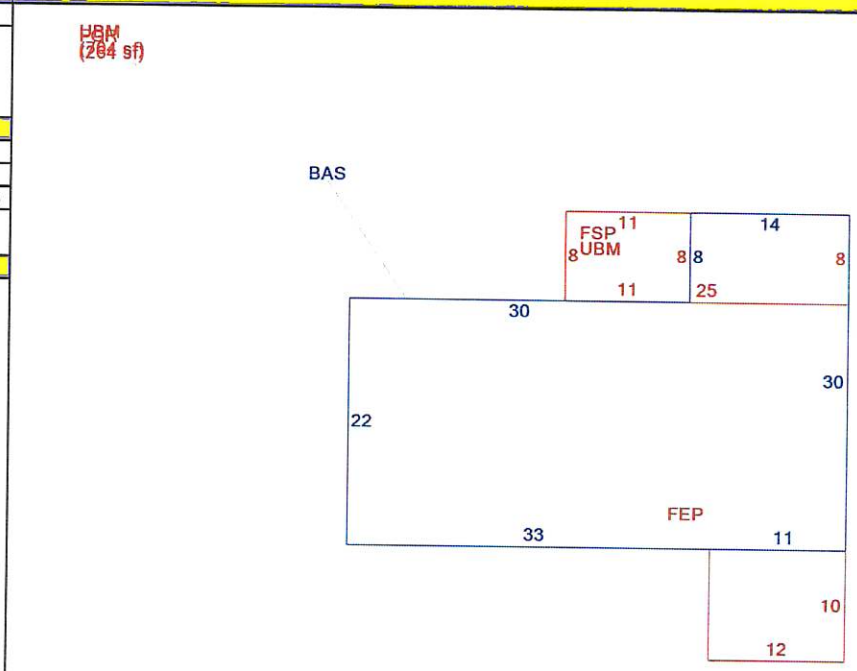
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	241,616
Year Built	1975
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	77
RCNLD	186,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

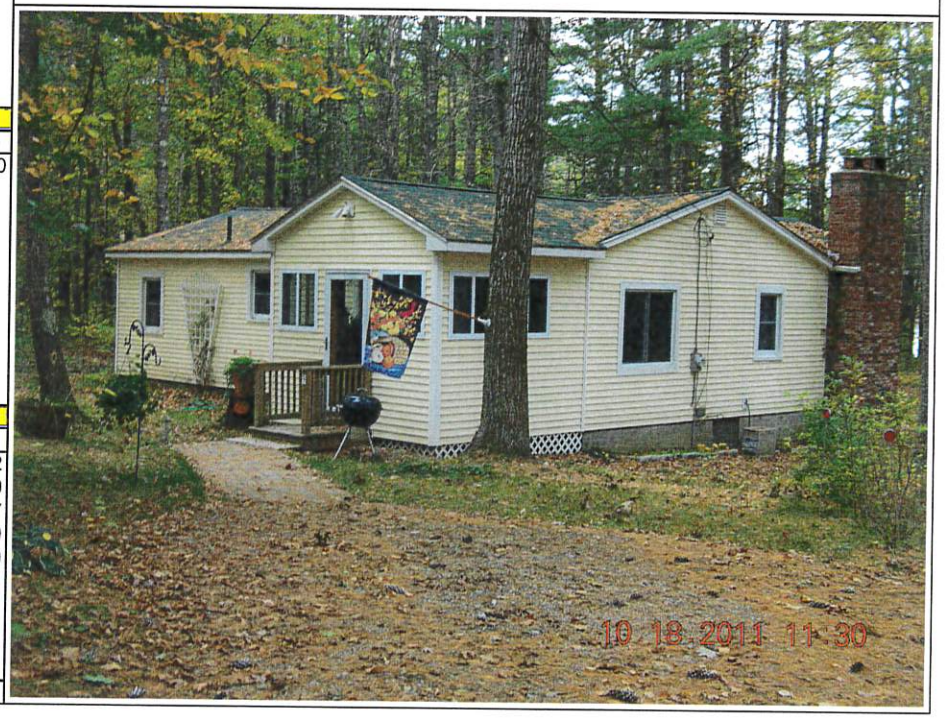


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	3400.00	1998		77		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	164.03	177,152
FEP	Porch, Enclosed, Finished	0	120	84	114.82	13,779
FGR	Garage, Attached	0	264	106	65.86	17,387
FSP	Porch, Screen	0	88	22	41.01	3,609
UBM	Basement, Unfinished	0	904	181	32.84	29,689
	Ttl Gross Liv / Lease Area	1,080	2,456	1,473		241,616



DEBRA L. ANDERSON, REGISTER OF DEEDS
Bk 17516 PG 195
Instr # 2017027655
07/17/2017 09:28:58 AM
Pages 2 YORK CO

RETURN TO:
Gabrielle T. Perry
9 Punky Park Way
Sanford, ME 04073

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Mary C. Blood whose address is 887 Main Street, #6, Sanford, ME 04073, for consideration paid, grant(s) to Gabrielle T. Perry, whose mailing address is 11 Wildes District Road, Kennebunkport, ME 04046, , with WARRANTY COVENANTS, the real property situated in Sanford in the County of York and State of Maine more particularly described as follows:

PARCEL NO. I:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Sanford, County of York and State of Maine and situated on the westerly side of a right-of-way leading from Oak Hill to Bauneg Beg Pond and bounded and described as follows:

Beginning a stone post set at the intersection of said right-of-way leading from Oak Hill and another right-of-way leading from Bauneg Beg Pond and extending from said stone post in a southerly direction and by the first mentioned right-of way leading form Oak Hill and a third right-o-way;

Thence turning and running in a westerly direction by the said third right-of-way for a distance of 15 feet to a stone post and the land which Lena M. Kezar conveyed to Bessie Gventer;

Thence turning and running in a northwesterly direction by land of said Bessie gventer for a distance of 85 feet to a stone post and the second mentioned right-of-way;

Thence turning and running in an easterly direction by said second mentioned right-of-way for a distance of 66 feet to a stone post and the point of beginning.

Also, a perpetual right and easement and right-of-way for the purpose of ingress and egress to property conveyed to Melvin D. Baran and Mildered Baran by deed from Leo Friend and Fannie Friend, dated August 8, 1972 and recorded in the York Registry of Deeds in Book 1961, Page 137, to use the established right-of-way leading form Oak Hill Road to said premises and also including the right to pass and repass and use the established right-of-way from the above described premises to the Bauneg Beg Pond.

Also hereby granting the right to the within Grantees to create a like right to pass and repass for the purpose of ingress and egress over the above described rights-of-way to be used in common with the within Grantees and such other abutting owners.

PARCEL NO. II

A certain lot or parcel of land situated in Sanford, County of York and State of Maine, and situated on the

Maine R.E. Transfer Tax Paid

(2) Zp + Stewart Title

southerly side of a right-of-way leading off another right-of-way leading from Oak Hill, so-called, to Bauneg Beg Pond and bounded and described as follows:

Beginning at a stone post located on the northwesterly corner of land which Kezar conveyed to Leo Friend, et al and running from said stone post by said mentioned right-of-way leading from Oak Hill, so-called, to Bauneg Beg Pond and bounded and described as follows:

Beginning at a stone post located on the northwesterly corner of land which one Kezar conveyed to Leo Friend, et al and running from said stone post by said first mentioned right-of-way in a westerly direction for a distance of 100 feet to a stone post and other land now or formerly of Kezar;

Thence in southeasterly direction by said other land now of formerly of Kezar for a distance of 100 feet to a stone post and another right-of-way;

Thence turning and running in an easterly direction by the last mentioned right-of-way for a distance of 100 feet to a stone post;

Thence turning and running in a northwesterly direction by the last mentioned right-of-way and by land of said Friend for a distance of 100 feet to a stone post and the point of beginning.

Reference is hereby made to a Warranty Deed from Robert B. Macivor and Kathleen M. Macivor to Mary C. Blood dated September 13, 2006 and recorded with the York County Registry of Deeds in Book 14955 Page 30.

IN WITNESS WHEREOF, this 14th day of July, 2017.

Mary C. Blood

Mary C. Blood

State of Maine
County of York

On this 14th day of July, 2017, personally appeared, before me, the above named Mary C. Blood, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Justice of the Peace/Notary Public/Attorney at Law
Print Name: Hope Rennie
My commission expires: 3/1/20

HOPE RENNIE
NOTARY PUBLIC
STATE OF MAINE
- MY COMMISSION EXPIRES MARCH 1, 2020 -

Doc# 2006051780
Bk 14955 Pg 0030 - 0032
Received York SS
09/15/2006 8:55AM
Debra L. Anderson
Register of Deeds

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

Maine Statutory Short Form

Maine R.E. Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENTS, That We, ROBERT B. MACIVOR and KATHLEEN M. MACIVOR of Mansfield, Bristol County, Commonwealth of Massachusetts, for consideration paid, grant to MARY C. BLOOD, whose mailing address is 549 Viking Road, Newport News, VA 23602 with **WARRANTY COVENANTS,** the land in Sanford, in the County of York and State of Maine, described as follows:

PARCEL NO. I:

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Sanford, County of York and State of Maine and situated on the westerly side of a right-of-way leading from Oak Hill to Bauneg Beg Pond and bounded and described as follows:

Beginning at a stone post set at the intersection of said right-of-way leading from Oak Hill and another right-of-way leading to Bauneg Beg Pond and extending from said stone post in a southerly direction and by the first mentioned right-of-way for a distance of 52 feet to a stone post set at the intersection of said right-of-way leading from Oak Hill and a third right-of-way;

Thence turning and running in a westerly direction by the said third right-of-way for a distance of 15 feet to a stone post and the land which Lena M. Kezar conveyed to Bessie Gventer;

Thence turning and running in a northwesterly direction by land of said Bessie Gventer for a distance of 85 feet to a stone post and the second mentioned right-of-way;

Thence turning and running in an easterly direction by said second mentioned right-of-way for a distance of 66 feet to a stone post and the point of beginning.

ALSO, a perpetual right and easement and right-of-way for the purpose of ingress and egress to property conveyed to Melvin D. Baran and Mildred Baran by deed from Leo Friend and Fannie Friend, dated August 8, 1972 and recorded in the York Registry of Deeds in Book 1961, Page 137, to use the established right-of-way leading from Oak Hill Road to said premises and also including the right to pass and repass and use the established right-of-way from the above described premises to the Bauneg Beg Pond.

ALSO hereby granting the right to the within Grantees to create a like right to pass and repass for the purpose of ingress and egress over the above described right-of-way to other property owners abutting said rights-of-way to be used in common with the within Grantees and such other abutting owners.

PARCEL NO. II:

A certain lot or parcel of land situated in Sanford, County of York and State of Maine, and situated on the southerly side of a right-of-way leading off another right-of-way leading from Oak Hill, so-called, to Bauneg Beg Pond and bounded and described as follows:

Beginning at a stone post located on the northwesterly corner of land which one Kezar conveyed to Leo Friend, et al and running from said stone post by said first mentioned right-of-way in a westerly direction for a distance of 100 feet to a stone post and other land now or formerly of Kezar;

Thence in a southeasterly direction by said other land now or formerly of Kezar for a distance of 100 feet to a stone post and another right-of-way;

Thence turning and running in an easterly direction by the last mentioned right-of-way for a distance of 100 feet to a stone post;

Thence turning and running in a northwesterly direction by the last mentioned right-of-way and by land of said Friend for a distance of 100 feet to a stone post and the point of beginning.

Being the same premises conveyed to Robert M. MacIvor and Kathleen M. MacIvor by deed of Isaac Gventer, Sarah B. Gventer and Elliot J. Gventer dated October 2, 1998 and recorded in the York Registry of Deeds in Book 9070, Page 15

WITNESS our hands this 13th day of September, 2006.

Witness

Robert B. MacIvor

Witness

Kathleen M. MacIvor

STATE OF MAINE
YORK, ss

September 13, 2006

Personally appeared the above named Robert B. MacIvor and Kathleen M. MacIvor and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public/Attorney at Law
Print Name: _____

FRANCIS L. DUMAIS JR.
MY COMMISSION EXPIRES APRIL 1, 2010

After recording return to:
Mary C. Blood
~~**9 Punky Parkway**~~
~~**Sanford, ME 04073**~~

380

549 VIKING DRIVE
NEWPORT NEWS, VA
23602

RES376/deed

End of Document

BK9070 PG015

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

052406

KNOW ALL MEN BY THESE PRESENTS,

THAT **ISAAC GVENTER a/k/a FRED GVENTER and SARAH B. GVENTER**, of Sanford, County of York, State of Maine, and **ELLIOT J. GVENTER**, of Grapevine, County of Tarrant and State of Texas,

for consideration paid,

grant to **ROBERT B. MacIVOR AND KATHLEEN M. MacIVOR** of Mansfield, County of Bristol, Commonwealth of Massachusetts, whose mailing address is 1380 West Street, Mansfield, MA 02048, with **warranty covenants**, as joint tenants, the land in Sanford, County of York, State of Maine, described as follows:

MAINE R.E. TRANSFER TAX PAID

PARCEL NO. I: A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Sanford, County of York and State of Maine and situated on the westerly side of a right-of-way leading from Oak Hill to Bauneg Beg Pond and bounded and described as follows:

BEGINNING at a stone post set at the intersection of said right-of-way leading from Oak Hill and another right-of-way leading to Bauneg Beg Pond and extending from said stone post in a southerly direction and by the first mentioned right-of-way for a distance of 52 feet to a stone post set at the intersection of said right-of-way leading from Oak Hill and a third right-of-way; thence turning and running in a westerly direction by the said third right-of-way for a distance of 15 feet to a stone post and the land which Lena M. Kezar conveyed to Bessie Gventer; thence turning and running in a northwesterly direction by land of said Bessie Gventer for a distance of 85 feet to a stone post and the second mentioned right-of-way; thence turning and running in an easterly direction by said second mentioned right-of-way for a distance of 66 feet to a stone post and the point of beginning.

ALSO, a perpetual right and easement and right-of-way for the purpose of ingress and egress to property conveyed to Melvin D. Baran and Mildred Baran by deed from Leo Friend and Fannie Friend, dated August 8, 1972 and recorded in the York Registry of Deeds in Book 1961, Page 137, to use the established right-of-way leading from Oak Hill Road to said premises and also including the right to pass and repass and use the established right-of-way from the above described premises to the Bauneg Beg Pond.

ALSO hereby granting the right to the within Grantees to create a like right to pass and repass for the purpose of ingress and egress over the above described right-of-way to other property owners abutting said rights-of-way to be used in common with the within Grantees and such other abutting owners.

Being the same premises conveyed to Fred Gventer and Sarah Gventer, as joint tenants, by undated warranty deed of Melvin D. Baran and Mildred Baran, acknowledged July 10, 1986 and recorded in the York Registry of Deeds in Book 3928, Page 35.

PARCEL NO. II: A certain lot or parcel of land situated in Sanford, County of York and State of Maine, and situated on the southerly side of a right-of-way leading off another right-of-way leading from Oak Hill, so-called, to Bauneg Beg Pond and bounded and described as follows:

BEGINNING at a stone post located on the northwesterly corner of land which one Kezar conveyed to Leo Friend, et al and running from said stone post by said first mentioned right-of-way in a westerly direction for a distance of 100 feet to a stone post and other land now or formerly of Kezar; thence in a southeasterly direction by said other land now or formerly of Kezar for a distance of 100 feet to a stone post and another right-of-way; thence turning and running in an easterly direction by the last mentioned right-of-way for a distance of 100 feet to a stone post; thence turning

and running in a northwesterly direction by the last mentioned right-of-way and by land of said Friend for a distance of 100 feet to a stone post and the point of beginning.

Being the same premises conveyed to Isaac Gventer, Sarah B. Gventer and Elliot J. Gventer, as tenants in common, by deed of Isaac Gventer and Elliot J. Gventer, dated July 14, 1980 and recorded in the York Registry of Deeds in Book 2706, Page 124.

IN WITNESS WHEREOF, We, the said **ISAAC GVENTER a/k/a FRED GVENTER and SARAH B. GVENTER**, have hereunto set our hands and seals, this _____ day of October, 1998 and I, **ELLIOT J. GVENTER**, have hereunto set my hand and seal this 3rd day of October, 1998.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

_____ Isaac Gventer

_____ Sarah B. Gventer

Ann H. Gventer

Elliott J. Gventer Elliot J. Gventer

STATE OF MAINE
YORK, ss.

October ____, 1998

Then personally appeared the above named **ISAAC GVENTER a/k/a FRED GVENTER and SARAH B. GVENTER** and acknowledged the foregoing instrument to be their free act and deed.

Before me, _____
Bryce W. Ingraham
Attorney at Law

STATE OF TEXAS
COUNTY OF _____, ss.

October 3, 1998

Then personally appeared the above named **ELLIOT J. GVENTER** and acknowledged the foregoing instrument to be their free act and deed.

Before me, _____
Notary Public
PRINT NAME: _____
My Commission Expires: _____

JAIME E. VARAS
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 01-07-2002

deed-MacIvor-Gventer-T4288-dced.wpd

RETURN RECORDED DEED TO: Mr. & Mrs. Robert B. MacIvor
1380 West Street
Mansfield, MA 02048

and running in a northwesterly direction by the last mentioned right-of-way and by land of said Friend for a distance of 100 feet to a stone post and the point of beginning.

Being the same premises conveyed to Isaac Gventer, Sarah B. Gventer and Elliot J. Gventer, as tenants in common, by deed of Isaac Gventer and Elliot J. Gventer, dated July 14, 1980 and recorded in the York Registry of Deeds in Book 2706, Page 124.

IN WITNESS WHEREOF, We, the said **ISAAC GVENTER a/k/a FRED GVENTER and SARAH B. GVENTER**, have hereunto set our hands and seals, this 2nd day of October, 1998 and I, **ELLIOT J. GVENTER**, have hereunto set my hand and seal this _____ day of October, 1998.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Bryce W Ingraham

Isaac Gventer

Sarah B. Gventer

Elliot J. Gventer

STATE OF MAINE
YORK, ss.

October 2, 1998

Then personally appeared the above named **ISAAC GVENTER a/k/a FRED GVENTER and SARAH B. GVENTER** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Bryce W. Ingraham
Attorney at Law

STATE OF TEXAS
COUNTY OF _____, ss.

October ___, 1998

Then personally appeared the above named **ELLIOT J. GVENTER** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public
PRINT NAME: _____
My Commission Expires: _____

deed-MacIvor-Gventer-T4288-deed.wpd

RETURN RECORDED DEED TO: Mr. & Mrs. Robert B. MacIvor
1380 West Street
Mansfield, MA 02048

3782 → Robert MacIvor C8. Ingraham

RECEIVED YORK S.S.
98 OCT -6 AM 11:44
ATTEST: Lois M. Muse
REGISTER OF DEEDS

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 3/19/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
7 Punky Parkway	**R21-2**	**Punky Parkway**

Current Owner	Bk	Pg	Date	Year Built
KARMA INVESTMENTS 141 LLC	18237	126	5/5/2020	1954

Previous Owners	Bk	Pg	Date
PACELLI JOHN	14320	729	12/15/2004
MACIVOR ROBERT/KATHLEEN	9681	243	9/13/1999
SINAPIS PETER S	3840	188	5/1/1986

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference
• easement reference

7 Punky Parkway (R21-2)

City of Sanford, ME

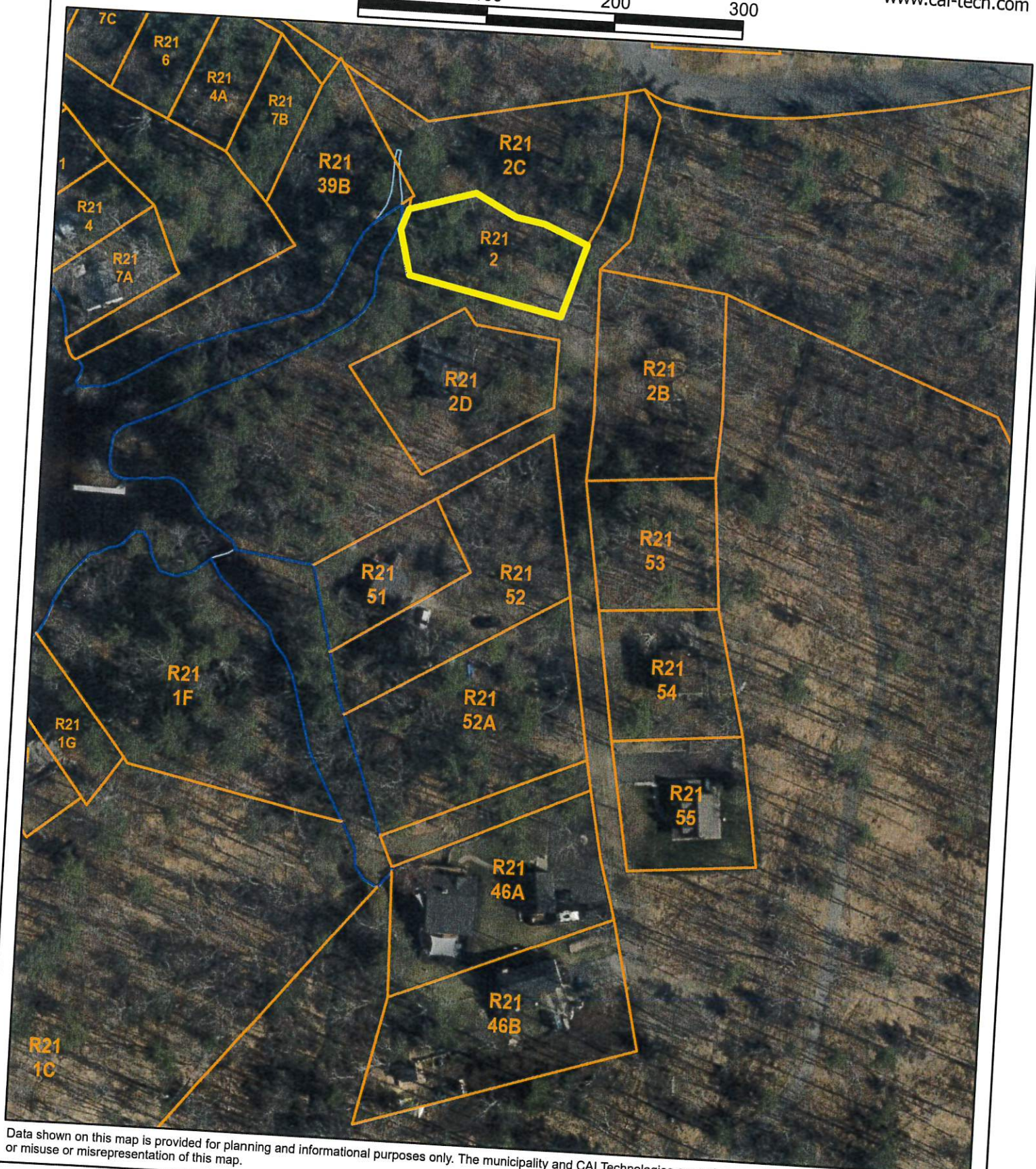
1 inch = 100 Feet

March 20, 2026

0 100 200 300

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 7 PUNKY PKY
Vision ID 8451 Account # Map ID 0R21/ 0002/ 0000/ /
Bldg # 1 Bldg Name
Sec # 1 of 1 Card # 1 of 1 State Use 1010
Print Date 8/12/2025 1:51:48 PM

CURRENT OWNER

KARMA INVESTMENTS 141 LLC

PO BOX 1225

BROOKLINE MA 02446

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	
Note 1	
Note 2	
Note 3	
Note 4	
Note 5	
GIS ID	8451
	APARTME
Note 7	
TIF	
TAX SHEE	71
MVR EX C	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	68,300	68,300
RES LAND	1010	31,100	31,100
RESIDNTL	1010	400	400
		Total 99,800	99,800

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KARMA INVESTMENTS 141 LLC	18237	0126	05-05-2020	Q	I	160,000	W
PACELLI JOHN	14320	0729	12-15-2004	Q	I	138,900	W
MACIVOR ROBERT/KATHLEEN	09681	0243	09-13-1999	Q	I	40,000	W
SINAPIS PETER S	03840	0188	05-01-1986	Q	I	32,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	68,300	2023	1010	67,600	2022	1010	67,600
	1010	31,100		1010	31,100		1010	31,100
	1010	400		1010	400		1010	400
Total		99,800	Total		99,100	Total		99,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	67,900
Appraised Xf (B) Value (Bldg)	400
Appraised Ob (B) Value (Bldg)	400
Appraised Land Value (Bldg)	31,100
Total Appraised Parcel Value	99,800
Valuation Method	C
Assessed Value	99,800
Total Exemptions Applied:	0
Total Assessment with Exemptions	99,800

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20200273	06-16-2020	RE		5,000	0		NEW KITCHEN, NEW BATHROOM, WALL I

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-18-2011	JG	02	6	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		7,540	SF	4.58	0.90000	3	1.00		1.000		1.0000	4.12	31,100
		Total Card Land Units			0.17	AC									Total Land Value	31,100

Property Location 7 PUNKY PKY
Vision ID 8451 Account # Map ID 0R21/ 0002/ 0000/ / Bldg # 1 Bldg Name
Sec # 1 of 1 Card # 1 of 1 State Use 1010 Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	07	KPine/Ave Wd
Interior Wall 2		
Interior Flr 1	20	Laminate
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	03	Hot Air-no Duc
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs	0	
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

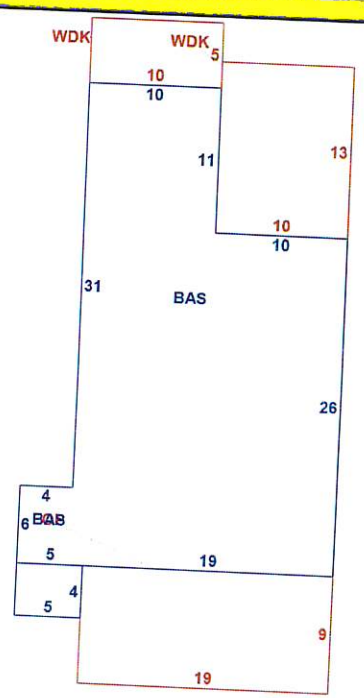
CONDO DATA

Parcel Id		C	Owne
		B	S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	94,370
Year Built	1954
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	67,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



QB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU1	FLUE-CONCR	B	1	500.00	1990		72		0.00	400
SHD1	SHED AVERA	L	96	8.00	1987		50		0.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	674	674	674	128.39	86,538
FOP	Porch, Open	0	171	34	25.53	4,365
WDK	Deck, Wood	0	180	27	19.26	3,467
	Ttl Gross Liv / Lease Area	674	1,025	735		94,370



Return to:
Karma Investments 141 LLC
PO Box 1225
Brookline, MA 02446

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18237 PG 126**
Instr # 2020019007
05/05/2020 12:46:23 PM
Pages 2 YORK CO

DLN:1002040093589

WARRANTY DEED

Maine R.E. Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS: That I, **John Pacelli**, of P. O. Box 2493, Acton, MA 01720, for consideration paid grants to **Karma Investments 141 LLC**, a Florida Limited Liability Company, of 1089 Commonwealth Avenue, Apt. #284, Boston, MA 02215, **with WARRANTY COVENANTS, the following:**

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows, to wit:

Beginning at a point where the dividing line between the land herein to be conveyed and land now or formerly of Lena M. Kezar intersects the right of way leading to the Oak Hill Road, so-called, said point being designated by a granite post set in the ground; thence extending from said post in a Northerly direction a distance of 72 feet to a stone post and a brook; thence by said brook in a westerly direction for a distance of 162 feet to a stone post and the point where said brook turns and runs in a southerly direction to Bauneg Beg Pond; thence by said brook in a southerly direction for a distance of 36 feet to a stone post and other land of Lena M. Kezar; thence by land of Lena M. Kezar in an easterly direction for a distance of 106 feet to the granite post first mentioned and the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to John Pacelli, by virtue of a Warranty Deed of Robert B. MacIvor and Kathleen M. MacIvor, dated December 14, 2004 and recorded on December 15, 2004 in the York County Registry of Deeds at Book 14320, Page 729.

THIS SPACE INTENTIONALLY LEFT BLANK

Executed this 1 day of May, 2020.

John Pacelli

State of Maine
County of York

Then personally appeared before me on this 1 day of May, 2020, the said John Pacelli and acknowledged the foregoing to be his voluntary act and deed.

TIMOTHY E CORNWELL My Commission Expires 08-04-2024 NOTARY PUBLIC

Notary Public/Justice of the Peace
Commission expiration:

Doc# 2004078232
Bk 14320 Pg 0729
Received York SS
12/15/2004 1:37PM
Debra L. Anderson
Register of Deeds

WARRANTY DEED

Statutory Short Form

KNOW ALL BY THESE PRESENTS that We, **Robert B. MacIvor and Kathleen M. MacIvor,** of **1380 West Street, Mansfield, MA, 02048**, for consideration paid, grants to **John Pacelli**, of **7 Punky Parkway, Sanford, ME 04073** with ***warranty covenants***,

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows, to wit:
Beginning at a point where the dividing line between the land herein to be conveyed and land now or formerly of Lena M. Kezar intersects the right of way leading to the Oak Hill Road, so-called, said point being designated by a granite post set in the ground; thence extending from said post in a Northerly direction a distance of 72 feet to a stone post and a brook; thence by said brook in a westerly direction for a distance of 162 feet to a stone post and the point where said brook turns and runs in a southerly direction to Bauneg Beg Pond; thence by said brook in a southerly direction for a distance of 36 feet to a stone post and other land of Lena M. Kezar; thence by land of Lena M. Kezar in an easterly direction for a distance of 106 feet to the granite post first mentioned and the point of beginning.

Being the same premises conveyed to the Grantor herein by Warranty Deed of Robert B. MacIvor and Kathleen M. MacIvor dated September 9, 1999 and recorded in York County Registry of Deeds in Book 9681 Page 243.

WITNESS my/our hand(s) and seal(s) on December 14, 2004.

Witness:

Robert B. MacIvor, Kathleen M. MacIvor as Attorney in Fact
Robert B. MacIvor

Kathleen M. MacIvor

MAINE R.E. TRANSFER TAX PAID

State of Maine

York, ss

December 14, 2004

On December 14, 2004, personally appeared the above-named Robert B. MacIvor, Kathleen M. MacIvor as Attorney in Fact and Kathleen M. MacIvor, and acknowledged the foregoing instrument to be their free act and deed, before me,

Notary Public
Printed Name:
My Commission expires:

LISA L. LARENSEN
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 4/16/2009

Hadlock Title Services, Inc
One Monument Way, 2nd Flr
Portland, Me 04101

BK9681 PG243

049367

I, PETER S. SINAPIS, of 127 New Balch Street, Beverly, Massachusetts 01915

for consideration paid, grant with WARRANTY COVENANTS to ROBERT B. MACIVOR and KATHLEEN M. MACIVOR, both of 1380 West Street, Mansfield, Massachusetts 02048

as joint tenants and not as tenants in common,

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows, to wit: Beginning at a point where the dividing line between the land herein to be conveyed and land now or formerly of Lena M. Kezar intersects the right of way leading to the Oak Hill Road, so-called, said point being designated by a granite post set in the ground; thence extending from said post in a Northerly direction a distance of 72 feet to a stone post and a brook; thence by said brook in a westerly direction for a distance of 162 feet to a stone post and the point where said brook turns and runs in a southerly direction to Bauneg Beg Pond; thence by said brook in a southerly direction for a distance of 36 feet to a stone post and other land of Lena M. Kezar; thence by land of Lena M. Kezar in an easterly direction for a distance of 106 feet to the granite post first mentioned and the point of beginning.

Being the same premises conveyed to the Grantor herein by Warranty Deed of Melvin D. Baran et al dated May 5, 1986 and recorded in the York County Registry of Deeds in Book 3840, Page 188.

Also conveyed herewith is a perpetual right and easement and right of way for the purpose of ingress and egress to property conveyed to Melvin D. Baran and Mildred Baran by Deed from Leo and Fannie Friend dated August 8, 1972 and recorded in the York County Registry of Deeds in Book 1961, Page 137, to use the established right of way leading from Oak Hill Road to said premises and also including the right to pass and repass and use the established right way from the above described premises to the Bauneg Beg Pond.

Cheryl L. Sinapis, wife of the Grantor, joins as Grantor and releases all rights by descent and all other rights in the above property.

Witness our hands and seals this 9 TH day of September, 1999.

Witness

Peter S. Sinapis

Witness

Cheryl L. Sinapis

COMMONWEALTH OF MASSACHUSETTS
County of Essex

September 9th, 1999

Personally appeared the above named Peter S. Sinapis and acknowledged the foregoing instrument to be his free act and deed.

Before me,
Notary Public

Printed Name: NICHOLAS M. AMBELIOTIS
My Commission Expires: 10/07/05

MAINE R.E. TRANSFER TAX PAID

LAW OFFICES OF
CHARLES L. NICKERSON
184 MAIN STREET
P.O. BOX 232
SANFORD, MAINE 04073

RECEIVED YORK S.S.
1999 SEP 13 A 9:19
ATTEST: Lois M. Muse
REGISTER OF DEEDS

IPG-7 ANNE HASTINGS

BOOK 3840 PAGE 188 16903

We, MELVIN D. BARAN and MILDRED BARAN, of Malden, County of Middlesex, Commonwealth of Massachusetts,

~~for consideration paid~~, for consideration paid,
grant to PETER S. SINAPIS

of 17 Paleolgos Street, Peabody, Massachusetts 01960
with Warranty Covenants
the land in York County, State of Maine.

A certain lot or parcel of land with the buildings thereon, situated in Sanford, in the County of York, and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows, to wit: Beginning at a point where the dividing line between the land herein to be conveyed and land now or formerly of Lena M. Kezar intersects the right of way leading to the Oak Hill Road, so-called, said point being designated by a granite post set in the ground; thence extending from said post in a Northerly direction a distance of seventy-two (72) feet to a stone post and a brook; thence by said brook in a Westerly direction for a distance of one hundred sixty-two (162) feet to a stone post and the point where said brook turns and runs in a Southerly direction to Bauneg Beg Pond; thence by said brook in a Southerly direction for a distance of thirty-six (36) feet to a stone post and other land of Lena M. Kezar; thence by land of Lena M. Kezar in an Easterly direction for a distance of one hundred six (106) feet to the granite post first mentioned and the point of beginning.

Being the first parcel of land contained in a deed to the Grantors herein, Melvin D. Baran and Mildred Baran, by Warranty Deed from Leo Friend and Fannie Friend dated August 8, 1972 and recorded in the York County Registry of Deeds in Book 1961, Page 137.

Also conveyed herewith is a perpetual right and easement and right of way for the purpose of ingress and egress to property conveyed to Melvin D. Baran and Mildred Baran by Deed from Leo and Fannie Friend dated August 8, 1972 and recorded in the York County Registry of Deeds in Book 1961, Page 137, to use the established right of way leading from Oak Hill Road to said premises and also including the right to pass and repass and use the established right of way from the above described premises to the Bauneg Beg Pond.

Reference is made to a deed from Lena M. Kezar to Melvin D. Baran and Mildred Baran dated April 22, 1986 to be recorded in the York County Registry of Deeds herewith.

~~joins as grantor and releases all rights of descent and all other rights.~~ wife of said grantor,

Witness our hands and seal sthis 5th day of May 19 86

Nancy B. Nunes
both

Melvin D. Baran
Melvin D. Baran

Mildred Baran
Mildred Baran

The State of Maine YORK ss. May 5 19 86

Then personally appeared the above named Melvin D. Baran and Mildred Baran

and acknowledged the foregoing instrument to be their free act and deed,

Before me, George M. Edwards Jr.
~~Justice of the Peace~~ Notary Public

Please print name: George M. Edwards Jr.

1201 S WARRANTY DEED

MAINE REAL ESTATE TRANSFER TAX PAID

RECEIVED YORK SS.
1986 MAY 13 PM 3:35
RECORDED REGISTRY OF DEEDS

SANFORD ROAD INVENTORY

(Specifications/ Paving History)

Street Name	Street Type	Type	St. Length	Width	Area	Date of Acceptance	Date of Latest Construction	Age from 2003	Weighted Age	Weighted Average Yr.	Comments/Notes/Reconstruction History
Stokes Street			322.19	50'		2001	1985				fromerly Logrien St. Extn. Town meeting, 2001
Stoney Brook Road		TW	2620.53				1985				
Storer Street		TW	536.13				1995				
Sugar Hill Road		TW	2161.02	50'		1987	1987				
Summer Street		TW	792.70	40'		1904	1995				
Summer Street, Sp.		TW	552.80	40'		1960	1960				
Sunny Lane			1398.60				1997				
Sunset Road		TW	9021.70				1987 from Blanchard to Titus Lane; remainder in 1998				
Tall Pines Drive		TW	3720.97				1984				
Terry Drive		Private	2014.51								
Theriault Street		TW	970.47				1977 left side of Rte. 99; 1974 Rte. Side of Rte. 99				
Thomas Street		TW	697.30				1962				
Thompson Street		TW	1600.23	40' & 58'(?)		1907, 27, 29 & 52	1988				
Tibbetts Avenue		TW	677.84				-1960				
Timber Ridge Ave.			593.89				1989				
Timothy Lane			640.39	50'		2002	2002				
Titus Road		TW	772.28				1998				
Trafton Street		TW	1520.84				1987				
Trelaine Drive		TW	526.74				-1960				
Tricia Court			86.30	50'		2002	2002				
Triple Lane		Private	409.30								
Turner Street		TW	881.43				1991				
Twombley Road		TW	16494.08				1992, 1993 and 1960				
Union Street		TW	244.36			1950	1989				
Unknown			3930.80								
Upper Elm Street			6067.63				1998				
Vale Street		TW	291.33				-1960				
Vaness Street		TW	1349.96				1996				
Varney Drive		Private	1029.27								
Vermetter Lane		Private	272.87								
Vermont Street		TW	336.32				1987				
Verona Street		TW	925.22	40'		1922 & 1957	1957				
Virginia Lane		Private	118.52								
Voc Tech Road		Private	1483.39								
Walker's Ridge Rd.		TW	2331.02	50'		1987	1987				
Walnut Brook Road		TW	1377.81				2002				

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/5/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
47 SUNNY LN	**R21-17**	**SUNNY LN**

Current Owner	Bk	Pg	Date	Year Built
FARLEY PETER J & JUSTINE B TRUSTEES	**17600**	**805**	**11/8/2017**	1930

Previous Owners	Bk	Pg	Date
FARLEY PETER J/JUSTINE	4290	257	5/18/1987

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- 12-foot wide right of way reference
- 15-foot wide right of way reference

47 Sunny Lane (R21-17)

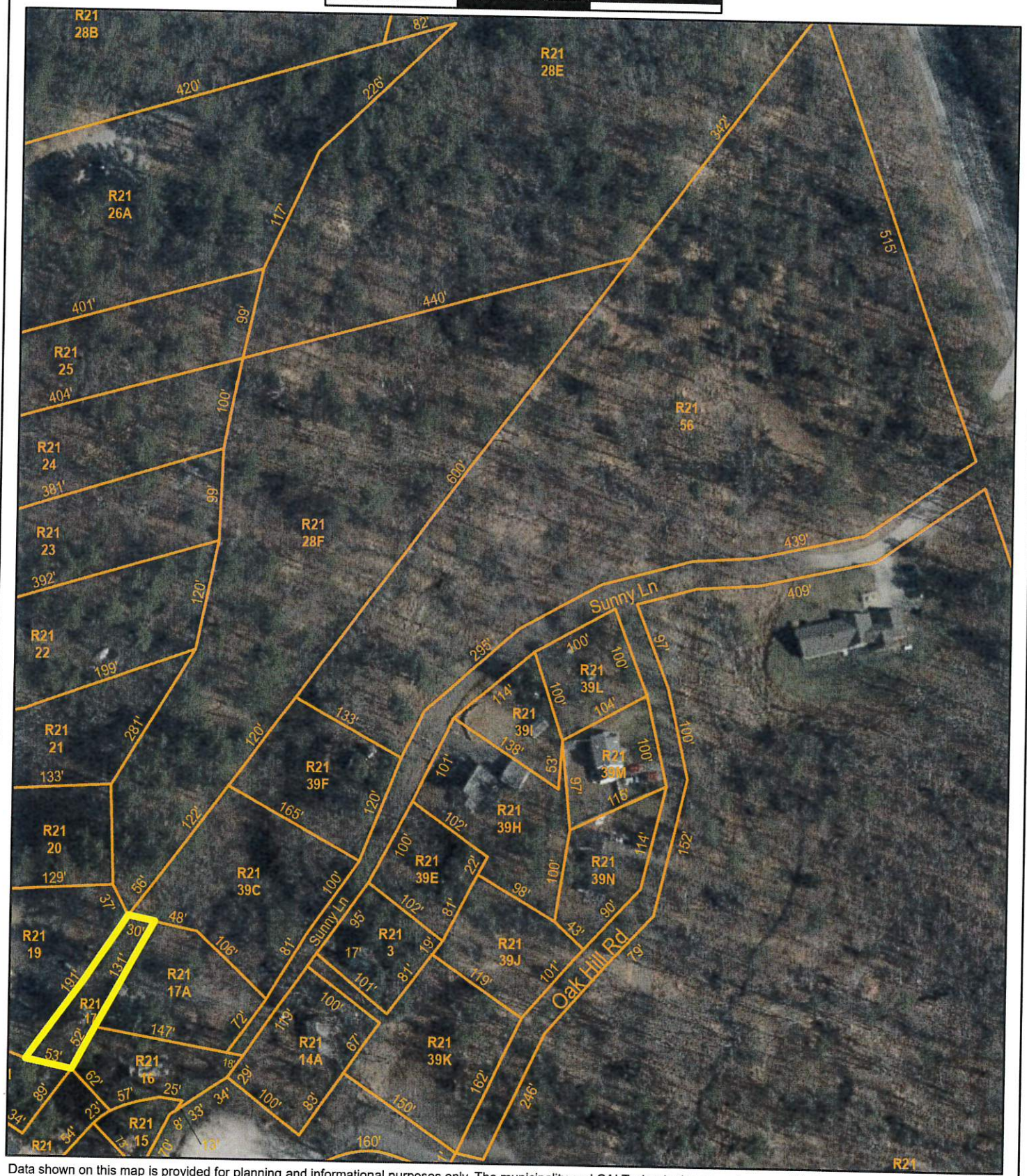
City of Sanford, ME

1 inch = 145 Feet

March 5, 2026

0 145 290 435

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 47 SUNNY LN
Vision ID 8478 Account # Map ID 0R21/ 0017/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1010
Print Date 8/12/2025 1:54:42 PM

CURRENT OWNER

FARLEY PETER J & JUSTINE B TRUS
FARLEY FAMILY REV TRUST - 08/29/
23 HERMIONE LN

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8478	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	43,000	43,000
RES LAND	1010	34,400	34,400
	Total	77,400	77,400

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FARLEY PETER J & JUSTINE B TRUSTEES	17600	0805	11-08-2017	U	I	0	W
FARLEY PETER J/JUSTINE	04290	0257	05-18-1987	U	I	20,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	43,000	2023	1010	42,400	2022	1010	42,400
	1010	34,400		1010	34,400		1010	34,400
	Total	77,400		Total	76,800		Total	76,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	42,500
Appraised Xf (B) Value (Bldg)	500
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	34,400
Total Appraised Parcel Value	77,400
Valuation Method	C
Assessed Value	77,400
Total Exemptions Applied:	0
Total Assessment with Exemptions	77,400

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		10,305	SF	3.71	0.90000	3	1.00		1.000			1.0000	3.34	34,400
				Total Card Land Units	0.24	AC										Total Land Value	34,400

Property Location 47 SUNNY LN
Vision ID 8478 Account #

Map ID 0R21/ 0017/ 0000/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	D	Below Average
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	18	Asphalt
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	0	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

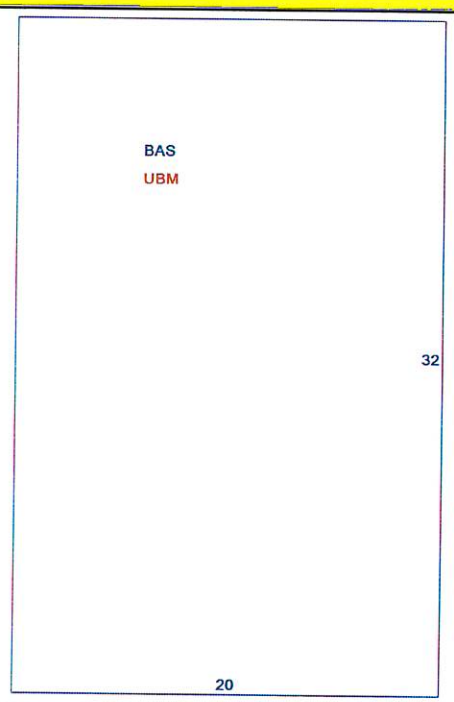
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	62,448
Year Built	1930
Effective Year Built	1988
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	68
RCNLD	42,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU2	BRICK	B	1	700.00	1986		68		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	640	640	640	81.31	52,040
UBM	Basement, Unfinished	0	640	128	16.26	10,408
	Ttl Gross Liv / Lease Area	640	1,280	768		62,448

DEBRA L. ANDERSON, REGISTER OF DEEDS
E-RECORDED **Bk 17600 PG 805**
Instr # 2017047832
11/08/2017 11:57:18 AM
Pages 2 YORK CO

UPON RECORDING, PLEASE RETURN TO:

Forman, Clark, Pockell & Associates, P.A.
P.O. Box 1330
Londonderry, New Hampshire 03053

No Transfer Tax

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Peter J. Farley and Justine B. Farley, husband and wife, presently having an address of 51 Oak Hill Road, Sanford, Maine 04073, for consideration paid of $1.00, **GRANT TO** Peter J. Farley and Justine B. Farley, as Trustees of The Farley Family Revocable Trust, a Maine revocable Trust pursuant to a revocable Trust agreement dated August 29, 2016, by and between Peter J. Farley and Justine B. Farley as Grantors and Peter J. Farley and Justine B. Farley as Trustees, and presently having an address of 51 Oak Hill Road, Sanford, Maine 04073, all of our right, title and interest in and to the following, with Warranty Covenants:

A certain lot or parcel of land with the buildings thereon, located on the easterly side of Bauneg Beg Pond, so-called, in Sanford, York County, Maine and being bounded and described as follows:

Beginning at the northerly corner of the lot herein to be conveyed at the land (now or formerly) of Flora Harvey and land (now or formerly) of Floyd Knight and extending from said point in a westerly direction by land of said Flora Harvey for a distance of fifty (50) feet, more of less, to the land (now or formerly) of Henry Derby and a right of way for a distance of one hundred fifteen (115) feet, more or less, to the land (now or formerly) of Wallance Thyng; thence turning and running in a southerly direction by land of said Wallace Thyng for a distance of ninety-five (95) feet, more or less, to the land (now or formerly) of Herbert Kezar; thence turning and running in an easterly direction by said Herbert Kezar's land for a distance of fifty-eight (58) feet, more or less, to the land of the aforementioned Floyd Knight; thence turning and running in a northerly direction by land of said Floyd Knight for a distance of one hundred seventy-two (172) feet, more or less, to the point of beginning.

There is also hereby conveyed to the Grantees herein a fifteen (15) foot right of way, leading from the above described premises and running by the land (now or formerly) of Frank Matthews and land (now or formerly) of Flora Harvey to said Pond; as well as, a twelve (12) foot right of way running from said premises by the land (now or formerly) of said Henry Derby and Wallace Thyng to Oak Hill Road, so-called.

Meaning and intending to convey the same premises as conveyed to the within Grantors by Warranty Deed of Elsie M. Lloyd, said deed dated May 12, 1987 and recorded with the York County Registry of Deeds at Book 4290, Page 257.

The preparer of this deed makes no representation as to the status of the title to the property described herein. This deed was prepared from the information furnished by the Grantors. A title search was neither requested nor performed.

This is not homestead property of the Grantors.

WITNESS our hands and seals this 7th day of March, 2017.

Peter J. Farley

Witness

Justine B. Farley

Witness

STATE OF Maine
COUNTY OF York

Personally appeared the above named Peter J. Farley and Justine B. Farley, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing instrument to be their free act and deed. Before me this 7th day of March, 2017.

~~Justice of the Peace~~/Notary Public
My commission expires:

Kerri Van Schaack
Notary Public, State of Maine
My Commission Expires:
July 30, 2020

BK 4290 PG257

MAINE REAL ESTATE TRANSFER TAX PAID

20928

Know all Men by these Presents

That I, ELSIE M. LLOYD, of Wells, County of York and State of Maine,

in consideration of One Dollar and other valuable considerations

paid by PETER FARLEY and JUSTINE FARLEY, both of Sanford, County of York and State of Maine,

the receipt whereof I *do hereby acknowledge, do hereby* **give, grant, bargain, sell and convey** *unto the said* PETER FARLEY and JUSTINE FARLEY

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, located on the Easterly side of Bauneg Beg Pond, so-called, in Sanford in said County of York and State of Maine and being bounded and described as follows:

BEGINNING at the Northerly corner of the lot herein to be conveyed at the land of Flora Harvey and land of Floyd Knight and extending from said point in a Westerly direction by land of said Flora Harvey for a distance of fifty (50') feet, more or less, to the land of Henry Derby; thence turning and running in a Southwesterly direction by land of said Henry Derby and a right of way for a distance of one hundred fifteen (115') feet, more or less, to the land of Wallace Thyng; thence turning and running in a Southerly direction by land of said Wallace Thyng for a distance of ninety-five (95') feet, more or less, to the land of Herbert Kezar; thence turning and running in an Easterly direction by said Herbert Kezar's land for a distance of fifty-eight (58') feet, more or less, to the land of the aforementioned Floyd Knight; thence turning and running in a Northerly direction by land of said Floyd Knight for a distance of one hundred seventy-two (172') feet, more or less, to the point of beginning.

There is also hereby conveyed to the Grantees herein a fifteen (15') foot right of way, leading from the above described premises and running by the land of Frank Matthews and land of Flora Harvey to said Pond; as well as, a twelve (12') foot right of way running from said premises by the land of said Henry Derby and Wallace Thyng to the Oak Hill Road, so-called.

AND BEING the same premises conveyed by Warranty Deed of Fred W. Fiel and Irene F. Fiel to William H. Lloyd and Elsie M. Lloyd dated September 28, 1956 and recorded in York County Registry of Deeds in Book 1351, Page 36; Grantor having acquired title as surviving spouse of the deceased William H. Lloyd.

(4)

To Have and to Hold *the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said*

PETER FARLEY and JUSTINE FARLEY

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 incumbrances,*

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* ELSIE M. LLOYD, being single,

~~joining in this deed as Grantor~~ ~~and~~

~~executed presents,~~ *have hereunto set* my *hand and seal this* 12th *day of* May *in the year of our Lord one thousand nine hundred and* eighty-seven.

Signed, Sealed and Delivered in presence of

Francis P. Daughan

Elsie M. Lloyd
ELSIE M. LLOYD

State of Maine, York **ss.** May 12, *19* 87

Personally appeared the above named

ELSIE M. LLOYD

and acknowledged the foregoing instrument to be her *free act and deed.*

Before me,

Francis P. Daughan
Justice of the Peace *Notary Public*
Francis P. Daughan
Attorney-at-Law

RECEIVED YORK, SS.
1987 MAY 18 AM 11:33
RECORDED REGISTRY OF DEEDS
ATTEST: Ann M Panzetti
REGISTER

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 3/5/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
41 SUNNY LN	**R21-17A**	**SUNNY LN**

Current Owner	Bk	Pg	Date	Year Built
ZIEGLER BRIAN	**19218**	**848**	**3/31/2023**	1942

Previous Owners	Bk	Pg	Date
LKZ PROPERTIES LLC	19139	1	10/24/2022
CRONIN-LEMASTER PIPER E	19062	84	7/1/2022
CRONIN PIPER E	10602	65	5/1/2001
PAUL & TRACY HERSEY	9885	277	2/1/2000

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• 12-foot wide right of way reference
• 15-foot wide right of way reference

41 Sunny Lane (R21-17A)

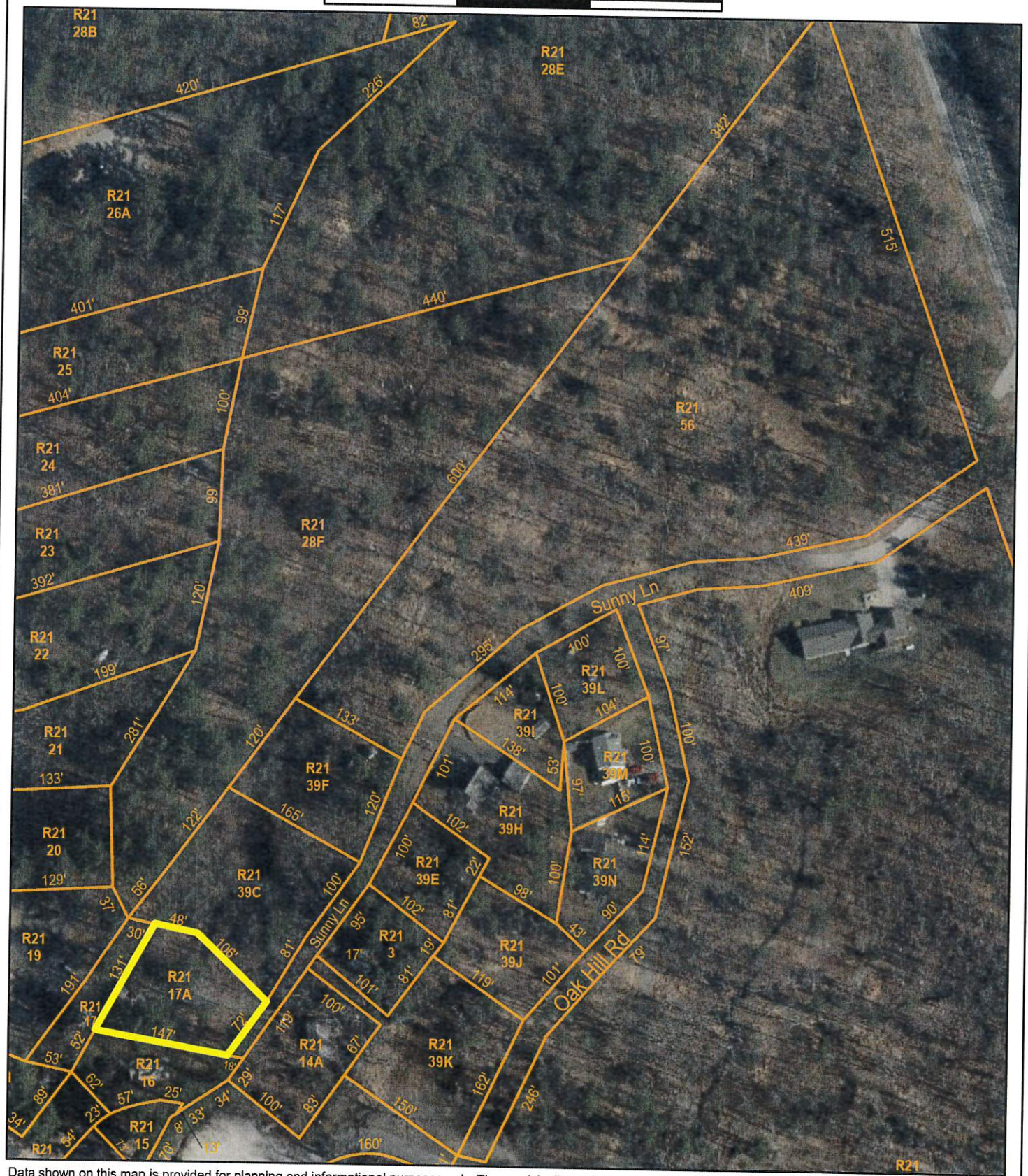
City of Sanford, ME

1 inch = 145 Feet

0 145 290 435

March 5, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 41 SUNNY LN
Vision ID 8479 Account # Map ID 0R21/ 0017A/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 2 State Use 1010
Print Date 8/12/2025 1:54:48 PM

CURRENT OWNER

ZIEGLER BRIAN

12 BELLAIRE DR

OLD SAYBROO CT 06475

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8479	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	322,200	322,200
RES LAND	1010	44,200	44,200
		Total 366,400	366,400

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ZIEGLER BRIAN	19218	0848	03-31-2023	U	I	0	1B
LKZ PROPERTIES LLC	19139	0001	10-24-2022	Q	I	240,000	W
CRONIN-LEMASTER PIPER E	19062	0084	07-01-2022	U	I	0	C
CRONIN PIPER E	10602	0065	05-01-2001	Q	I	91,900	W
PAUL & TRACY HERSEY	09885	0277	02-01-2000	Q	I	57,900	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	125,200	2023	1010	124,000	2022	1010	134,700
	1010	44,200		1010	44,200		1010	44,200
	1010	500		1010	500		1010	500
	Total	169,900		Total	168,700		Total	179,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	321,800
Appraised Xf (B) Value (Bldg)	400
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	44,200
Total Appraised Parcel Value	366,400
Valuation Method	C
Assessed Value	**366,400**
Total Exemptions Applied:	0
Total Assessment with Exemptions	366,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		13,660	SF	3.00	0.90000	3	1.20		1.000	ROW TO LAKE		1.0000	3.24	44,200
				Total Card Land Units	0.31	AC									Total Land Value		44,200

Property Location 41 SUNNY LN | Map ID 0R21/ 0017A/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8479 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	06	CONVENTIONAL
Model	01	Residential
Grade:	C+	Average +
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2	05	Drywall/Sheet
Interior Flr 1	12	Hardwood
Interior Flr 2	20	Laminate
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	02	Heat Pump
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs	2	
Total Rooms:		
Bath Style:	02	Average
Kitchen Style:	02	Average

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

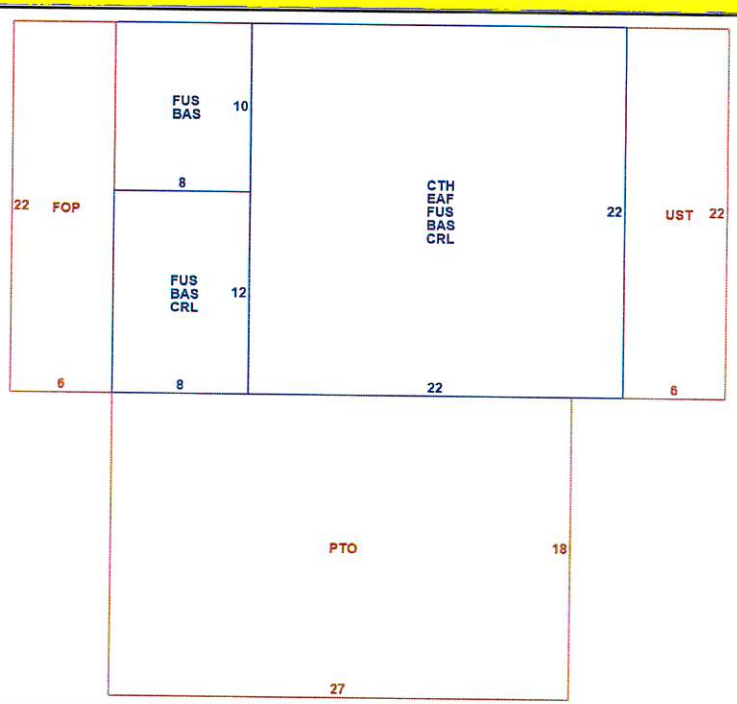
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	286,612
Year Built	1942
Effective Year Built	1990
Depreciation Code	G
Remodel Rating	03
Year Remodeled	2024
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
RCNLD	229,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU1	FLUE-CONCR	B	1	500.00	1988		80		0.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	660	660	660	164.99	108,891
CRL	Bsmt Crawl	0	580	87	24.75	14,354
CTH	Cathedral	0	484	48	16.36	7,919
EAF	Attic, Expansion, Finished	169	484	169	57.61	27,883
FOP	Porch, Open	0	132	26	32.50	4,290
FUS	Upper Story, Finished	660	660	660	164.99	108,891
PTO	Patio	0	486	24	8.15	3,960
UST	Utility, Storage, Unfinished	0	132	53	66.24	8,744
	Ttl Gross Liv / Lease Area	1,489	3,618	1,727		284,932



Property Location 41 SUNNY LN | Map ID 0R21/ 0017A/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8479 | Account # | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 8/12/2025 1:54:49 PM

CURRENT OWNER

ZIEGLER BRIAN

12 BELLAIRE DR

OLD SAYBROO CT 06475

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8479	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	322,200	322,200
RES LAND	1010	44,200	44,200
		Total	366,400	366,400

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ZIEGLER BRIAN	19218	0848	03-31-2023	U	I	0	1B
LKZ PROPERTIES LLC	19139	0001	10-24-2022	Q	I	240,000	W
CRONIN-LEMASTER PIPER E	19062	0084	07-01-2022	U	I	0	C
CRONIN PIPER E	10602	0065	05-01-2001	Q	I	91,900	W
PAUL & TRACY HERSEY	09885	0277	02-01-2000	Q	I	57,900	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	125,200	2023	1010	124,000	2022	1010	134,700
	1010	44,200		1010	44,200		1010	44,200
	1010	500		1010	500		1010	500
	Total	169,900		Total	168,700		Total	179,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	321,800
Appraised Xf (B) Value (Bldg)	400
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	44,200
Total Appraised Parcel Value	366,400
Valuation Method	C
Assessed Value	**366,400**
Total Exemptions Applied:	0
Total Assessment with Exemptions	366,400

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-01-2025	BT			43	Change/Reinspect or Rere

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
2	1010	SINGLE FAM M	RR			SF		0.00000		1.00		1.000			0.0000		0
				Total Card Land Units	0.00	AC									Total Land Value		0

Property Location 41 SUNNY LN | Map ID 0R21/ 0017A/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8479 | Account # | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	B	Good
Stories:	1.5	
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2		
Interior Flr 1	20	Laminate
Interior Flr 2		
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	02	Heat Pump
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	2	
Bath Style:	02	Average
Kitchen Style:	02	Average

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

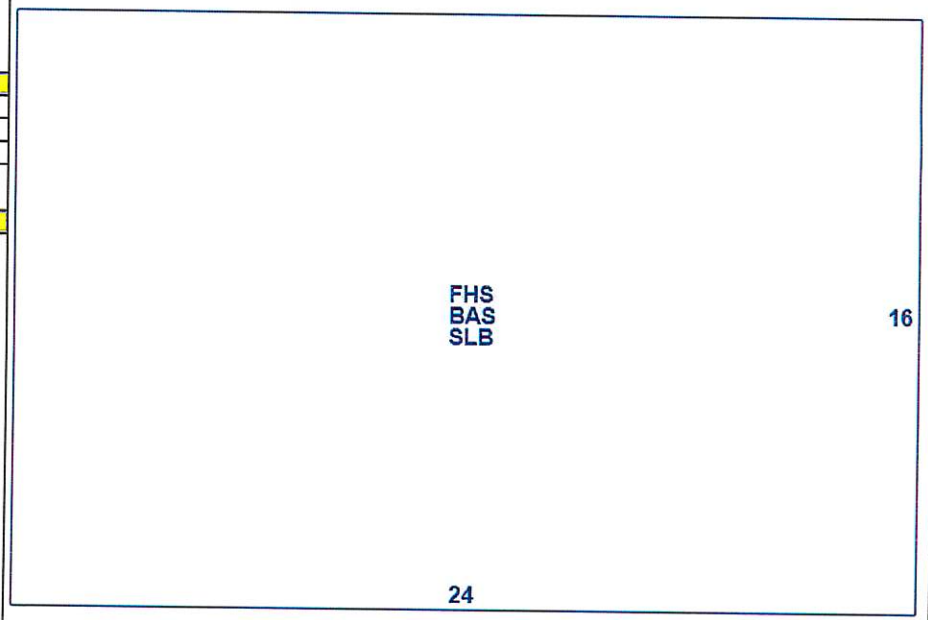
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	92,505
Year Built	2024
Effective Year Built	2020
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	100
RCNLD	92,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	384	384	384	150.66	57,853
FHS	Half Story, Finished	192	384	192	75.33	28,927
SLB	SLAB	0	384	38	14.91	5,725
	Ttl Gross Liv / Lease Area	576	1,152	614		92,505

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19218 PG 848**
Instr # 2023008931
04/05/2023 03:54:24 PM
Pages 2 YORK CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENT: That LKZ Properties LLC, a Connecticut Limited Liability Company, of 12 Bellaire Drive, Old Saybrook, CT 06475, for $1.00 (one dollar) consideration paid grants to Brian Ziegler, of 12 Bellaire Drive, Old Saybrook, CT 06475, with QUITCLAIM COVENANTS:

A certain lot or parcel of land, together with the buildings thereon, situated on the northwesterly side of East One in the City of Sanford, County of York, and State of Maine bounded and described as follows:

BEGINNING at an iron rod set on the northwesterly sideline of East One at the southwesterly comer of land now or formerly of Ronald A. Simeoni as described in Deed recorded in the York County Registry of Deeds in Book 5410, Page 63 and the southeasterly comer of land conveyed to the Grantor herein from Walter E. Fiel, Shirley
L. Lavasseur, Virginia I. Gray, Priscilla M. Thyng Petersen and Brenda E. Wyman as described in Deed recorded in the York County Registry of Deeds in Book 3266, Page 348;

No Transfer Tax

THENCE S 46° 45' 41" W, 80.72' (Eighty and Seventy-Two Hundredths Feet) by the said East One to an iron rod set and the northerly sideline of a 12-foot (12') wide right-of-way now or formerly owned by the heirs of Fred W. Fiel;

THENCE N 69° 35' 35" W, 106.00' (One Hundred Six Feet) by the said 12-foot (12") wide right-of-way now or formerly owned by the heirs of Fred W. Fiel to an iron rod set;

THENCE N 40° 13' 44" E, 70.70' (Seventy and Seventy-Hundredths Feet) by said land now or formerly of the heirs of Fred W. Fiel to an iron rod set;

THENCE N 72° 25' 01" W, 84.53' (Eighty-Four and Fifty-Three Hundredths Feet) by said land now or formerly of the heirs of Fred W. Piel and land now or formerly of Peter and Justin Farley as described in Deed recorded in the York County Registry of Deeds in Book 4290, Page 257 to a 1 3/4" pipe found 9 inches above grade;

THENCE continuing 72° 25' 01" W, 0.53' (Fifty-Three Hundredths Feet) by said land now or formerly of Peter and Justin Farley to land now or formerly of Carmeilla Dube as described in Deed recorded in the York County Registry of Deeds in Book 6949, Page 245;

THENCE N 51° 47' 07" E, 16.32' (Sixteen and Thirty-Two Hundredths Feet) by said land now or formerly of Carmeilla Dube to a 5/8.inch iron rod found flush with grade and land now or formerly of Richard H. and Laurie B. Daly as described in Deed recorded in the York County Registry of Deeds in Book 6261, Page 132;

THENCE N 53° 24' 54" E, 55.81' (Fifty-Five and Eighty-One Hundredths Feet) by said land now or formerly of Richard H. and Laurie B. Daly to an iron rod set and said land now or formerly of Ronald A. Simeoni;

RE: 2022-75327

THENCE S 52° 23' 42" E, 5.68' (Five and Sixty-Eight Hundredths Feet) by said land now or formerly of Ronald A. Simeoni to a 5-inch (5") by 7-inch (7") stone monument found 15-inches (15") above grade;

THENCE continuing S 52° 23' 42" E, 165.90' (One Hundred Sixty-Five and Ninety- Hundredths Feet) by said land of Ronald A. Simeoni to the point of beginning.

The above bearing refers to the 1967 magnetic meridian.

The above-mentioned iron rods set are 5/8-inch rebar with plastic caps marked "CNR POST LAND SURV PLS 1350."

The above description was prepared from "PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR TIMOTHY M. EMERSON" dated January 17, 2000, surveyed by Comer Post Land Surveying, Inc. and being recorded in the York County Registry of Deeds in Plan Book 253, Page 41.

There is also hereby conveyed to the Grantees the right to use an established fifteen-foot (15') wide right-of-way leading from the public right-of-way mentioned above and running by the land now or formerly of John Frank Matthews and Flora Harvey to Bauneg Beg Pond, so-called.

These premises were conveyed to Grantor, LKZ Properties LLC by virtue of a Warranty deed from Piper Cronin n/k/a Piper E. Cronin-LeMaster dated 10/18/2022 and recorded at the York County Registry of Deeds in Book 19139, Page 1.

Executed this 31 day of mar, 2023.

LKZ Properties LLC

By: _____
Brian R. Ziegler, Manager

State of ct
County of Middlesex

Then personally appeared before me on this 3/31/23 Brian R. Ziegler, duly authorized on behalf of LKZ Properties LLC, and acknowledged the foregoing to be his free act and deed.

ZACH EICHHOLZ
Notary Public, State of Connecticut
My Commission Expires 02/29/2028

_____
Notary Public/Justice of the Peace
Commission expiration:
2/29/2028

RE: 2022-75327

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19139 PG 1**
Instr # 2022045381
10/24/2022 11:28:59 AM
Pages 2 YORK CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Piper Cronin n/k/a Piper E. Cronin-LeMaster of 2920 Hybart Street, Fayetteville, NC 28303, for consideration paid grants to LKZ Properties LLC, of 12 Bellaire Drive, Old Saybrook, CT 06475, with WARRANTY COVENANTS:

Maine R.E. Transfer Tax Paid

A certain lot or parcel of land, together with the buildings thereon, situated on the northwesterly side of East One in the City of Sanford, County of York, and State of Maine bounded and described as follows:

BEGINNING at an iron rod set on the northwesterly sideline of East One at the southwesterly comer of land now or formerly of Ronald A. Simeoni as described in Deed recorded in the York County Registry of Deeds in Book 5410, Page 63 and the southeasterly comer of land conveyed to the Grantor herein from Walter E. Fiel, Shirley
L. Lavasseur, Virginia I. Gray, Priscilla M. Thyng Petersen and Brenda E. Wyman as described in Deed recorded in the York County Registry of Deeds in Book 3266, Page 348;

THENCE S 46° 45' 41" W, 80.72' (Eighty and Seventy-Two Hundredths Feet) by the said East One to an iron rod set and the northerly sideline of a 12-foot (12') wide right-of-way now or formerly owned by the heirs of Fred W. Fiel;

THENCE N 69° 35' 35" W, 106.00' (One Hundred Six Feet) by the said 12-foot (12") wide right-of-way now or formerly owned by the heirs of Fred W. Fiel to an iron rod set;

THENCE N 40° 13' 44" E, 70.70' (Seventy and Seventy-Hundredths Feet) by said land now or formerly of the heirs of Fred W. Fiel to an iron rod set;

THENCE N 72° 25' 01" W, 84.53' (Eighty-Four and Fifty-Three Hundredths Feet) by said land now or formerly of the heirs of Fred W. Piel and land now or formerly of Peter and Justin Farley as described in Deed recorded in the York County Registry of Deeds in Book 4290, Page 257 to a 1 3/4" pipe found 9 inches above grade;

THENCE continuing 72° 25' 01" W, 0.53' (Fifty-Three Hundredths Feet) by said land now or formerly of Peter and Justin Farley to land now or formerly of Carmeilla Dube as described in Deed recorded in the York County Registry of Deeds in Book 6949, Page 245;

THENCE N 51° 47' 07" E, 16.32' (Sixteen and Thirty-Two Hundredths Feet) by said land now or formerly of Carmeilla Dube to a 5/8.inch iron rod found flush with grade and land now or formerly of Richard H. and Laurie B. Daly as described in Deed recorded in the York County Registry of Deeds in Book 6261, Page 132;

THENCE N 53° 24' 54" E, 55.81' (Fifty-Five and Eighty-One Hundredths Feet) by said land now or formerly of Richard H. and Laurie B. Daly to an iron rod set and said land now or formerly of Ronald A. Simeoni;

THENCE S 52° 23' 42" E, 5.68' (Five and Sixty-Eight Hundredths Feet) by said land now or formerly of Ronald A. Simeoni to a 5-inch (5") by 7-inch (7") stone monument found 15-inches (15") above grade;

THENCE continuing S 52° 23' 42" E, 165.90' (One Hundred Sixty-Five and Ninety- Hundredths Feet) by said land of Ronald A. Simeoni to the point of beginning.

The above bearing refers to the 1967 magnetic meridian.

The above-mentioned iron rods set are 5/8-inch rebar with plastic caps marked "CNR POST LAND SURV PLS 1350."

The above description was prepared from "PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR TIMOTHY M. EMERSON" dated January 17, 2000, surveyed by Comer Post Land Surveying, Inc. and being recorded in the York County Registry of Deeds in Plan Book 253, Page 41.

There is also hereby conveyed to the Grantees the right to use an established fifteen-foot (15') wide right-of-way leading from the public right-of-way mentioned above and running by the land now or formerly of John Frank Matthews and Flora Harvey to Bauneg Beg Pond, so-called.

These premises were conveyed to Grantor Piper E. Cronin n/k/a Piper E. Cronin-LeMaster by virtue of a deed from Paul C. Hersey and tracy L. Hersey dated 04/27/2001 and recorded at the York County Registry of Deeds in Book 10602, Page 65. See also Corrective Warranty Deed, dated June 14, 2022 and recorded with said Registry of Deeds in Book 19062, Page 84.

Executed this 18 day of October, 2022.

Piper E. Cronin-LeMaster

State of North Carplina
County of Cumberland

Then personally appeared before me on this 18th day of October, 2022 the said Piper E. Cronin-LeMaster and acknowledged the foregoing to be her voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration: 28 Oct 2023

Sheronica S. R. Grayer
Notary Public
Cumberland County, NC
My Commisssion Expires: 28 OCT 2023

RE: 2022-74690

NANCY E HAMMOND, REGISTER OF DEEDS
Bk 19062 PG 84
Instr # 2022027966
07/01/2022 12:50:47 PM
Pages 3 YORK CO

CORRECTIVE WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT, PAUL C. HERSEY and TRACY L. HERSEY of Alfred, York County, Maine, for consideration paid, grants to **PIPER E. CRONIN n/k/a PIPER E. CRONIN-LEMASTER,** whose mailing address is 2920 Hibart Street, Fayetteville, NC 38303, with **Warranty Covenants**, the land in Sanford, County of York and State of Maine bounded and described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated on the northwesterly side of East One in the City of Sanford, County of York, and State of Maine bounded and described as follows:

BEGINNING at an iron rod set on the northwesterly sideline of East One at the southwesterly corner of land now or formerly of Ronald A. Simeoni as described in Deed recorded in the York County Registry of Deeds in Book 5410, Page 63 and the southeasterly corner of land conveyed to the Grantor herein from Walter E. Fiel, Shirley L. Lavasseur, Virginia I. Gray, Priscilla M. Thyng Petersen and Brenda E. Wyman as described in Deed recorded in the York County Registry of Deeds in Book 3266, Page 348;

THENCE S 46° 45' 41" W, 80.72' (Eighty and Seventy-Two Hundredths Feet) by the said East One to an iron rod set and the northerly sideline of a 12-foot (12') wide right-of-way now or formerly owned by the heirs of Fred W. Fiel;

THENCE N 69° 35' 35" W, 106.00' (One Hundred Six Feet) by the said 12-foot (12") wide right-of-way now or formerly owned by the heirs of Fred W. Fiel to an iron rod set;

THENCE N 40° 13' 44" E, 70.70' (Seventy and Seventy-Hundredths Feet) by said land now or formerly of the heirs of Fred W. Fiel to an iron rod set;

THENCE N 72° 25' 01" W, 84.53' (Eighty-Four and Fifty-Three Hundredths Feet) by said land now or formerly of the heirs of Fred W. Fiel and land now or formerly of Peter and Justin Farley as described in Deed recorded in the York County Registry of Deeds in Book 4290, Page 257 to a 1 ¾" pipe found 9 inches above grade;

THENCE continuing 72° 25' 01" W, 0.53' (Fifty-Three Hundredths Feet) by said land now or formerly of Peter and Justin Farley to land now or formerly of Carmeilla Dube as described in Deed recorded in the York County Registry of Deeds in Book 6949, Page 245;

THENCE N 51° 47' 07" E, 16.32' (Sixteen and Thirty-Two Hundredths Feet) by said land now or formerly of Carmeilla Dube to a 5/8-inch iron rod found flush with grade and land now or formerly of Richard H. and Laurie B. Daly as described in Deed recorded in the York County Registry of Deeds in Book 6261, Page 132;

THENCE N 53° 24' 54" E, 55.81' (Fifty-Five and Eighty-One Hundredths Feet) by said land now or formerly of Richard H. and Laurie B. Daly to an iron rod set and said land now or formerly of Ronald A. Simeoni;

THENCE S 52° 23' 42" E, 5.68' (Five and Sixty-Eight Hundredths Feet) by said land now or formerly of Ronald A. Simeoni to a 5-inch (5") by 7-inch (7") stone monument found 15-inches (15") above grade;

THENCE continuing S 52° 23' 42" E, 165.90' (One Hundred Sixty-Five and Ninety- Hundredths Feet) by said land of Ronald A. Simeoni to the point of beginning.

Containing 13,660 (Thirteen Thousand Six Hundred Sixty) square feet.

The above bearing refers to the 1967 magnetic meridian.

The above-mentioned iron rods set are 5/8-inch rebar with plastic caps marked "CNR POST LAND SURV PLS 1350."

The above description was prepared from "PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR TIMOTHY M. EMERSON" dated January 17, 2000, surveyed by Corner Post Land Surveying, Inc. and being recorded in the York County Registry of Deeds in Plan Book 253, Page 41.

There is also hereby conveyed to the Grantees the right to use an established fifteen-foot (15') wide right-of-way leading from the public right-of-way mentioned above and running by the land now or formerly of John Frank Matthews and Flora Harvey to Bauneg Beg Pond, so-called.

This Deed corrects the description in the Warranty Deed from Paul C. Hersey and Tracy L. Hersey to Piper E. Cronin dated April 27, 2001 and recorded May 1, 2001 in the York County Registry of Deeds in Book 10602, Page 65, which did not include the

fifteen-foot (15') wide right-of-way described above.

WITNESS my hand this 14th day of June, 2022

Bonnie S. Wallace
Witness

Paul C. Hersey
Paul C. Hersey

Bonnie S. Wallace
Witness

Tracy L. Hersey
Tracy L. Hersey

STATE OF MAINE
County of York, ss.

June 14, 2022

Then personally appeared the above-named, Paul C. Hersey and Tracy L. Hersey and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,

Bonnie S. Wallace
Notary Public/~~Attorney at Law~~

BONNIE S. WALLACE
Notary Public-Maine
My Commission Expires
November 01, 2026

Printed Name:

SEAL

Law Office of Edward J. Titcomb
P. O. Box 311
Sanford, ME 04073

← 3p

BK10602PG065

020400

WARRANTY DEED

Know All Men By These Presents That We, Paul C. Hersey and Tracy L. Hersey
of 41 Sunny Lane, Sanford,
County of York, and State of

for consideration paid, grant to Piper E. Cronin

of 2 Maloney Street #2, Somersworth,
County of Strafford and State of NH

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in Sanford County of York and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

MAINE R.E. TRANSFER TAX PAID

In Witness Whereof, we have hereunto set our hand(s) this 27th day of April, 2001.

Witness

Paul C. Hersey

Paul C. Hersey

Tracy L. Hersey

Tracy L. Hersey

State of New Hampshire
County of Rockingham ss.

On this 27th day of April, 2001, personally appeared before me the above named Paul C. Hersey and Tracy L. Hersey

and acknowledged the foregoing to be his/her/their free act and deed.

Patricia M Ellis

Notary Public, ~~Attorney at Law~~

Return to: Piper E. Cronin

PATRICIA M. ELLIS
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
MY COMMISSION EXPIRES OCTOBER 22, 2002

BK10602PG066

File No: 01020483

Exhibit A - Legal Description

A certain lot or parcel of land, together with the buildings thereon, situated on the northwesterly side of East One in the Town of Sanford, County of York and State of Maine bounded and described as follows:

Beginning at an iron rod set on the northwesterly sideline of East One at the southwesterly corner of land of Ronald A. Simeon as described in deed recorded in the York County Registry of Deeds in Book 5410, Page 63 and the southeasterly corner of land conveyed to the Grantor herein from Walter E. Fiel, Shirley L. Lavasseur, Virginia I. Gray, Priscilla M. Tyng Petersen and Brenda E. Wyman as described in deed recorded in the York County Registry of Deeds in Book 3266, Page 348; thence S 46° 45' 41" W, 80.72 feet by the said East One to an iron rod set and the northerly sideline of a 12 foot wide right of way owned by the heirs of Fred W. Fiel; thence N 69° 35' 35" W, 106.00 feet by the said 12 foot wide right of way owned by the heirs of Fred W. Fiel to an iron rod set; thence N 40° 13' 44" E, 70.70 feet by said land of the heirs of Fred W. Fiel to an iron rod set; thence N 72° 25' 01" W, 84.53 feet by said land of the heirs of Fred W. Fiel and land of Peter and Justin Farley as described in deed recorded in the York County Registry of Deeds in Book 4290, Page 257 to a 1 1/4 inch iron pipe found 9 inches above grade; thence continuing N 72° 25' 01" W, 0.53 feet by said land of Peter and Justin Farley to land of Carmeilla Dube as described in deed recorded in the York County Registry of Deeds in Book 6949, Page 245; thence N 51° 47' 07" E, 16.32 feet by said land of Carmeilla Dube to a 5/8 inch iron rod found flush with grade and land of Richard H. and Laurie B. Daly as described in deed recorded in the York County Registry of Deeds in Book 6261, page 132; thence N 53° 24' 54" E, 55.81 feet by said land of Richard H. and Laurie B. Daly to an iron rod set and said land of Ronald Simeoni; thence S 52° 23' 42" E 5.68 feet by said land of Ronald A. Simeoni to a 5 inch by 7 inch stone monument found 15 inches above grade; thence continuing S 52° 23' 42" E 165.90 feet by said land of Ronald A. Simeoni to the point of beginning.

Containing 13,660 square feet.

RECEIVED YORK S S.
2001 MAY -1 P 4:07
ATTEST: Lois M. Muse
REGISTER OF DEEDS

Stewart Title
of Northern New England Inc.
Orchard Park, Suite B-8
875 Greenland Rd
Portsmouth, NH 03801

2pg

BK 9885PG277

004440

WARRANTY DEED

Know All Men By These Presents that I, TIMOTHY M. EMERSON, a married person, of RR #1, Box 890, Stonington, Maine 04681

for consideration paid, *GRANT TO:*

PAUL C. HERSEY AND TRACY L. HERSEY, husband and wife, Whose address is P.O. Box 1102, Wells, Maine 04090, as Joint Tenants, with Warranty Covenants, the following described real property:

A certain lot or parcel of land, together with the buildings thereon, situated on the northwesterly side of East One in the Town of Sanford, County of York, and State of Maine bounded and described as follows:

Beginning at an iron rod set on the northwesterly sideline of East One at the southwesterly corner of land of Ronald A. Simeoni as described in deed recorded in the York County Registry of Deeds in Book 5410, Page 63 and the southeasterly corner of land conveyed to the Grantor herein from Walter E. Fiel, Shirley L. Lavasseur, Virginia I. Gray, Priscilla M. Thyng Petersen and Brenda E. Wyman as described in deed recorded in the York County Registry of Deeds in Book 3266, Page 348; thence S 46° 45' 41" W, 80.72 feet by the said East One to an iron rod set and the northerly sideline of a 12 foot wide right of way owned by the heirs of Fred W. Fiel; thence N 69°35' 35" W, 106.00 feet by the said 12 foot wide right of way owned by the heirs of Fred W. Fiel to an iron rod set; thence N 40° 13' 44" E, 70.70 feet by said land of the heirs of Fred W. Fiel to an iron rod set; thence N 72° 25' 01" W, 84.53 feet by said land of the heirs of Fed W. Fiel and land of Peter and Justin Farley as described in deed recorded in the York County Registry of Deeds in Book 4290, Page 257 to a 1 ¾ inch iron pipe found 9 inches above grade; thence continuing N 72° 25' 01" W, 0.53 feet by said land of Peter and Justin Farley to land of Carmeilla Dube as described in deed recorded in the York County Registry of Deeds in Book 6949, Page 245; thence N 51° 47' 07" E, 16.32 feet by said land of Carmeilla Dube to a 5/8 inch iron rod found flush with grade and land of Richard H. and Laurie B. Daly as described in deed recorded in the York County Registry of Deeds in Book 6261, Page 132; thence N 53° 24' 54" E, 55.81 feet by said land of Richard H. and Laurie B. Daly to an iron rod set and said land of Ronald A. Simeoni; thence S 52° 23' 42" E 5.68 feet by said land of Ronald A. Simeoni to a 5 inch by 7 inch stone monument found 15 inches above grade; thence continuing S 52° 23' 42" E, 165.90 feet by said land of Ronald A. Simeoni to the point of beginning.

Containing 13,660 square feet.

The above bearing refer to the 1967 magnetic meridian.

The above mentioned iron rods set are 5/8 inch rebar with plastic caps marked "CNR POST LAND SURV PLS 1350".

The above description was prepared from "PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR TIMOTHY M. EMERSON" dated January 17, 2000, surveyed by Corner Post Land Surveying, Inc. and being recorded in the York County Registry of Deeds in Plan Book 253, Page 41.

There is also hereby conveyed to the Grantees the right to use an established fifteen (15') foot right of way leading from the public right of way mentioned above and running by the land now or formerly of John Frank Matthews and Flora Harvey to Bauneg Beg Pond, so-called.

MAINE R.E. TRANSFER TAX PAID

Poor Copy At Time Of Recording

A portion of the above described property is all that conveyed to the Grantor by deed of Walter E. Fiel dated April 2, 1984 and recorded in the York County Registry of Deeds in Book 3266, Page 348. For the Grantor's title to the remainder of the above described parcel, reference should be made to deed of Waban Projects, Inc. dated December 15, 1999 and to be recorded herewith, and Deed of Lena M. Kezar (by Charles A. Kezar, P.O.A.) of recent date and to be recorded herewith.

IN WITNESS WHEREOF, I, the said TIMOTHY M. EMERSON, have hereunto set my hand and seal this 28th day of January, 2000.

Witness

Timothy M. Emerson

STATE OF Maine
COUNTY OF York

January 28, 2000

Personally appeared the above-named Timothy M. Emerson and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~ SHAWN A. POLIQUIN, ESQ.,
Attorney at Law

RECEIVED YORK S S.
2000 FEB -1 A 11: 30
ATTEST: Lois M. Kezar
REGISTER OF DEEDS

Signature Title Corp.
501 Islington St.
Portsmouth, NH 03801

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 3/5/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
39 SUNNY LN	**R21-39C**	**SUNNY LN**

Current Owner	Bk	Pg	Date	Year Built
BROWNELL KEITH	9616	114	8/4/1999	2025

Previous Owners	Bk	Pg	Date
SIMEONI, RONALD	5410	63	5/25/1990
SIMEONI, RONALD/MAUREEN	4309	278	5/29/1987

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

39 Sunny Lane (R21-39C)

City of Sanford, ME

1 inch = 145 Feet

0 145 290 435

March 5, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 39 SUNNY LN
Vision ID 8510 Account # Map ID 0R21/ 0039C/ 0000/ / Bldg # 1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1010
Print Date 8/12/2025 1:58:20 PM

CURRENT OWNER

BROWNELL KEITH

39 SUNNY LN

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8510	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	259,500	259,500
RES LAND	1010	39,600	39,600
RESIDNTL	1010	1,300	1,300
	Total	300,400	300,400

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BROWNELL KEITH	09616	0114	08-04-1999	U	I	49,900	W
SIMEONI, RONALD	05410	0063	05-25-1990	U	I	0	W
SIMEONI, RONALD/MAUREEN	04309	0278	05-29-1987	U	I	55,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	27,700	2023	1010	125,800	2022	1010	125,800
				1010	27,700		1010	27,700
				1010	1,300		1010	1,300
Total		27,700	Total		154,800	Total		154,800

EXEMPTIONS

Year	Code	Description	Amount
2025	10	HOMESTD	23000.00
		Total	23,000.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	259,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,300
Appraised Land Value (Bldg)	39,600
Total Appraised Parcel Value	300,400
Valuation Method	C
Assessed Value	**300,400**
Total Exemptions Applied:	23,000
Total Assessment with Exemptions	277,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20240241	07-22-2024	NS	NEW STRUCT	135,000	100		SFR -NEW 26X30 CAPE
20080236	05-05-2008	NC	New Construct	200	100	04-01-2009	
0000-00		00	ASSESSOR PE	0	100		BUILDING FIRE - PER CODE OFFICE - TH

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
01-08-2025	JG	01	6	00	Measur+Listed
04-01-2024	JG	04	1	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		19,645	SF	2.24	0.90000	3	1.00		1.000	SEE LOT 39D		1.0000	2.02	39,600
				Total Card Land Units	0.45	AC										Total Land Value	39,600

Property Location 39 SUNNY LN | Map ID 0R21/ 0039C/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8510 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	04	CAPE COD
Model	01	Residential
Grade:	C+	Average +
Stories:	1.5	
Occupancy	1	
Exterior Wall 1	29	Cement Clapbd
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	09	Pine/Soft Wood
Heat Fuel	04	Electric
Heat Type:	03	Hot Air-no Duc
AC Type:	02	Heat Pump
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs	0	
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

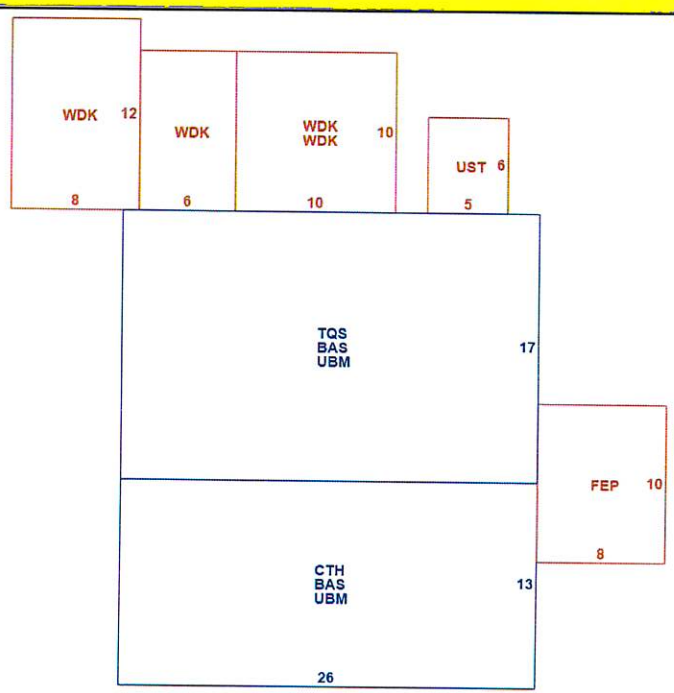
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	259,459
Year Built	2025
Effective Year Built	2020
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	100
RCNLD	259,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED AVERA	L	216	8.00	1995		75		0.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	780	780	780	182.33	142,219
CTH	Cathedral	0	338	34	18.34	6,199
FEP	Porch, Enclosed, Finished	0	80	56	127.63	10,211
TQS	Three Quarter Story	332	442	332	136.96	60,534
UBM	Basement, Unfinished	0	780	156	36.47	28,444
UST	Utility, Storage, Unfinished	0	30	12	72.93	2,188
WDK	Deck, Wood	0	356	53	27.15	9,664
	Ttl Gross Liv / Lease Area	1,112	2,806	1,423		259,459



BK9616 PG114

Warranty Deed

040967

I, Ronald A. Simeoni

of 2388A East 1, Sanford, Maine 04073

for consideration paid, grant to Keith Brownell

of 1650 Post Road , Wells, ME 04090 with WARRANTY COVENANTS

A certain lot or parcel of land, together with the buildings thereon, situated in Sanford, County of York, State of Maine and located at Bauneg Beg Pond bounded and described as follows:

Beginning at a stone post set in the margin of an established right-of-way leading from the Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land now or formerly of Lena M. Kezar and land herein conveyed intersects the margin of said established right-of-way; thence from said stone post in a northerly direction by and on other land now or formerly of Philip A. Shaw et ux, for a distance of 177 feet to land now or formerly of one Tibbetts; thence turning and running in an easterly direction by and on land now or formerly of said Tibbetts for a distance of 70 feet to a stone post and other land of said Kezar; thence turning and running by and on other land of said Kezar in a southerly direction for a distance of 177 feet to a stone post and the margin of the aforementioned established right-of-way; thence turning and running by and along the northerly margin of said established right-of-way in a westerly direction for a distance of 50 feet to a stone post, other land of said Shaws and the point of beginning. Also, intending to convey to the grantees herein, their successors and assigns, a right to use the established right-of-way leading from Oak Hill Road, so-called, to the above-described premises, as well as a right to use the established right-of-way from the above-described premises to Bauneg Beg Pond.

Also, another certain lot or parcel of land located on the northwesterly side of an established right-of-way leading from Route 4, so-called, in said Sanford, to Bauneg Beg Pond, bounded and described as follows:

Beginning at a stone post set in the southeasterly corner of the land conveyed herein and on the northwesterly sideline of said established right-of-way and extending from said stone post by and along said right-of-way in a westerly direction for a distance of 50 feet, more or less, to another stone post set in the ground and the land now or formerly of Fred W. Fiel; thence turning and running in a northwesterly direction by and along the land of said Fiel and land of one Lloyd for a distance of 177 feet, more or less, to a stone post set in the ground and the land of Tibbetts and others; thence turning and running in an easterly direction by and along the land of said Tibbetts, et als to a stone post set in the ground and to land now or formerly of Lena M. Kezar; thence turning and running in a southeasterly direction by and along land of said Kezar for a distance of 177 feet, more or less, to the first mentioned stone post, the established right-of-way, and the point of beginning. There is also conveyed the right to use in common with others, the established right-of-way leading from Route 4, so-called, to the property herein conveyed and from said property to Bauneg Beg Pond.

Meaning and intending to describe the same premises conveyed to Ronald A. Simeoni by Warranty Deed of Maureen D. Simeoni dated May 25, 1990 and recorded at the York County Registry of Deeds in Book 5410, Page 63.

MAINE R.E. TRANSFER TAX PAID

RECEIVED YORK S S.
1999 AUG -4 A 11: 16
ATTEST: Lois M. Blais
REGISTER OF DEEDS

Granite Title Services
60 Farmington Road
Rochester, NH 03867

Witness my hand this 30th day of July, 1999.

Ronald A. Simeoni

Ronald A. Simeoni

State of Maine
County of Cumberland,
In Portland on the 30th day of July, 1999
before me personally appeared Ronald A. Simeoni

to me known and known by me to be the party/parties executing the foregoing instrument, and he/~~she/they~~ acknowledged said instrument, by him/~~her/them~~ executed, to be his/her/their free act and deed.

Notary Public:
My commission expires:

P.J. STILES
Attorney at Law State of Maine
(authorized to take acknowledgments
pursuant to 4 M.R.S.A. § 1006)

(PRINT OR TYPE NAME AND ADDRESS OF GRANTEE)

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DeedWrnt

BK5410 PG063

19577

WARRANTY DEED
Maine Statutory Short Form

Know all Men by these Presents,

That Maureen D. Simeoni

of North Berwick, County of York, State of Maine,

being unmarried, for consideration paid, grant to Ronald A. Simeoni

of Sanford, County of York, State of Maine,

whose mailing address is Box 2388A East 1, Sanford, Maine 04073

with warranty covenants, the land in Sanford, County of York,

State of Maine, described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in Sanford, County of York, State of Maine and located at Bauneg Beg Pond, so-called, bounded and described as follows:

Beginning at a stone post set in the margin of an established right-of-way leading from the Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land now or formerly of Lena M. Kezar and land herein conveyed intersects the margin of said established right-of-way; thence from said stone post in a northerly direction by and on other land now or formerly of Philip A. Shaw et ux, for a distance of 177 feet to land now or formerly of one Tibbetts; thence turning and running in an easterly direction by and on land now or formerly of said Tibbetts for a distance of 70 feet to a stone post and other land of said Kezar; thence turning and running by and on other land of said Kezar in a southerly direction for a distance of 177 feet to a stone post and the margin of the aforementioned established right-of-way; thence turning and running by and along the northerly margin of said established right-of-way in a westerly direction for a distance of 50 feet to a stone post, other land of said Shaws and the point of beginning. Also, intending to convey to the grantees herein, their successors and assigns, a right to use the established right-of-way leading from Oak Hill Road, so-called, to the above-described premises, as well as a right to use the established right-of-way from the above-described premises to Bauneg Beg Pond.

Also, another certain lot or parcel of land located on the northwesterly side of an established right-of-way leading from Route 4, so-called, in said Sanford, to Bauneg Beg Pond, bounded and described as follows:

Beginning at a stone post set in the southeasterly corner of the land conveyed herein and on the northwesterly sideline of said established right-of-way and extending from said stone post by and along said right-of-way in a westerly direction for a distance of 50 feet, more or less, to another stone post set in the ground and the land now or formerly of Fred W. Fiel; thence turning and running in a northwesterly direction by and along the land of said Fiel and land of one Lloyd for a distance of 177 feet, more or less, to a stone post set in the ground and the land of Tibbetts and others; thence turning and running in an easterly direction by and along the land

NO R.E. TRANSFER TAX PAID

(1)

24101

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

MARK L. HATCH and CATHERINE R. HATCH, husband and wife, of the Town of Sanford, County of York and State of Maine FOR VALUABLE CONSIDERATION paid grant with warranty covenants to RONALD A. SIMEONI and MAUREEN D. SIMEONI, both of the Town of North Berwick, County of York and State of Maine, as joint tenants, a certain lot or parcel of land together with the buildings thereon situated in Sanford, County of York and State of Maine and located at Bauneg Beg Pond, so-called, bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way leading from the Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land now or formerly of Lena M. Kezar and land herein conveyed intersects the margin of said established right of way, thence from said stone post in a northerly direction by and on other land now or formerly of Philip A. Shaw et ux, for a distance of one hundred seventy-seven (177') feet to land now or formerly of one Tibbetts; thence turning and running in an easterly direction by and on land now or formerly of said Tibbetts for a distance of seventy (70') feet to a stone post and other land of said Kezar; thence turning and running by and on other land of said Kezar in a southerly direction for a distance of one hundred and seventy-seven (177') feet to a stone post and the margin of the aforementioned established right of way; thence turning and running by and along the northerly margin of said established right of way in a westerly direction for a distance of fifty (50') feet to a stone post, other land of said Shaws and the point of beginning. Also intending to convey to the grantees herein, their successors and assigns a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Also, another certain lot or parcel of land located on the northwesterly side of an established right of way leading from Route 4, so-called, in said Sanford, to Bauneg Beg Pond, bounded and described as follows:

Beginning at a stone post set in the southeasterly corner of the land conveyed herein and on the northwesterly sideline of said established right of way and extending from said stone post by and along said right of way in a westerly direction for a distance of fifty (50') feet, more or less, to another stone post set in the ground and the land nor or formerly of Fred W. Fiel; thence turning and running in a northwesterly direction by and along the land of said Fiel and land of one Lloyd for a distance of one hundred seventy-seven (177') feet, more or less, to a stone post set in the ground and the land of Tibbetts and others; thence turning and running in an easterly direction by and along the land of said Tibbetts, etals to a stone post set in the ground and to land now or formerly of Lena M. Kezar; thence turning and running in a southeaterly direction by and along land of said Kezar for a distance of one hundred seventy-seven (177') feet, more or less, to the first mentioned stone post, the established right of way, and the point of beginning. There is also conveyed the right to use in common with others, the established right of way leading from Route 4, so-called, to the property herein conveyed and from said property to Bauneg Beg Pond.

MAINE REAL ESTATE TRANSFER TAX PAID

LAW OFFICES
ARTHUR H. DUMAS, P.A.
15 COTTAGE STREET
SANFORD, MAINE 04073
207-324-1800

Being the same premises conveyed to the grantors herein by warranty deed of Bernard R. Fernald and Rowena L. Fernald dated 11 September 1980 and recorded in the York County Registry of Deeds in Book 2697 Page 281.

WITNESS their hands and seals this 28th day of May 1987.

Mark L. Hatch
Mark L. Hatch

Catherine R. Hatch
Catherine R. Hatch

STATE OF MAINE
YORK, ss. 28 May 1987

Then personally appeared the above named MARK L. HATCH and CATHERINE R. HATCH and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Arthur H. Dumas
Attorney at Law

LAW OFFICES
ARTHUR H. DUMAS, P.A.
15 COTTAGE STREET
SANFORD, MAINE 04073
207-324-1800

RECEIVED YORK, SS.
1987 MAY 29 AM 10: 24
RECORDED REGISTRY OF DEEDS
ATTEST: Lynn Pongetti, 2
REGISTER

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/5/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
37 SUNNY LN	**R21-39F**	**SUNNY LN**

Current Owner	Bk	Pg	Date	Year Built
WALKER SEAN & KELLY (JTS	**19433**	**213**	**5/10/2024**	1960

Previous Owners	Bk	Pg	Date
SICARD STEVEN M	18787	563	8/31/2021
HALL GLADORA G TRUSTEE OF THE	16191	598	10/28/2011
HALL ARTHUR L SR/GLADORA	1998	272	11/17/1961

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

37 Sunny Lane (R21-39F)

City of Sanford, ME

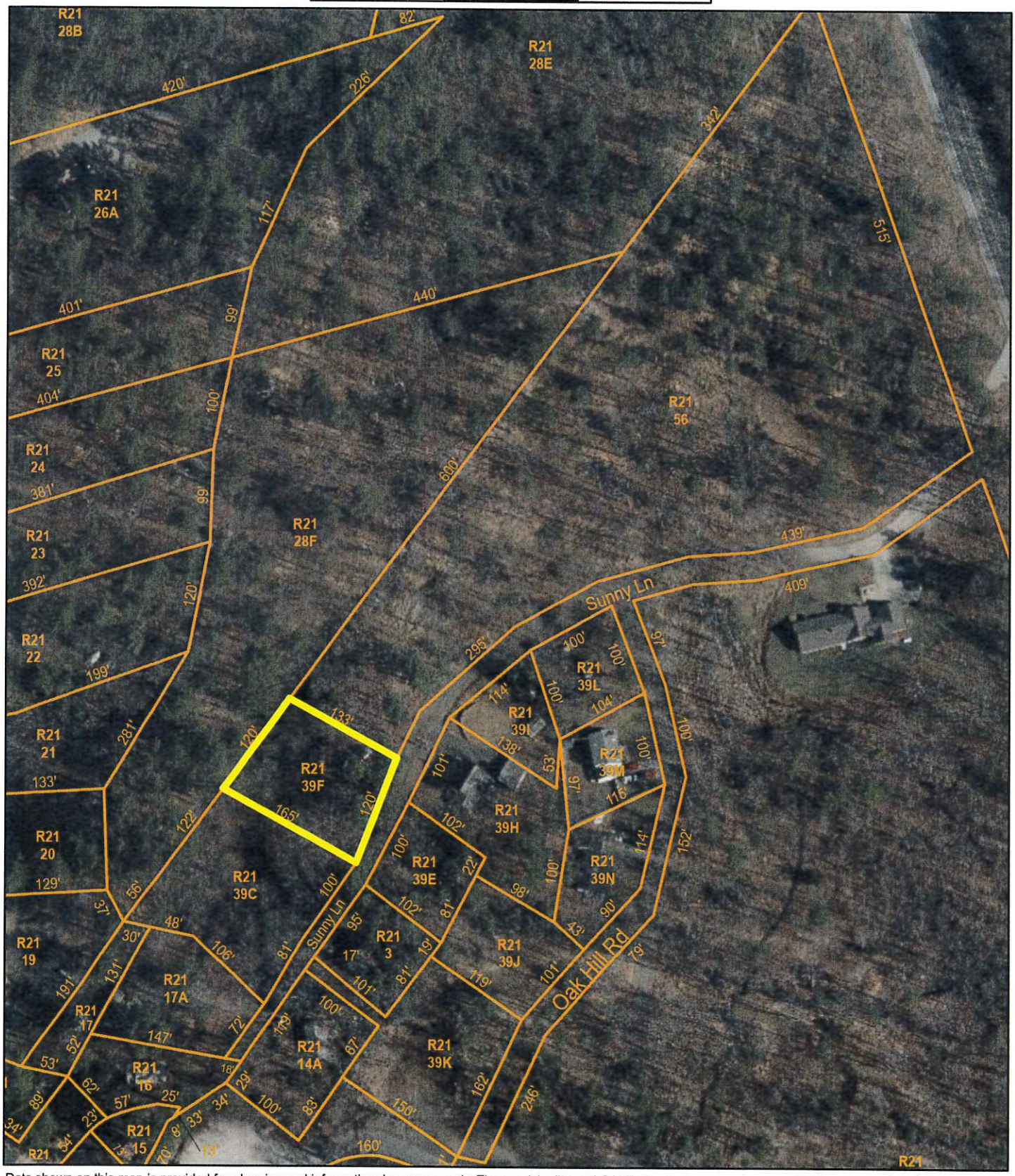
1 inch = 145 Feet

0 145 290 435

March 5, 2026

CAI Technologies
Precision Mapping Geospatial Solutions

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 37 SUNNY LN | Map ID 0R21/ 0039F/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8513 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:58:37 PM

CURRENT OWNER

WALKER SEAN & KELLY (JTS)

188 OLD ALFRED RD

ARUNDEL ME 04046

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8513	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	117,600	117,600
RES LAND	1010	39,900	39,900
RESIDNTL	1010	1,500	1,500
	Total	159,000	159,000

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WALKER SEAN & KELLY (JTS)	19433	0213	05-10-2024	Q	I	265,000	W
SICARD STEVEN M	18787	0563	08-31-2021	U	I	190,000	1
HALL GLADORA G TRUSTEE OF THE	16191	0598	10-28-2011	U	I	0	W
HALL ARTHUR L SR/GLADORA	01998	0272	11-17-1961	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	117,600	2023	1010	116,500	2022	1010	116,500
	1010	39,900		1010	39,900		1010	39,900
	1010	1,500		1010	1,500		1010	1,500
	Total	159,000		Total	157,900		Total	157,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	117,300
Appraised Xf (B) Value (Bldg)	300
Appraised Ob (B) Value (Bldg)	1,500
Appraised Land Value (Bldg)	39,900
Total Appraised Parcel Value	159,000
Valuation Method	C
Assessed Value	159,000
Total Exemptions Applied:	0
Total Assessment with Exemptions	159,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
20210264	05-12-2021	NS	New Structure		0		12 X 20 SHED - AFTER THE FACT
20120144	04-25-2012	RE	Remodel	1,200			EXTEND DECK TO HOUSE.

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-24-2012	JG	02	6	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		21,240	SF	2.09	0.90000	3	1.00		1.000			1.0000	1.88	39,900
		Total Card Land Units			0.49	AC										Total Land Value	39,900

Property Location 37 SUNNY LN
Vision ID 8513 Account #
Map ID 0R21/ 0039F/ 0000/ /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 1010
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	C	Average
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

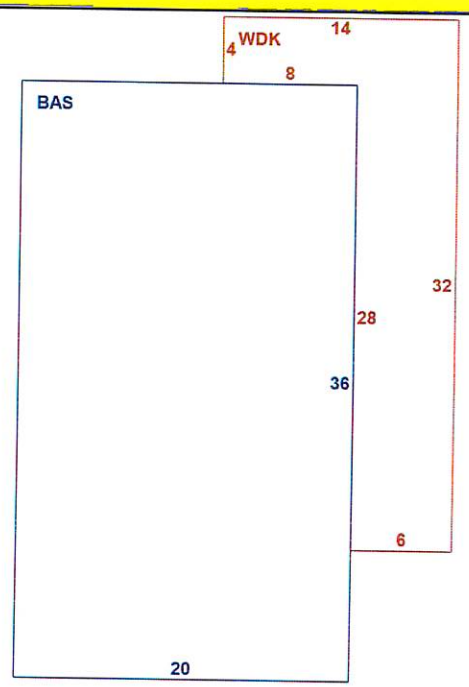
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	172,568
Year Built	1960
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	68
RCNLD	117,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU1	FLUE-CONCR	B	1	500.00	1986		68		0.00	300
SHDJ	SV SHED	L	1	1500.00	1987		100		0.00	1,500



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	720	720	720	228.87	164,786
WDK	Deck, Wood	0	224	34	34.74	7,782
	Ttl Gross Liv / Lease Area	720	944	754		172,568

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19433 PG 213**
Instr # 2024013564
05/13/2024 10:38:59 AM
Pages 2 YORK CO

DLN: 1002440272887

WARRANTY DEED

Steven M. Sicard of Sanford, York County, Maine, for consideration paid, grant(s) to **Sean Walker and Kelly Walker** of Arundel, York County, Maine (whose mailing address is 188 Old Alfred Road, Arundel, ME 04046) **as joint tenants** with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Elizabeth Hall, Shirley Garland, Arthur Hall, Jr. and Robin White, Trustees of the Gladora G. Hall Realty Trust to the grantor(s) herein, dated August 30, 2021, recorded in York Registry of Deeds, Book 18787, Page 563.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 10TH day of MAY, 2024.

WITNESS:

_____

Steven M. Sicard

STATE OF MAINE
CUMBERLAND, ss

MAY 10, 2024

Then personally appeared the above-named Steven M. Sicard and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

~~Notary Public/Justice of the Peace~~
Commission Expiration: NA

File No.: 2024-1932

PATRICK C. LEVER
STATE OF MAINE
ATTORNEY AT LAW
MAINE BAR NO. 005104

Maine R.E. Transfer Tax Paid

File No: 2024-1932

"Exhibit A"

A certain lot or parcel of land situated in Sanford in the County of York and State of Maine, with any buildings or improvements thereon, and located at Bauneg Beg Pond, so-called, and bounded and described as follows;

BEGINNING at a stone post set in the margin of an established right of way leading from the Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land of Philip A, Shaw et ux and the land herein to be conveyed intersects the margin of said established right of way, thence from said stone post in a northerly direction by and on said land of Shaw et ux for a distance of one hundred seventy-seven (177') feet to land now or formerly of one Tibbetts; thence turning and running in an easterly direction by and on land now or formerly of said Tibbetts for a distance of one hundred twenty (120') feet to a stone post and land now or formerly of Lena M. Kezar; thence turning and running by and on other land now or formerly of Lena M. Kezar in a southerly direction for a distance of one hundred seventy-seven (177) feet to a stone post and the margin of the aforementioned right of way; thence turning and running by and along the northerly margin of said established right of way in a westerly direction for a distance of one hundred twenty (120') feet to a stone post land of said Shaw et ux and the point of beginning.

Together with a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18787 PG 563**
Instr # 2021051127
08/31/2021 03:29:02 PM
Pages 2 YORK CO

TRUSTEES' DEED

1002140160397

Maine R.E. Transfer Tax Paid

KNOW ALL MEN BY THESE PRESENT: That Elizabeth Hall, Trustee of the Gladora G. Hall Realty Trust dated 10/20/2011 and Shirley Garland, Trustee of the Gladora G. Hall Realty Trust dated 10/20/2011 and Arthur Hall, Jr., Trustee of the Gladora G. Hall Realty Trust dated 10/20/2011 and Robin White, Trustee of the Gladora G. Hall Realty Trust dated 10/20/2011 of 30 Acorn Lane, North Berwick, ME 03906, pursuant to the power conferred by the provisions of the trust agreement and every other power, for consideration paid grant(s) to Steven M. Sicard, 80 Storer Lane, Wells, ME 04090:

A certain lot or parcel of land situated in Sanford in the County of York and State of Maine, with any buildings or improvements thereon, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

BEGINNING at a stone post set in the margin of an established right of way leading from the Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land of Philip A. Shaw et ux and the land herein to be conveyed intersects the margin of said established right of way, thence from said stone post in a northerly direction by and on said land of Shaw et ux for a distance of one hundred seventy-seven (177') feet to land now or formerly of one Tibbetts; thence turning and running in an easterly direction by and on land now or formerly of said Tibbetts for a distance of one hundred twenty (120') feet to a stone post and land now or formerly of Lena M. Kezar; thence turning and running by and on other land now or formerly of Lena M. Kezar in a southerly direction for a distance of one hundred seventy-seven (177') feet to a stone post and the margin of the aforementioned right of way; thence turning and running by and along the northerly margin of said established right of way in a westerly direction for a distance of one hundred twenty (120') feet to a stone post, land of said Shaw et ux and the point of beginning.

The above described premises is a part of the third described parcel of land in a warranty deed from Alonso Allen to Samuel F. Allen, said deed being dated January 28, 1920 and recorded in the York County Registry of Deeds in Book 774, Page 309.

Together with a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

These premises were conveyed to Grantor(s) Gladora G. Hall, Trustee of the Gladora G. Hall Realty Trust dated 10/20/2011 by virtue of a warranty deed from Gladora G. Hall dated 10/20/2011 and recorded at the York County Registry of Deeds in Book 16191, Page 598.

Executed this 30th day of August, 2021.

Gladora G. Hall Realty Trust dated 10/20/2011

By: Elizabeth A. Hall, Trustee
Elizabeth Hall, Trustee

By: Shirley Garland, Trustee
Shirley Garland, Trustee

By: Arthur L. Hall, Jr, Trustee

Arthur Hall, Jr., Trustee

By: Robin White, Trustee
Robin White, Trustee

State of Maine
County of Cumberland August 30, 2021

Then personally appeared before me on this 30th day of August, 2021, the said Elizabeth Hall, Trustee of the Gladora G. Hall Realty Trust dated 10/20/2011 and Shirley Garland, Trustee of the Gladora G. Hall Realty Trust dated 10/20/2011 and Arthur Hall, Jr., Trustee of the Gladora G. Hall Realty Trust dated 10/20/2011 and Robin White, Trustee of the Gladora G. Hall Realty Trust dated 10/20/2011 and acknowledged the foregoing to be his/her/their voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:



Doc# 2011045656
Bk 16191 Pg 598 - 600
Received York SS
10/28/2011 3:00PM
Debra L. Anderson
Register of Deeds

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **GLADORA G. HALL**, of North Berwick, County of York and State of Maine, for consideration paid, GRANTS to **GLADORA G. HALL, Trustee of the Gladora G. Hall Realty Trust dated** 10/20th/2011, whose mailing address is PO Box 331, North Berwick, Maine 03906, with WARRANTY COVENANTS, the land in Sanford, County of York and State of Maine, described as follows:

SEE ATTACHED EXHIBIT A

WITNESS, my hand and seal this 20th day of October, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

GLADORA G. HALL

No R.E. Transfer Tax Paid

STATE OF MAINE
York County, ss. October 20th, 2011

Then personally appeared the above named GLADORA G. HALL and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/~~Attorney at Law~~

DALE C. BARROWS
Notary Public, Maine
My Commission Expires September 14, 2018

SEAL

Arthur L Hall Jr.
PO Box 216
No. Berwick, Me. 03906 ←3p

EXHIBIT A

Parcel I

A certain lot or parcel of land situated in Sanford in the County of York and State of Maine with any buildings or improvements thereon, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

BEGINNING at a stone post set in the margin of an established right of way leading from the Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land of Philip A. Shaw et ux and the land herein to be conveyed intersects the margin of said established right of way, thence from said stone post in a northerly direction by and on said land of Shaw et ux for a distance of one hundred seventy-seven (177') feet to land now or formerly of one Tibbetts; thence turning and running in an easterly direction by and on land now or formerly of said Tibbetts for a distance of one hundred twenty (120') feet to a stone post and land now or formerly of Lena M. Kezar; thence turning and running by and on other land now or formerly of Lena M. Kezar in a southerly direction for a distance of one hundred seventy-seven (177') feet to a stone post and the margin of the aforementioned right of way; thence turning and running by and along the northerly margin of said established right of way in a westerly direction for a distance of one hundred twenty (120') feet to a stone post, land of said Shaw et ux and the point of beginning.

The above described premises is a part of the third described parcel of land in a warranty deed from Alonso Allen to Samuel F. Allen, said deed being dated January 28, 1920 and recorded in the York County Registry of Deeds in Book 774, Page 309.

Together with a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated November 17, 1961 from Lena M. Kezar to Arthur L. Hall and Gladora G. Hall recorded in the York County Registry of Deeds in Book 1998, Page 272. There is a clerical error in this deed as it relates to the middle initial of Gladora Hall. The deed refers to Gladora J. Hall which is incorrect. Gladora G. Hall is the correct reference.

Arthur L. Hall died on April 19, 2008 leaving Gladora G. Hall as the surviving joint tenant.

Parcel II

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the Town of Sanford, County of York and State of Maine and situated at Bauneg Beg Pond, so-called, and being bounded and described as follows:

Beginning at a post at the intersection of two established rights of way leading over land now or formerly of Lena M. Kezar at said Bauneg Beg Pond; thence running in an easterly direction

by one of said rights of way a distance of 100 feet to a post and land now or formerly of Lena M. Kezar; thence running in a southerly direction by said Kezar land a distance of 100 feet to a post and other land now or formerly of said Kezar; thence running in a westerly direction by said Kezar land a distance of 100 feet to a post and the other of said rights of way; thence running in a northerly direction by said right of way a distance of 100 feet to the point of beginning.

The above-described premises are conveyed together with the right to use the established rights of way to said property and said Bauneg Beg Pond which leads over land now or formerly of said Lena M. Kezar from the Oak Woods Hill and Route #4, so-called.

Also conveying any interest in the above-described premises which Grantor may retain as the result of a mortgage given to Grantor and Patti L. Wormwood by Richard C. and Karen L. Wormwood dated April 29, 1989 and recorded in the York County Registry of Deeds at Book 5039, Page 130.

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated November 25, 2002 from George W. Wormwood, Jr. to Arthur L. Hall, Sr. and Gladora Hall recorded in the York County Registry of Deeds in Book 12222, Page 190.

Arthur L. Hall, Sr. died on April 19, 2008 leaving Gladora G. Hall as the surviving joint tenant.

Also conveying any and all real estate owned in the name of Gladora G. Hall located in the Town of Sanford, County of York, State of Maine.

End of Document

BOOK 1998 PAGE 272 I.R.S. $.55 11561

Know All Men by These Presents,

That I, LENA M. KEZAR of North Berwick in the County of York and State of Maine,

in consideration of one ($1.00) dollar and other valuable considerations,

paid by ARTHUR L. HALL and GLADORA J. HALL, husband and wife, of said North Berwick,

the receipt whereof I **do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said**

ARTHUR L. HALL and GLADORA J. HALL

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 situated in Sanford in the County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows: BEGINNING at a stone post set in the margin of an established right of way leading from the Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land of Philip A. Shaw et ux and the land herein to be conveyed intersects the margin of said established right of way, thence from said stone post in a northerly direction by and on said land of Shaw et ux for a distance of one hundred seventy-seven (177') feet to land now or formerly of one Tibbetts; thence turning and running in an easterly direction by and on land now or formerly of said Tibbetts for a distance of one hundred twenty (120') feet to a stone post and other land of the Grantor herein; thence turning and running by and on other land of the Grantor herein in a southerly direction for a distance of one hundred seventy-seven (177') feet to a stone post and the margin of the aforementioned right of way; thence turning and running by and along the northerly margin of said established right of way in a westerly direction for a distance of one hundred twenty (120') feet to a stone post, land of said Shaw et ux and the point of beginning.

The above described premises is a part of the third described parcel of land in a warranty deed from Alonzo Allen to Samuel F. Allen, said deed being dated January 28, 1920 and recorded in York County Registry of Deeds, Book 774, Page 309. Being also a part of that which passed to the Grantor upon the death of her father, Samuel F. Allen, said estate being duly probated in the York County Probate Court.

(Over)

There is also conveyed to the said Grantees, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.



To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

ARTHUR L. HALL and GLADORA J. HALL

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 incumbrances,

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.

BOOK 1998 PAGE 274

In Witness Whereof. I, the said LENA M. KEZAR

and HERBERT F. KEZAR

~~wife~~ husband of the said LENA M. KEZAR

joining in this deed as Grantor , and relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set our hand s and seal s this seventeenth day of November in the year of our Lord one thousand nine hundred and sixty-one.

Signed, Sealed and Delivered in presence of

Avis C. Staples — Lena M. Kezar

to both — Herbert F. Kezar

State of Maine. YORK, **ss.** November 17, 1961

Personally appeared the above named LENA M. KEZAR and HERBERT F. KEZAR

and acknowledged the foregoing instrument to be their **free act and deed.**

Before me,

Avis C. Staples

Justice of the Peace
Notary Public

STATE OF MAINE NOTARIAL SEAL PUBLIC

York, ss.
Received JUN 19 1973 at 9 h. 10 m. A M.
and recorded from the original

NOTE: This deed form is copied from Maine Civil Officer, 8th Edition (Sullivan) Page 1399, and is the form recommended by a member of our Law Court March 15, 1954

SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 3/5/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
42 SUNNY LN	**R21-14A**	**SUNNY LN**

Current Owner	Bk	Pg	Date	Year Built
WILLIS RANDALL DWAYNE	19173	458	12/21/2022	1960

Previous Owners	Bk	Pg	Date
KREITMAN LILLIAN/ERNEST HEIRS OF	1811	246	7/15/1968

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference
• ten-foot right of way easement reference

42 Sunny Lane (R21-14A)

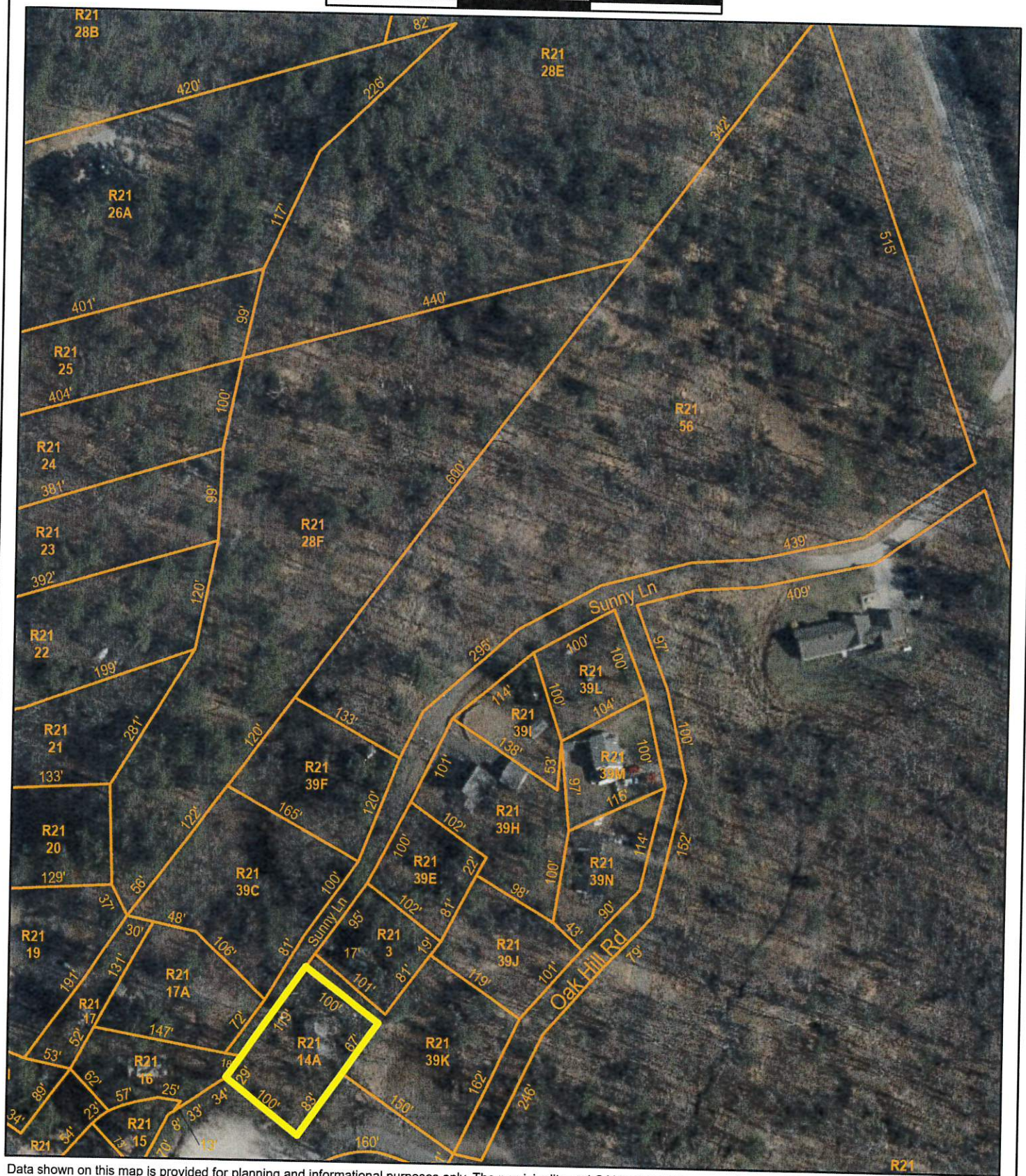
City of Sanford, ME

1 inch = 145 Feet

March 5, 2026

0 145 290 435

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 42 SUNNY LN | Map ID 0R21/ 0014A/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8475 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:54:20 PM

CURRENT OWNER

WILLIS RANDALL DWAYNE

42 SUNNY LN

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8475	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	120,400	120,400
RES LAND	1010	37,800	37,800
	Total	158,200	158,200

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WILLIS RANDALL DWAYNE	19173	0458	12-21-2022	U	I	140,000	1
KREITMAN LILLIAN/ERNEST HEIRS OF	01811	0246	07-15-1968	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	120,400	2023	1010	119,100	2022	1010	119,100
	1010	37,800		1010	37,800		1010	37,800
	Total	158,200		Total	156,900		Total	156,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	120,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	37,800
Total Appraised Parcel Value	158,200
Valuation Method	C
Assessed Value	158,200
Total Exemptions Applied:	0
Total Assessment with Exemptions	158,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-10-2018	JG	02	1	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		15,000	SF	2.80	0.90000	3	1.00		1.000			1.0000	2.52	37,800
				Total Card Land Units	0.34	AC										Total Land Value	37,800

Property Location 42 SUNNY LN | Map ID 0R21/ 0014A/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8475 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	C	Average
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	05	Average
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	09	Good Metal
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2	06	Cust Wd Panel
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	01	Coal or Wood
Heat Type:	01	None
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

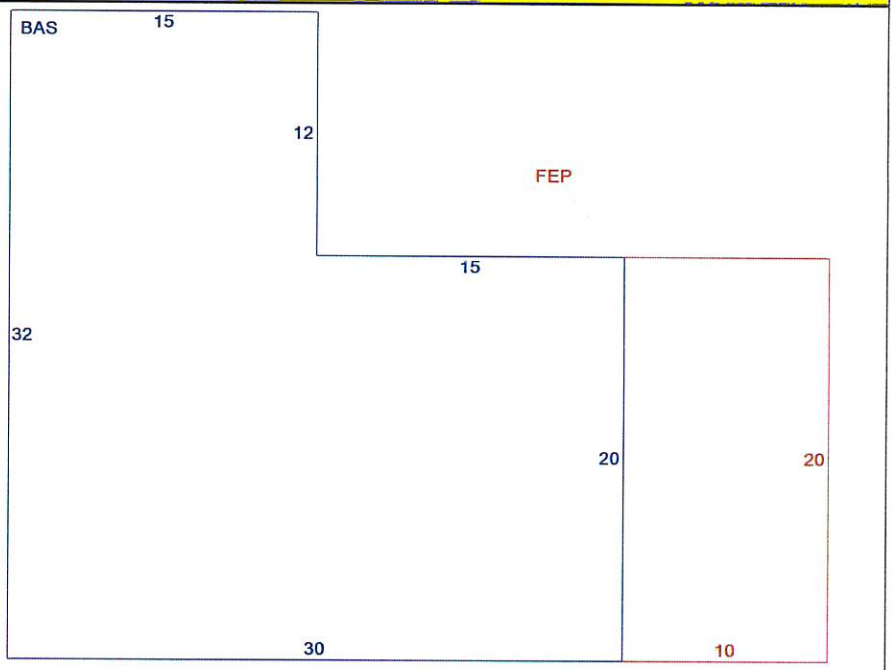
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	177,036
Year Built	1960
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	68
RCNLD	120,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	780	780	780	192.43	150,095
FEP	Porch, Enclosed, Finished	0	200	140	134.70	26,940
	Ttl Gross Liv / Lease Area	780	980	920		177,035



NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19173 PG 458**
Instr # 2022052433
12/21/2022 08:32:48 AM
Pages 2 YORK CO

Maine R.E. Transfer Tax Paid

DEED OF SALE BY PERSONAL REPRESENTATIVE (Testate)

KNOW ALL BY THESE PRESENTS that **LINDA WOOD-MCCULLOUGH,** of the Town of Brunswick, Cumberland County, Maine, duly appointed and acting **Personal Representative of the ESTATE OF ERNEST KREITMAN** as shown by the probate records of Cumberland County, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **RANDALL DWAYNE WILLIS,** with a mailing address of 42 Sunny Lane, Sanford, Maine, for consideration paid, the real property in the Town of Sanford, York County, Maine, more particularly described on **Exhibit A,** attached hereto and made a part of

Witness our hands and seal this 20th day of December 2022

Linda Wood-McCullough

Linda Wood-Mccullough, Personal Representative of the Estate of Ernest Kreitman

State of New Hampshire
County of Strafford, ss

Date December 20, 2022

Personally appeared the above-named **Linda Wood-Mccullough** and acknowledged tl foregoing instrument to be her free act and deed, and the free act and deed of the Estate of Ernest Kreitman

LAUREN A OSBORNE NOTARY PUBLIC STATE OF NEW HAMPSHIRE -MY- COMMISSION EXPIRES AUGUST 4, 2026

Before me,

Lauren A Osborne

Notary Public / Attorney

EXHIBIT A

A certain lot or parcel of land situated in Sanford in the County of York and State of Maine and bounded and described as follows, to wit

Beginning at a point where the dividing line between the land herein conveyed and the land now or formerly of one Donald Muncie, said land being located at Bauneg Beg Pond, so-called, intersects an established right-of-way, and extending by said right-of-way in an Easterly direction for a distance of one hundred and forty-seven (147) feet to a stone post and land now or formerly of Lena M Kezar,

thence in a Southerly direction by said land now or formerly of Lena M Kezar for a distance of one hundred (100) feet to a stone post and land now or formerly of said Lena M Kezar,

thence by said land now or formerly of said Lena M Kezar in a Westerly direction for a distance of one hundred and forty-nine (149) feet to land now or formerly of the aforementioned Donald Muncie,

thence by said land now or formerly of said Donald Muncie in a Northerly direction for a distance of one hundred (100) feet to the point of beginning

There is also hereby granted the right to use the established right of way leading from the Sanford Road, so-called, to the above-described premises

Meaning to describe and convey the same premises conveyed to Lillian Kreitman and Ernest Kreitman by Ruth A O'Neill by deed dated July 15, 1968 and recorded in the York County Registry of Deeds in Book 1811, Page 246

The property is also benefited by a ten (10) foot right-of-way easement leading to the shore of Bauneg Beg Pond, more particularly described in the deed Eleanor L Neal and Raymond E Neal, III As Trustees Of The Eleanor L Neal Revocable Trust, and Charlene A Condon, and David R Neal recorded in the York County Registry of Deeds in Book 17227, Page 71

Reference is made to the Certificate and Abstract of the Estate of Ernest Kreitman, Cumberland County Probate Court, Docket 2018-0534 recorded in the York County Registry of Deeds in Book 17726, Page 123 Lillian Kreitman died on October 18, 2012

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19173 PG 458**
Instr # 2022052433
12/21/2022 08:32:48 AM
Pages 2 YORK CO

Maine R.E. Transfer Tax Paid

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Witness our hands and seal this 20th day of December 2022

Linda Wood-McCullough

Linda Wood-Mccullough, Personal Representative of the Estate of Ernest Kreitman

State of New Hampshire
County of Strafford, ss

Date December 20, 2022

Personally appeared the above-named **Linda Wood-Mccullough** and acknowledged tl foregoing instrument to be her free act and deed, and the free act and deed of the Estate of Ernest Kreitman

LAUREN A OSBORNE
NOTARY PUBLIC
STATE OF NEW HAMPSHIRE
-MY- COMMISSION EXPIRES AUGUST 4, 2026

Before me,

Lauren A Osborne

Notary Public / Attorney

EXHIBIT A

A certain lot or parcel of land situated in Sanford in the County of York and State of Maine and bounded and described as follows, to wit

Beginning at a point where the dividing line between the land herein conveyed and the land now or formerly of one Donald Muncie, said land being located at Bauneg Beg Pond, so-called, intersects an established right-of-way, and extending by said right-of-way in an Easterly direction for a distance of one hundred and forty-seven (147) feet to a stone post and land now or formerly of Lena M Kezar,

thence in a Southerly direction by said land now or formerly of Lena M Kezar for a distance of one hundred (100) feet to a stone post and land now or formerly of said Lena M Kezar,

thence by said land now or formerly of said Lena M Kezar in a Westerly direction for a distance of one hundred and forty-nine (149) feet to land now or formerly of the aforementioned Donald Muncie,

thence by said land now or formerly of said Donald Muncie in a Northerly direction for a distance of one hundred (100) feet to the point of beginning

There is also hereby granted the right to use the established right of way leading from the Sanford Road, so-called, to the above-described premises

Meaning to describe and convey the same premises conveyed to Lillian Kreitman and Ernest Kreitman by Ruth A O'Neill by deed dated July 15, 1968 and recorded in the York County Registry of Deeds in Book 1811, Page 246

The property is also benefited by a ten (10) foot right-of-way easement leading to the shore of Bauneg Beg Pond, more particularly described in the deed Eleanor L Neal and Raymond E Neal, III As Trustees Of The Eleanor L Neal Revocable Trust, and Charlene A Condon, and David R Neal recorded in the York County Registry of Deeds in Book 17227, Page 71

Reference is made to the Certificate and Abstract of the Estate of Ernest Kreitman, Cumberland County Probate Court, Docket 2018-0534 recorded in the York County Registry of Deeds in Book 17726, Page 123 Lillian Kreitman died on October 18, 2012

BOOK 1811 PAGE 246

Know All Men By These Presents.

That I, Ruth A. O'Neill, formerly Ruth A. Mathewson, of Quincy, in the County of Norfolk, in Commonwealth of Massachusetts,

in consideration of one dollar and other valuable considerations being in all less than one hundred dollars,

paid by Lillian Kreitman and Ernest Kreitman, husband and wife, both of Weymouth, in the County of Norfolk and Commonwealth of Massachusetts,

the receipt whereof I *do hereby acknowledge, do hereby* **give, grant, bargain, sell and convey** *unto the said*
Lillian Kreitman and Ernest Kreitman,

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 situated in Sanford in the County of York and State of Maine and bounded and described as follows, to wit: Beginning at a point where the dividing line between the land herein conveyed and the land now or formerly of one Donald Muncie, said land being located at Bauneg Beg Pond, so-called, intersects an established right of way, and extending by said right of way in an Easterly direction for a distance of one hundred and forty-seven (147) feet to a stone post and land now or formerly of Lena M. Kezar; thence in a Southerly direction by said land now or formerly of Lena M. Kezar for a distance of one hundred (100) feet to a stone post and land now or formerly of said Lena M. Kezar; thence by said land now or formerly of said Lena M. Kezar in a Westerly direction for a distance of one hundred and forty-nine (149) feet to land now or formerly of the aforementioned Donald Muncie; thence by said land now or formerly of said Donald Muncie in a Northerly direction for a distance of one hundred (100) feet to the point of beginning. There is also hereby granted the right to use the established right of way leading from the Sanford Road, so-called, to the above described premises.

Being the last parcel of land described in warranty deed of Toni Faia to the grantor herein dated August 11, 1956 and recorded in York County Registry of Deeds in Book 1327 Page 399.

To Have and to Hold *the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said*

Lillian Kreitman and Ernest Kreitman,

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 incumbrances,*

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* Ruth A. O'Neill and Walter C. O'Neill husband of the said Ruth A. O'Neill

joining in this deed as Grantor, and relinquishing and conveying his *right by descent and all other rights in the above described premises, have hereunto set* our *hands and seals this* fifteenth *day of* July *in the year of our Lord one thousand nine hundred and* sixty-eight.

Signed, Sealed and Delivered in presence of

Bernice M. Allen to both

Ruth A. O'Neill
Walter C. O'Neill

State of Maine, York } **ss.** July 15, 19 68

Personally appeared the above named Ruth A. O'Neill

and acknowledged the foregoing instrument to be her *free act and deed.*

Before me,

Bernice M. Allen

~~*Justice of the Peace*~~ *Notary Public*

NOTARY PUBLIC MAINE

York, ss.
Received JUL 15 1968 at 2h52m. P.M
and recorded from the original.

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/5/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
40 SUNNY LN	**R21-3**	**SUNNY LN**

Current Owner	Bk	Pg	Date	Year Built
HALL GLADORA G TRUSTEE OF THE	**16191**	**598**	**10/28/2011**	1960

Previous Owners	Bk	Pg	Date
HALL ARTHUR L SR/GLADORA	12222	190	11/26/2002
WORMWOOD GEORGE W JR	12222	188	11/26/2002
WORMWOOD JR GEORGE W/PATTI L	10181	235	8/24/2000
RICHARD WORMWOOD	9634	79	8/16/1999

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

40 Sunny Lane (R21-3)

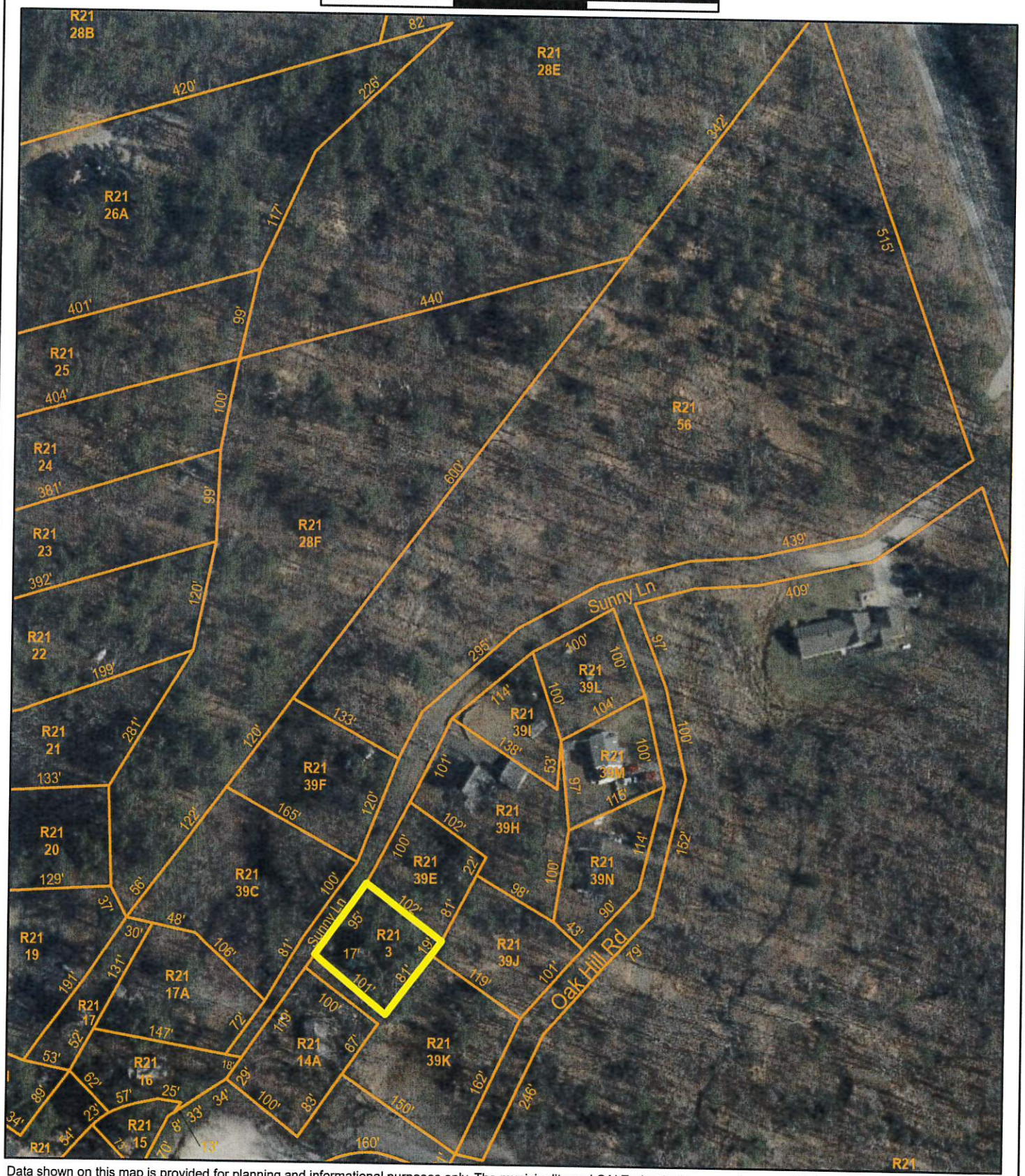
City of Sanford, ME

1 inch = 145 Feet

March 5, 2026

0 145 290 435

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 40 SUNNY LN | Map ID 0R21/ 0003/ 0000/ / | Bldg Name | State Use 1030
Vision ID 8456 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:52:17 PM

CURRENT OWNER

HALL GLADORA G TRUSTEE OF THE
GLADORA G HALL REALTY TRUST 1
% ELIZABETH G HALL
30 ACORN LN
NORTH BERWIC ME 03906

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8456	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1030	20,700	20,700
RES LAND	1030	28,300	28,300
RESIDNTL	1030	300	300
		Total 49,300	49,300

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HALL GLADORA G TRUSTEE OF THE	16191	0598	10-28-2011	U	I	0	W
HALL ARTHUR L SR/GLADORA	12222	0190	11-26-2002	Q	I	30,000	W
WORMWOOD GEORGE W JR	12222	0188	11-26-2002	U	I	0	Q
WORMWOOD JR GEORGE W/PATTI L	10181	0235	08-24-2000	U	I	0	W
RICHARD WORMWOOD	09634	0079	08-16-1999	U	I	0	Q

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1030	20,700	2023	1030	20,700	2022	1030	20,700
	1030	28,300		1030	28,300		1030	28,300
	1030	300		1030	300		1030	300
	Total	49,300		Total	49,300		Total	49,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	20,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	300
Appraised Land Value (Bldg)	28,300
Total Appraised Parcel Value	49,300
Valuation Method	C
Assessed Value	49,300
Total Exemptions Applied:	0
Total Assessment with Exemptions	49,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1030	MANUFACT HM	RR		6,400	SF	4.92	0.90000	3	1.00		1.000			1.0000	4.43	28,300
				Total Card Land Units	0.15	AC									Total Land Value		28,300

Property Location 40 SUNNY LN | Map ID 0R21/ 0003/ 0000/ / | Bldg Name | State Use 1030
Vision ID 8456 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	20	MANUFACTURED
Model	02	Manufact Hm
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	04	Plywood Panel
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

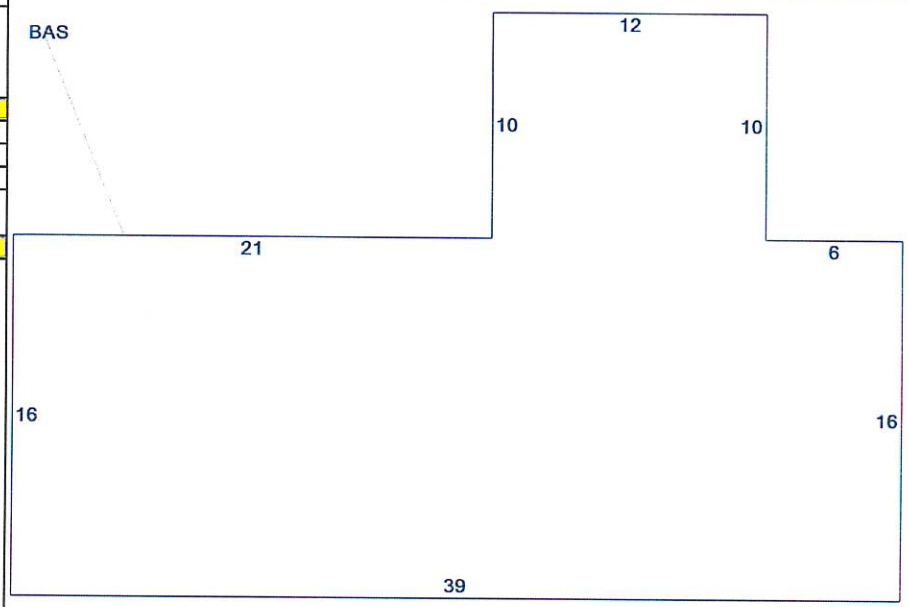
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	51,851
Year Built	1960
Effective Year Built	1960
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	60
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	40
RCNLD	20,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED AVERA	L	96	8.00	1987		40		0.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	744	744	744	69.69	51,851
	Ttl Gross Liv / Lease Area	744	744	744		51,851

Doc# 2011045656
Bk 16191 Pg 598 - 600
Received York SS
10/28/2011 3:00PM
Debra L. Anderson
Register of Deeds

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **GLADORA G. HALL**, of North Berwick, County of York and State of Maine, for consideration paid, GRANTS to **GLADORA G. HALL, Trustee of the Gladora G. Hall Realty Trust dated** 10/20th/2011, whose mailing address is PO Box 331, North Berwick, Maine 03906, with WARRANTY COVENANTS, the land in Sanford, County of York and State of Maine, described as follows:

SEE ATTACHED EXHIBIT A

WITNESS, my hand and seal this 20th day of October, 2011.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness

Gladora G. Hall
GLADORA G. HALL

No R.E. Transfer Tax Paid

STATE OF MAINE
York County, ss. October 20th, 2011

Then personally appeared the above named GLADORA G. HALL and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Dale C. Barrows
Notary Public/~~Attorney at Law~~

DALE C. BARROWS
Notary Public, Maine
My Commission Expires September 14, 2018

SEAL

Arthur L Hall Jr.
PO Box 216
No. Berwick, Me. 03906 ←3P

EXHIBIT A

Parcel I

A certain lot or parcel of land situated in Sanford in the County of York and State of Maine with any buildings or improvements thereon, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

BEGINNING at a stone post set in the margin of an established right of way leading from the Oak Hill Road, so-called, to and beyond the property herein described, said stone post being at a point where the dividing line between land of Philip A. Shaw et ux and the land herein to be conveyed intersects the margin of said established right of way, thence from said stone post in a northerly direction by and on said land of Shaw et ux for a distance of one hundred seventy-seven (177') feet to land now or formerly of one Tibbetts; thence turning and running in an easterly direction by and on land now or formerly of said Tibbetts for a distance of one hundred twenty (120') feet to a stone post and land now or formerly of Lena M. Kezar; thence turning and running by and on other land now or formerly of Lena M. Kezar in a southerly direction for a distance of one hundred seventy-seven (177') feet to a stone post and the margin of the aforementioned right of way; thence turning and running by and along the northerly margin of said established right of way in a westerly direction for a distance of one hundred twenty (120') feet to a stone post, land of said Shaw et ux and the point of beginning.

The above described premises is a part of the third described parcel of land in a warranty deed from Alonso Allen to Samuel F. Allen, said deed being dated January 28, 1920 and recorded in the York County Registry of Deeds in Book 774, Page 309.

Together with a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated November 17, 1961 from Lena M. Kezar to Arthur L. Hall and Gladora G. Hall recorded in the York County Registry of Deeds in Book 1998, Page 272. There is a clerical error in this deed as it relates to the middle initial of Gladora Hall. The deed refers to Gladora J. Hall which is incorrect. Gladora G. Hall is the correct reference.

Arthur L. Hall died on April 19, 2008 leaving Gladora G. Hall as the surviving joint tenant.

Parcel II

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in the Town of Sanford, County of York and State of Maine and situated at Bauneg Beg Pond, so-called, and being bounded and described as follows:

Beginning at a post at the intersection of two established rights of way leading over land now or formerly of Lena M. Kezar at said Bauneg Beg Pond; thence running in an easterly direction

by one of said rights of way a distance of 100 feet to a post and land now or formerly of Lena M. Kezar; thence running in a southerly direction by said Kezar land a distance of 100 feet to a post and other land now or formerly of said Kezar; thence running in a westerly direction by said Kezar land a distance of 100 feet to a post and the other of said rights of way; thence running in a northerly direction by said right of way a distance of 100 feet to the point of beginning.

The above-described premises are conveyed together with the right to use the established rights of way to said property and said Bauneg Beg Pond which leads over land now or formerly of said Lena M. Kezar from the Oak Woods Hill and Route #4, so-called.

Also conveying any interest in the above-described premises which Grantor may retain as the result of a mortgage given to Grantor and Patti L. Wormwood by Richard C. and Karen L. Wormwood dated April 29, 1989 and recorded in the York County Registry of Deeds at Book 5039, Page 130.

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated November 25, 2002 from George W. Wormwood, Jr. to Arthur L. Hall, Sr. and Gladora Hall recorded in the York County Registry of Deeds in Book 12222, Page 190.

Arthur L. Hall, Sr. died on April 19, 2008 leaving Gladora G. Hall as the surviving joint tenant.

Also conveying any and all real estate owned in the name of Gladora G. Hall located in the Town of Sanford, County of York, State of Maine.

End of Document

BK12222PG190

074878

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, I, **GEORGE W. WORMWOOD, JR.**, of 48 Alfred Street, Biddeford, Maine 04005,

in consideration of One Dollar ($1.00) and other valuable consideration,

grant to **ARTHUR L. HALL, SR.** and **GLADORA HALL**, of 204 High Street, North Berwick, Maine 03906, as joint tenants,

with **WARRANTY COVENANTS**, the following described real property:

MAINE R.E. TRANSFER TAX PAID

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Sanford, County of York and State of Maine and situated at Bauneg Beg Pond, so-called, and being bounded and described as follows:

Beginning at a post at the intersection of two established rights of way leading over land now or formerly of Lena M. Kezar at said Bauneg Beg Pond; thence running in an easterly direction by one of said rights of way a distance of 100 feet to a post and land now or formerly of Lena M. Kezar; thence running in a southerly direction by said Kezar land a distance of 100 feet to a post and other land now or formerly of said Kezar; thence running in a westerly direction by said Kezar land a distance of 100 feet to a post and the other of said rights of way; thence running in a northerly direction by said right of way a distance of 100 feet to the point of beginning.

The above-described premises are conveyed together with the right to use the established rights of way to said property and said Bauneg Beg Pond which lead over land now or formerly of said Lena M Kezar from the Oak Woods Hill and Route #4, so-called.

Also conveying any interest in the above-described premises which Grantor may retain as the result of a mortgage given to Grantor and Patti L. Wormwood by Richard C. and Karen L. Wormwood dated April 29, 1989 and recorded in the York County Registry of Deeds at Book 5039, Page 130.

Being the same premises conveyed to Grantor and Patti L. Wormwood by deed from Richard C. Wormwood, Jr. dated August 23, 2000 and recorded in said Registry of Deeds at Book 10181, Page 236. Reference is made to deed to Grantor from Patti L. Wormwood to be recorded herewith.

IN WITNESS WHEREOF, I, the said **GEORGE W. WORMWOOD, JR.**, have hereunto set my hand and seal hereto this 25th day of November, 2002.

Witness

George W. Wormwood, Jr.

STATE OF MAINE
COUNTY OF YORK

November 25, 2002

Personally appeared the above-named **GEORGE W. WORMWOOD, JR.** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Susan C. Thibeau
Notary Public

SEAL

SUSAN C. THIBEAU
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 18, 2004

REC[illegible] YORK S.S.
2002 NOV 26 AM 11:06

LAW OFFICE OF
SUSAN C. THIBEAU, P.A.
P. O. BOX 700
BERWICK, MAINE 03901-0700

BK 12222PG188

074877

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that, I, **PATTI L. WORMWOOD**, of 144 North Skillings Road, Arundel, Maine 04046,

in consideration of One Dollar ($1.00) and other valuable consideration,

Release and forever Quit Claim to **GEORGE W. WORMWOOD, JR.**, of 48 Alfred Street, Biddeford, Maine 04005,

all of my right, title and interest in and to the following described real property:

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Sanford, County of York and State of Maine and situated at Bauneg Beg Pond, so-called, and being bounded and described as follows:

Beginning at a post at the intersection of two established rights of way leading over land now or formerly of Lena M. Kezar at said Bauneg Beg Pond; thence running in an easterly direction by one of said rights of way a distance of 100 feet to a post and land now or formerly of Lena M. Kezar; thence running in a southerly direction by said Kezar land a distance of 100 feet to a post and other land now or formerly of said Kezar; thence running in a westerly direction by said Kezar land a distance of 100 feet to a post and the other of said rights of way; thence running in a northerly direction by said right of way a distance of 100 feet to the point of beginning.

The above-described premises are conveyed together with the right to use the established rights of way to said property and said Bauneg Beg Pond which lead over land now or formerly of said Lena M Kezar from the Oak Woods Hill and Route #4, so-called.

Also conveying all of Grantor's interest in and to a certain mortgage given to Grantor and Grantee by Richard C. and Karen L. Wormwood dated April 29, 1989 and recorded in the York County Registry of Deeds at Book 5039, Page 130.

Being the same premises conveyed to Grantor and Grantee by deed from Richard C. Wormwood, Jr. dated August 23, 2000 and recorded in said Registry of Deeds at Book 10181, Page 236.

IN WITNESS WHEREOF, I, the said **PATTI L. WORMWOOD**, have hereunto set my hand and seal hereto this 25th day of November, 2002.

Witness

Patti L. Wormwood

NO R.E TRANSFER TAX PAID

STATE OF MAINE
COUNTY OF YORK

November 25, 2002

Personally appeared the above-named **PATTI L. WORMWOOD** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Esther N. Legere
Notary Public

ESTHER N. LEGERE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 6, 2007

SEAL

RECEIVED YORK S.S.
2002 NOV 26 AM 11:04

BK10181PG235

038132

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, I, RICHARD C. WORMWOOD, JR., of Sanford, Maine, in consideration of ONE DOLLAR ($1.00) and other valuable consideration, paid by GEORGE W. WORMWOOD, JR. and PATTI L. WORMWOOD, whose mailing address is 2690 North Lancaster Road, Avon Park, FL 33825, the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said GEORGE W. WORMWOOD, JR. and PATTI L. WORMWOOD, their heirs and assigns forever,

NO R.E. TRANSFER TAX PAID

A certain lot or parcel of land together with the buildings thereon located in the Town of Sanford in the County of York and State of Maine, and situated at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a post at the intersection of two established rights of way leading over the land of Lena M. Kezar at said Bauneg Beg Pond, so-called, and extending in an easterly direction by one of said rights of way for a distance of 100 feet to a post and land of Lena M. Kezar; thence by said land of Lena M. Kezar in a southerly direction to a post and other land of said Lena M. Kezar which is 100 feet from said last mentioned post; thence in a westerly direction by said other land of Lena M. Kezar for a distance of 130 feet to a post and the other aforementioned right of way; thence by said right of way in a northerly direction for a distance of 100 feet to a post and the point of beginning.

There is also hereby granted to said Grantees the right to use the established rights of way to said property and said Bauneg Beg Pond which lead over the land of said Lena M. Kezar from the Oak Woods Hill and Route #4, so-called.

This conveyance is subject to a mortgage given by Richard C. Wormwood and Karen L. Wormwood to George W. Wormwood, Jr. and Patti L. Wormwood, dated April 21, 1989, which mortgage is recorded in said Registry of Deeds in Book 5039, Page 130.

It is the intention of the Grantors and the Grantees that the above referenced mortgage, liens and security interests and any and all rights of Grantees described or recorded in said Mortgage, not be extinguished by this Deed conveying said premises from Grantors to Grantees, that the obligations evidenced thereby and the

indebtedness evidenced by the instruments secured by said Mortgage not be extinguished or discharged, that Grantees retain any and all rights under the instruments evidencing the indebtedness secured by the Mortgage, and that any and all rights under the Mortgage remain attached to said premises.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GEORGE W. WORMWOOD, JR. and PATTI L. WORMWOOD, their heirs and assigns, to them and their use and behoof forever.

AND I do **covenant** with the Grantees, their heirs and assigns, 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 premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Richard C. Wormwood, Jr. have hereunto set my hand and seal this 23rd day of the month of August, 2000.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Richard C. Wormwood

STATE OF MAINE
COUNTY OF YORK

August 23, 2000

Then personally appeared before me the above-named Richard C. Wormwood, Jr. and acknowledged the foregoing instrument to be his free act and deed.

~~Notary Public~~/Attorney-at-Law

Printed Name: William S. Kany

RECEIVED YORK S S.
2000 AUG 24 A 9:05

ATTEST: Lois M. Muse
REGISTER OF DEEDS

A298-10
R298-04

QUITCLAIM DEED

043656

NO R.E. TRANSFER TAX PAID

THIS QUITCLAIM DEED, Executed this day of , (year),

by first party, Grantor, Karen Wormwood & Richard C. Wormwood Jr.

whose post office address is 191 Log Cabin Rd., Kennebunkport Me., 04043

to second party, Grantee, Richard Carl Wormwood Jr.

whose post office address is RR 1, Box 2380, Sanford Me., 04073

WITNESSETH, That the said first party, for good consideration and for the sum of One Dollars ($ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of York , State of Maine to wit:

A certain lot or parcel of land together with the buildings thereon located in the Town of Sanford, County of York and State of Maine and situated at Bauneg Beg Pond, so-called, and bounded and described as follows: Beginning at a post at the intersection of two established rights of way leading over the land of Lena M. Kezar at said Bauneg Beg Pond, so-called, and extending in an Easterly direction by one of said rights of way for a distance of 100 feet to a post and land of Lena M. Kezar; thence by said land of Lena M. Kezar in a Southerly direction to a post and other land of said Lena M. Kezar which is 100 feet from said last mentioned post; thence in a Westerly direction by said other land of Lena M. Kezar for a distance of 100 feet to a post and the other aforementioned right of way; thence by said right of way in a Northerit direction for a distance of 100 feet to a post and the point of beginning.

There is also hereby granted to the Grantees the right to use the established rights of way to said property and said Bauneg Beg Pond which lead over the land of said Lena M. Kezar from the Oak Woods Hill and Route 4, so-called.

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

Being the same premises conveyed to the Grantors herein by deed of Richard E. Moore and Janice E. Moore dated July 2 , 988 and recorded in the York County Registry of Deeds in Book 4787, Page 42.

0 53926 20040 5

© E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Karen L Wormwood
Signature of First Party

Print name of Witness

Karen L. Wormwood
Print name of First Party

Signature of Witness

Signature of First Party

Print name of Witness

Print name of First Party

State of Maine }
County of York
On 16th day August before me,
appeared Karen Wormwood
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Valeree A. Brown 8/16/99
Signature of Notary

Affiant ____Known____Produced ID
Type of ID _____
(Seal)

VALEREE A. BROWN
Notary Public
Maine
My Comm. Expires May 7, 2006

State of }
County of
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____Known____Produced ID
Type of ID _____
(Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

If your state requires 8 ½" x 11" forms, cut off the bottom of this page at the dotted line.

RECEIVED YORK S S.
1999 AUG 16 A 9:28
ATTEST: Lois M. Muir
REGISTER OF DEEDS

2pgs
Karen Wormwood
191 Log Cabin Rd
K-Port Me 04049

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/5/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
38 SUNNY LN	**R21-39E**	**SUNNY LN**

Current Owner	Bk	Pg	Date	Year Built
O'GRADY CHRISTOPHER A	**19457**	**764**	**6/20/2024**	1960

Previous Owners	Bk	Pg	Date
TRACY WILLIAM & BILLIEJO M (JTS)	16095	863	5/13/2011
STANSFIELD NORMAN JR	10931	316	9/5/2001
BERARD, JAMES P.	4547	182	12/2/1987

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements
• right of way reference

38 Sunny Lane (R21-39E)

City of Sanford, ME

1 inch = 145 Feet

0 145 290 435

March 5, 2026

CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 38 SUNNY LN
Vision ID 8512 Account # Map ID 0R21/ 0039E/ 0000/ / Bldg Name
Bldg # 1 Sec # 1 of 1 Card # 1 of 1 State Use 1010
Print Date 8/12/2025 1:58:30 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
O'GRADY CHRISTOPHER A				
38 SUNNY LN				
SANFORD ME 04073				

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8512	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	60,300	60,300
RES LAND	1010	34,200	34,200
RESIDNTL	1010	1,000	1,000
	Total	95,500	95,500

4524
SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
O'GRADY CHRISTOPHER A	19457	0764	06-20-2024	Q	I	218,000	W
TRACY WILLIAM & BILLIEJO M (JTS)	16095	0863	05-13-2011	U	I	50,000	W
STANSFIELD NORMAN JR	10931	0316	09-05-2001	Q	I	72,000	W
BERARD, JAMES P.	04547	0182	12-02-1987	Q	I	49,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	60,300	2023	1010	59,700	2022	1010	59,700
	1010	34,200		1010	34,200		1010	34,200
	1010	1,000		1010	1,000		1010	1,000
	Total	95,500		Total	94,900		Total	94,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	60,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	34,200
Total Appraised Parcel Value	95,500
Valuation Method	C
Assessed Value	95,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	95,500

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		10,000	SF	3.80	0.90000	3	1.00		1.000			1.0000	3.42	34,200
				Total Card Land Units	0.23	AC										Total Land Value	34,200

Property Location 38 SUNNY LN | Map ID 0R21/ 0039E/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8512 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	36	CAMP
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	05	Average
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	02	Wall Brd/Wood
Interior Wall 2	06	Cust Wd Panel
Interior Flr 1	14	Carpet
Interior Flr 2	09	Pine/Soft Wood
Heat Fuel	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

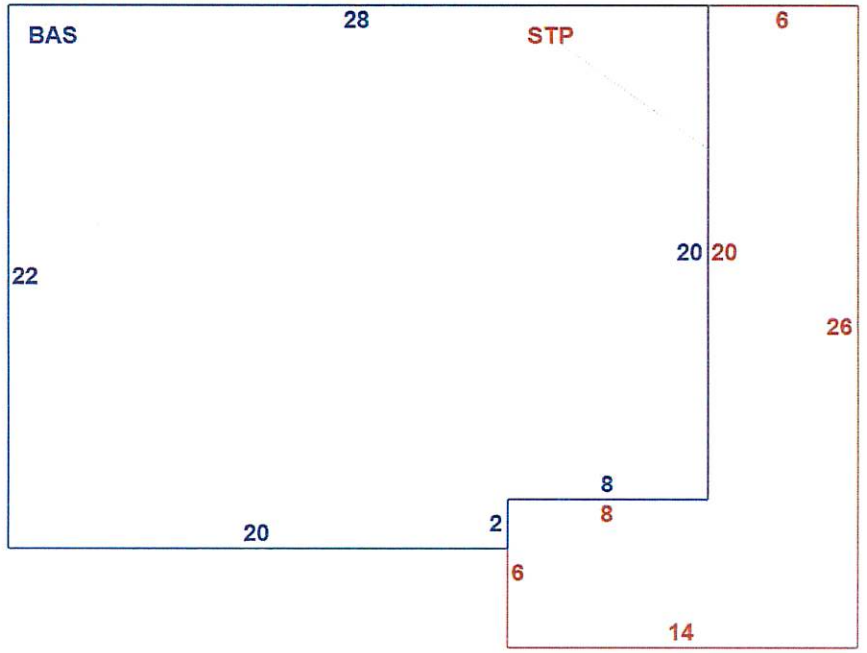
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	80,418
Year Built	1960
Effective Year Built	1995
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	60,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED AVERA	L	320	8.00	1987		39		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	600	600	600	129.71	77,824
STP	Stoop	0	204	20	12.72	2,594
	Ttl Gross Liv / Lease Area	600	804	620		80,418



NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19457 PG 764**
Instr # 2024018268
06/24/2024 03:39:55 PM
Pages 2 YORK CO

After Recording Return To:
Christopher A. O'Grady
38 Sunny Lane, Sanford, ME 04073

DLN: 1002440277705

959.20

Maine R.E. Transfer Tax Paid

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **William Tracy and Billiejo M. Tracy** of **200 Proctor Road, Arundel, ME 04046**, for consideration paid, grant to **Christopher A. O'Grady** of **20 Wentworth Street, Kittery, ME 03904**, with **WARRANTY COVENANTS:**

A certain lot or parcel of land, together with the buildings thereon, situated in the City of Sanford, County of York, and State of Maine and located at Bauneg Beg Pond, so called, and being more particularly bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land now or formerly of Elliott G. Gray and land herein to be conveyed intersects the margin of said right of way;

Thence, from said stone post in a southerly direction by and on line of land now or formerly of Elliott G. Gray for a distance of 100 feet to a stone post set in the ground and land of Lena M. Kezar;

Thence, turning and running in an easterly direction by and on the line of land of said Lena M. Kezar for a distance of 100 feet to a stone post set in the ground and other land of said Lena M. Kezar;

Thence, turning and running by and on the line of other land of said Lena M. Kezar in a northerly direction for a distance of 100 feet to a stone post set in the margin of said right of way;

Thence, turning and running by and along the margin of said right of way in a westerly direction to a stone post set in the ground and point of beginning.

Also conveying to the Grantees herein, their heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above

described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to describe and convey the same premises conveyed to William Tracy and Billiejo M. Tracy by virtue of a deed from Norman Stansfield, Jr., dated May 13, 2011 and recorded with the York County Registry of Deeds on May 13, 2011 at Book 16095, Page 863.

Executed this 20 day of June, 2024.

William Tracy

Billiejo Tracy
Billiejo M. Tracy

STATE OF Maine
COUNTY OF York

Then personally appeared before me on this 20 day of June, 2024, the said William Tracy and Billiejo M. Tracy and acknowledged the foregoing to be their voluntary act and deed.

PATRICK A THIM
NOTARY PUBLIC
MAINE
MY COMMISSION EXPIRES MARCH 4, 2029

Notary Public/Justice of the Peace
Commission expiration: 3/4/29

File No.: 2024-20856

Doc# 2011018545
Bk 16095 Pg 863 - 864
Received York SS
05/13/2011 11:36AM
Debra L. Anderson
Register of Deeds

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT, **Norman Stansfield, Jr.** , of Town of the Town of Wells, County of York, State of Maine for consideration paid, grants to **William Tracy and Billiejo M. Tracy** both of the Town of Arundel, County of York, State of Maine, whose mailing address is: 200 Proctor Road, Arundel, ME 04046, with **WARRANTY COVENANTS, AS JOINT TENANTS,** the land in Sanford, County of York, State of Maine, described as follows:

MAINE R.E. TRANSFER TAX PAID

A certain lot or parcel of land, together with the buildings thereon, situated in The Town of Sanford, County of York, and State of Maine and located at Bauneg Beg Pond, so called, and being more particularly bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land now or formerly of Elliott G. Gray and land herein to be conveyed intersects the margin of said right of way;

Thence, from said stone post in a southerly direction by and on line of land now or formerly of Elliott G. Gray for a distance of 100 feet to a stone post set in the ground and land of Lena M. Kezar;

Thence, turning and running in an easterly direction by and on the line of land of said Lena M. Kezar for a distance of 100 feet to a stone post set in the ground and other land of said Lena M. Kezar;

Thence, turning and running by and on the line of other land of said Lena M. Kezar in a northerly direction for a distance of 100 feet to a stone post

set in the margin of said right of way;

Thence, turning and running by and along the margin of said right of way in a westerly direction to a stone post set in the ground and point of beginning.

Also conveying to the Grantees herein, their hirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to convey the same premises conveyed to Norman Stansfield, Jr., Grantor herein, by Warranty Deed of James P. Berard dated August 31, 2001 and recorded in the York County Registry of Deeds in Book 10931, Page 316.

WITNESS my hand this 13th day of May, 2011.

Witness

Norman Stansfield, Jr

STATE OF MAINE
County of York, ss. May13, 2011

Then personally appeared the above-named, Norman Stansfield, Jr., and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law
Edward J. Titcomb
Notary Public, Maine
My Commission Expires: 11-15-2014

Printed Name:

Law Office of Edward J. Titcomb
P. O. Box 311
Sanford, ME 04073

End of Document

BK10931PG316

WARRANTY DEED

048027

KNOW ALL MEN BY THESE PRESENTS, I, **JAMES P. BERARD**, of North Berwick, County of York, State of Maine, with a mailing address of P.O. Box 683, North Berwick Maine 03906,

FOR CONSIDERATION PAID, GRANT TO

NORMAN STANSFIELD JR., of 535 High Street, Town of North Berwick, County of York in the State of Maine 03906

with **WARRANTY COVENANTS**, the following:

A certain lot or parcel of land together with the buildings thereon situated in the Town of Sanford, County of York and State of Maine and located at Bauneg Beg Pond, so-called and being more particularly bounded and described as follows:
Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land now or formerly of Elliott G. Gray and land herein to be conveyed intersects the margin of said right of way; thence from said stone post in a Southerly direction by and on line of land now or formerly of Elliott G. Gray for a distance of 100 feet to a stone post set in the ground and land of Lena M. Kezar; thence turning and running in an Easterly direction by and on the line of land of said Lena M. Kezar for a distance of 100 feet to a stone post set in the ground and other land of said Lena M. Kezar; thence turning and running by and on the line of other land of said Lena M. Kezar in a Northerly direction for a distance of 100 feet to a stone post set in the margin of said right of way; thence turning and running by and along the margin of said right of way in a Westerly direction to a stone post set in the ground and point of beginning.

Also conveying to the Grantee herein, his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Pond.

Meaning and intending to convey the same premises conveyed to James P. Berard by Warranty Deed of Michael F. McCluskey, dated December 1, 1987 and recorded in the York County Registry of Deeds at Book 4547, Page 182.

WITNESS my hand and seal this 31st day of August 2001.

Witness

Timothy Fredheim
Attorney at Law

James P Berard
JAMES P. BERARD

State of Maine
York County

August ____, 2001

Personally appeared JAMES P. BERARD *known to me, or satisfactorily proven, to be the persons whose name* ~~IS subscribed~~ *to the foregoing instrument and acknowledged that* he *executed the same for the purposes therein contained,*

Before me,

Notary Public/Attorney-at-Law
My Commission Expires:

Timothy Fredheim
Attorney at Law

RECEIVED YORK S.S.
2001 SEP -5 PM 12: 17

ATTEST: Lois M. Muse
REGISTER OF DEEDS

MAINE R.E. TRANSFER TAX PAID

Return to Vaiuy Title 1000 Elm Street, Suite 1402 N

BK4547 PG182

53158

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That, I, Michael F. McCluskey of RFD #1 Box 81 in Sanford, County of York and State of Maine 04073

for consideration paid,

grant to James P. Berard of 352 Main Street in Sanford, County of York and State of Maine 04073

with WARRANTY COVENANTS,

A certain lot or parcel of land together with the buildings thereon situated in the Town of Sanford, County of York and State of Maine and located at Bauneg Beg Pond, so-called and being more particularly bounded and described as follows: Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land now or formerly of Elliott G. Gray and the land herein to be conveyed intersects the margin of said right of way; thence from said stone post in a Southerly direction by and on line of land now or formerly of Elliott G. Gray for a distance of 100 feet to a stone post set in the ground and land of Lena M. Kezar; thence turning and running in an Easterly direction by and on the line of land of said Lena M. Kezar for a distance of 100 feet to a stone post set in the ground and other land of said Lena M. Kezar; thence turning and running by and on the line of other land of said Lena M. Kezar in a Northerly direction for a distance of 100 feet to a stone post set in the margin of said right of way; thence turning and running by and along the margin of said right of way in a Westerly direction to a stone post set in the ground and point of beginning.

Also conveying to the Grantee herein, his heirs and assigns, a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to the Grantor herein by Warranty Deed of Jerry B. Klausman dated January 21, 1985 and recorded in the York County Registry of Deeds in Book 3454, Page 208.

WITNESS my hand this 1st day of December, 1987

Michael F. McCluskey

State of Maine
County of York December 1, 1987

Personally appeared the above named Michael F. McCluskey and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Jean L. Walsh
Maine Attorney at Law

MAINE REAL ESTATE TRANSFER TAX PAID

RECEIVED YORK, SS.
1987 DEC -2 PM 2:43
RECORDED REGISTRY OF DEEDS
ATTEST: Ann M Ponzetti
REGISTER

4093

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	Registry of Deeds Research Worksheet for Road Classification Purposes	Date: 3/5/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
34 SUNNY LN	**R21-39H**	**SUNNY LN**

Current Owner	Bk	Pg	Date	Year Built
FERRILL ARU'VAH & CHRISTOPHER (JTS)	19413	859	4/3/2024	1970

Previous Owners	Bk	Pg	Date
COHEN JAY SCOTT	18981	671	3/21/2022
BLAKE SPENCER M	17526	634	7/31/2017
LAMBERT RICHARD/REBECCA	3963	204	8/14/1996

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

34 Sunny Lane (R21-39H)

City of Sanford, ME

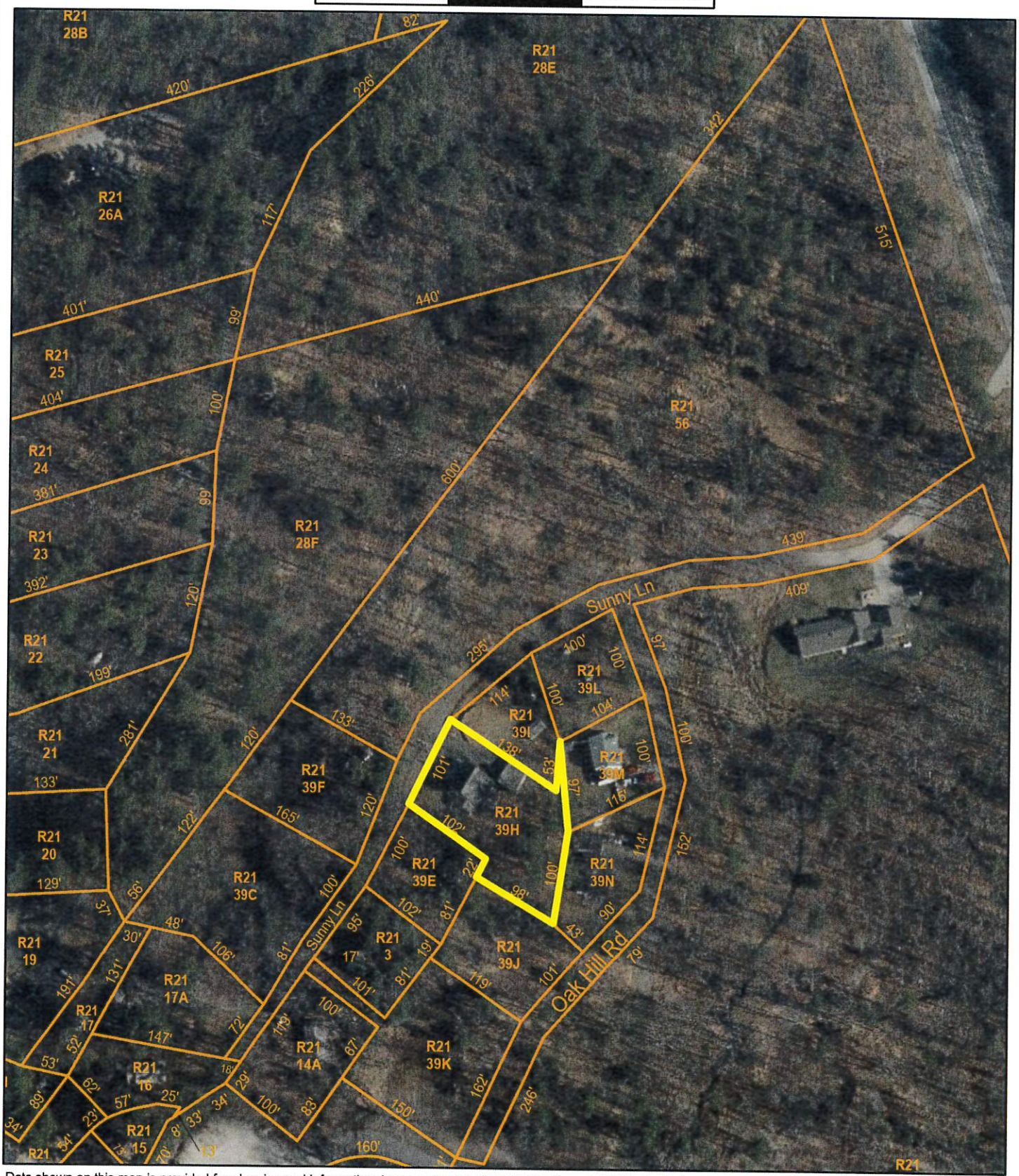
1 inch = 145 Feet

0 145 290 435

March 5, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 34 SUNNY LN | Map ID 0R21/ 0039H/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8514 | Account # | Bldg # 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date 8/12/2025 1:58:44 PM

CURRENT OWNER

FERRILL ARU'VAH & CHRISTOPHER

34 SUNNY LN

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8514	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	254,500	254,500
RES LAND	1010	39,100	39,100
RESIDNTL	1010	12,400	12,400
	Total	306,000	306,000

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FERRILL ARU'VAH & CHRISTOPHER (JTS)	19413	0859	04-03-2024	Q	I	371,000	W
COHEN JAY SCOTT	18981	0671	03-21-2022	U	I	280,000	W
BLAKE SPENCER M	17526	0634	07-31-2017	U	I	200,000	W
LAMBERT RICHARD/REBECCA	03963	0204	08-14-1996	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1010	254,500	2023	1010	252,200	2022	1010	252,200
	1010	39,100		1010	39,100		1010	39,100
	1010	12,400		1010	12,400		1010	12,400
	Total	306,000		Total	303,700		Total	303,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	253,300
Appraised Xf (B) Value (Bldg)	1,200
Appraised Ob (B) Value (Bldg)	12,400
Appraised Land Value (Bldg)	39,100
Total Appraised Parcel Value	306,000
Valuation Method	C
Assessed Value	306,000
Total Exemptions Applied:	0
Total Assessment with Exemptions	306,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments
240112	09-09-2004	AD	Addition	3,800	100	04-01-2005	

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-01-2009	JG	01	6	00	Measur+Listed
07-11-2005	JG	02	0	00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SINGLE FAM M	RR		18,170	SF	2.39	0.90000	3	1.00		1.000			1.0000	2.15	39,100
				Total Card Land Units	0.42	AC									Total Land Value		39,100

Property Location 34 SUNNY LN | Map ID 0R21/ 0039H/ 0000/ / | Bldg Name | State Use 1010
Vision ID 8514 | Account # | Bldg # 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	04	CAPE COD
Model	01	Residential
Grade:	C+	Average +
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	03	Central
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs	0	
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

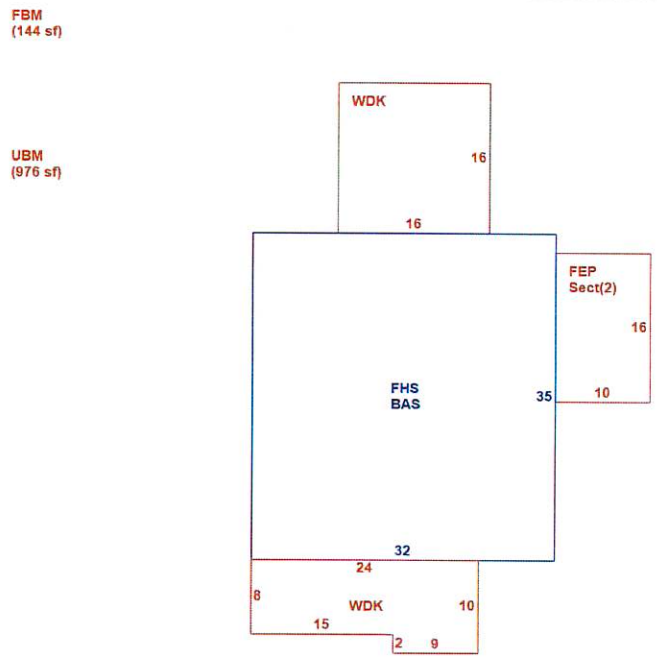
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	350,557
Year Built	1970
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	253,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FLU2	BRICK	B	1	700.00	1990		72		0.00	500
FGR1	GARAGE-AVE	L	616	30.00	1987		67		0.00	12,400
HRTH	HEARTH	B	1	1000.00	1990		72		0.00	700



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	170.35	190,794
FBM	Basement, Finished	0	144	65	76.90	11,073
FHS	Half Story, Finished	560	1,120	560	85.18	95,397
UBM	Basement, Unfinished	0	976	195	34.04	33,219
WDK	Deck, Wood	0	466	70	25.59	11,925
	Ttl Gross Liv / Lease Area	1,680	3,826	2,010		342,408

BK3963 PG204 35223

We, Joseph G. Poirier and Antoinette R. Poirier, both of Sanford, York County, Maine 04073 ~~(hereinafter called)~~ for consideration paid, grant to

Richard R. Lambert and Rebecca Lambert

of RR 1, Box 90, Sanford, York County, Maine 04073 with ~~warranty covenants~~, as joint tenants, the land in Sanford, York County

A certain lot or parcel of land, together with the buildings thereon, situated in Sanford in the County of York and State of Maine, and located at Bauneg Beg Pond, so-called, bounded and described as follows, to wit:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land now or formerly of Dorothy Shaw et al, and the herein to be conveyed, intersects the margin of said right of way; thence running from said stone post in a Southerly direction by and on the line of said land now or formerly of Dorothy Shaw et al, for a distance of 100 feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an Easterly direction by and on the line of said land now or formerly of Lena M. Kezar, for a distance of 100 feet to a stone post set in the ground and other land now or formerly of said Lena M. Kezar; thence turning and running by and on the line of said other land now or formerly of Lena M. Kezar in a Northerly direction, for a distance of 100 feet to a stone post set in the margin of said right of way; thence turning and running by and along the margin of said right of way in a Westerly direction, for a distance of 100 feet to a stone post set in the ground at said land now or formerly of Dorothy Shaw et al, and the point of beginning.

There is also conveyed a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Being the same premises conveyed to us by Antoinette R. (Lambert) Poirier by her Warranty Deed dated June 18, 1971, and recorded in the York County Registry of Deeds in Book 1909, Page 50.

Reserving unto the Grantors and to the survivor of them the right to use and occupy the above described premises exclusively during the term of their natural lives.

~~xxxx

Sanford Springvale	**SANFORD PUBLIC WORKS** 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 3/5/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
SUNNY LN	**R21-39I**	**SUNNY LN**

Current Owner	Bk	Pg	Date	Year Built
FERRILL ARU'VAH & CHRISTOPHER (JTS)	**19413**	**859**	**4/3/2024**	N/A

Previous Owners	Bk	Pg	Date
COHEN JAY SCOTT	18981	671	3/21/2022
BLAKE SPENCER M	17526	634	7/31/2017
LAMBERT RICHARD/REBECCA	8511	264	11/6/1997

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- right of way reference

Sunny Lane (R21-39I)

City of Sanford, ME

1 inch = 145 Feet

0 145 290 435

March 5, 2026

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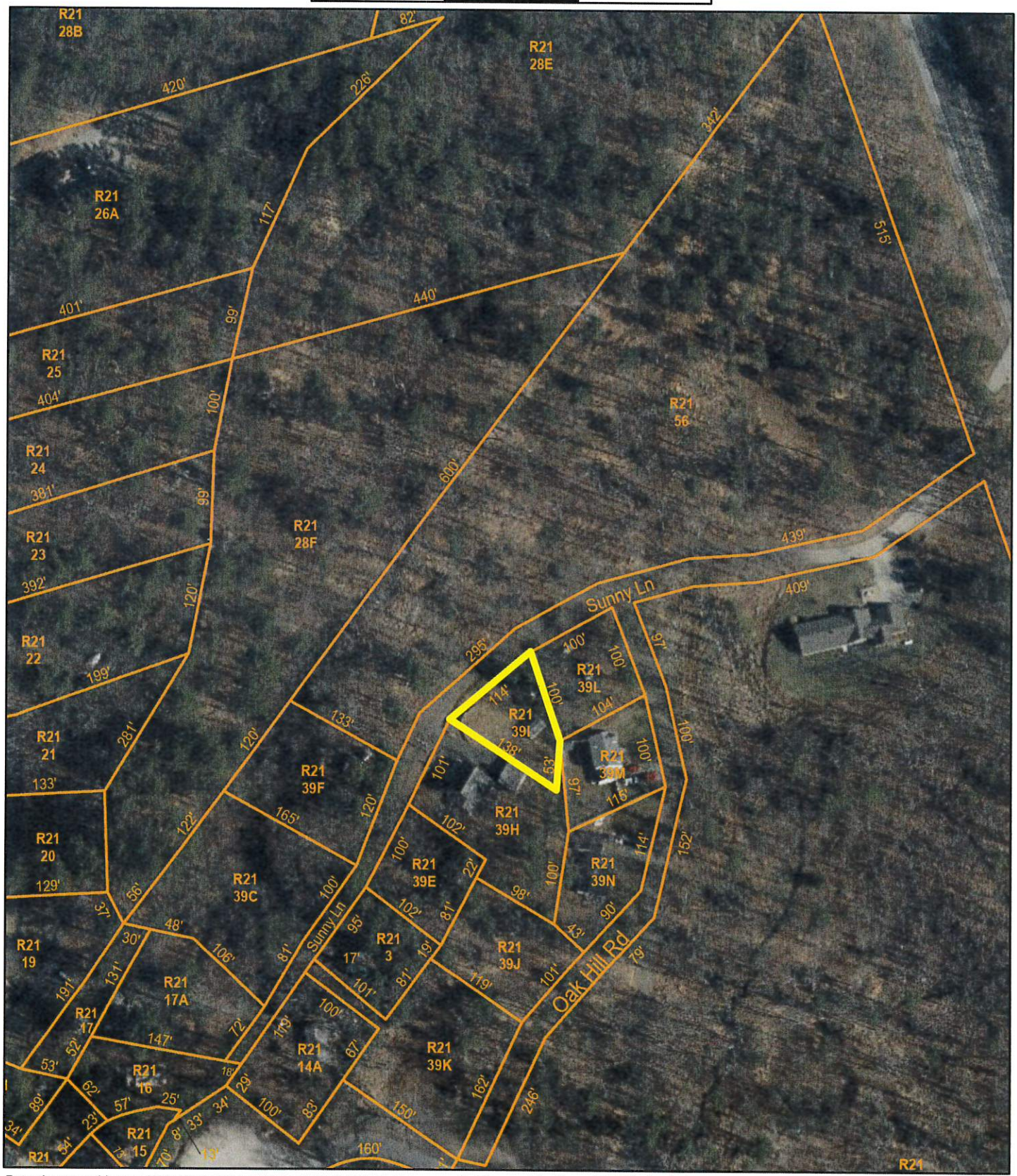

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location SUNNY LN | Map ID 0R21/ 0039I/ 0000/ / | Bldg Name | State Use 1300
Vision ID 8515 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 8/12/2025 1:58:52 PM

CURRENT OWNER

FERRILL ARU'VAH & CHRISTOPHER

34 SUNNY LN

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID	APARTME
Note 1	Note 7
Note 2	TIF
Note 3	TAX SHEE 71
Note 4	MVR EX C
Note 5	
GIS ID 8515	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1300	4,900	4,900
RESIDNTL	1300	1,100	1,100
	Total	6,000	6,000

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FERRILL ARU'VAH & CHRISTOPHER (JTS)	19413	0859	04-03-2024	Q	V	371,000	W
COHEN JAY SCOTT	18981	0671	03-21-2022	U	V	0	W
BLAKE SPENCER M	17526	0634	07-31-2017	U	V	0	W
LAMBERT RICHARD/REBECCA	08511	0264	11-06-1997	U	I	5,000	W

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	1300	4,900	2023	1300	4,900	2022	1300	4,900
	1300	1,100		1300	1,100		1300	1,100
	Total	6,000		Total	6,000		Total	6,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,100
Appraised Land Value (Bldg)	4,900
Total Appraised Parcel Value	6,000
Valuation Method	C
Assessed Value	6,000
Total Exemptions Applied:	0
Total Assessment with Exemptions	6,000

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1300	RES VACANT M	RR		8,700	SF	4.16	0.90000	3	0.15		1.000	Contiguous to R21/39H		1.0000	0.56	4,900
				Total Card Land Units	0.20	AC									Total Land Value		4,900

Property Location SUNNY LN
Vision ID 8515 Account #
Map ID 0R21/ 0039I/ 0000/ /
Bldg # 1
Bldg Name
Sec # 1 of 1
Card # 1 of 1
State Use 1300
Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	VACANT LAND
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	0
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD2	SHED GOOD	L	220	9.00	2005		57		0.00	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19413 PG 859**
Instr # 2024009663
04/08/2024 08:35:42 AM
Pages 4 YORK CO

After Recording Return To:
Aru'vah Ferrill and Christopher Ferrill
34 Sunny Lane, Sanford, ME 04073

CFA
16324D

DLN: 1002440269297

Maine R.E. Transfer Tax Paid

Warranty Deed

KNOW ALL PERSONS BY THESE PRESENTS: That **Jay Scott Cohen, a married person** of **34 Sunny Lane, Sanford, ME 04073,** for consideration paid, grants to **Aru'vah Ferrill and Christopher Ferrill, as joint tenants** of **58 Governors Road, Wakefield, NH 03872**, with **WARRANTY COVENANTS:**

A certain tract or parcel of land, together with the buildings thereon, situated in Sanford in the County of York and State of Maine, and located at Bauneg Bog Pond, so-called bounded and described as follows, to wit:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land now or formerly of Dorothy Shaw et al, and the herein to be conveyed, intersects the margin of said right of way; thence running from said stone post in a Southerly direction by and on the line of said land now or formerly of Dorothy Shaw et al, for a distance of 100 feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an Easterly direction by and on the line of said land now or formerly of Lena M. Kezar for a distance of 100 feet to a stone post set in the ground and other land now or formerly of Lena M. Kezar; thence turning and running by and on the line of said other land now or formerly of Lenz M. Kezar in a northerly direction, for a distance of 100 feet to a stone post set in the margin of said right of way; thence turning and running by and along the margin of said right of way in a Westerly direction, for a distance of 100 feet to a stone post set in the ground at said land now or formerly of Dorothy Shaw et al, and the point of beginning.

There is also conveyed a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Bog Pond.

Also, a certain tract or parcel of land situated in Sanford, County of York and State of Maine, and located at Bauneg Bog Pond, so-called, and bounded and

described as follows:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land of Antoinette R. Lambert and the land herein to be conveyed the margin of said right of way; thence from said stone post in a southerly direction by and on the line of land of said Lambert for a distance of 100 feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an Easterly direction by and on the line of land now or formerly of Lena M. Kezar for a distance of 50 feet to a stone post set in the ground; thence turning and running in a Northeasterly direction for a distance of 100 feet to a stone post set in the margin of the aforementioned right of way; thence turning and running by and along the margin of said right of way in a Westerly direction for a distance of 112 feet to a stone post set in the ground, the land of said lambert and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns a right of way to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Bog Pond.

Also a certain lot or parcel of land situated on the Northerly side of Oak Hill Road, but not adjoining thereon, in the City of Sanford, County of York, and State of Maine, bounded and described as follows:

BEGINNING at an iron rod set on the Northerly side of Oak Hill Road, but not adjoining thereon, at the Southwesterly corner of land of Wayne A. and Cynthia R Gile as described in deed recorded at the York County Registry of Deeds in Book 4967, Page 131, said iron rod set being North 40° 02' 27" West, 39.96 feet from a 4-inch by 4-inch stone monument found, 7 inches above grade, as measured along remaining land of the Grantor herein, Waban, said point of beginning further being the Northwesterly corner of land to be conveyed by the Grantor herein, Waban, to the said Wayne A. and Cynthia R. Gile;

Thence North 40° 02' 28" West, 100.70 feet by said remaining land of the Grantor herein, Waban, to land of Norman Stansfield Jr. as described in deed recorded at the York County Registry of Deeds in Book 10931, Page 316;

Thence North 44° 03' 04" East, 21.19 feet by said land of Norman Stansfield Jr. to a 4-inch by 5-inch stone monument found 9 inches above grade at land of Richard and Rebecca Lambert as described in deed recorded at the York County Registry of Deeds in Book 3963, Page 204;

Thence North 61° 54' 58" East, 107.11 feet by said land of Richard and Rebecca Lambert to a 3-inch by 5-inch stone monument found 3 inches above grade at other land of Richard and Rebecca Lambert as described in deed recorded at the

York County Registry of Deeds in Book 8511, Page 264;

Thence North 19° 52' 47" East, 52.85 feet by said other land of Richard and Rebecca Lambert to a 5-inch by 5-inch stone monument found 11 inches above grade and land of Alice A. Milliken and Gertrude S. Thornley as described in deed recorded at the York County Registry of Deeds in Book 1608, Page 37, said monument also being the Northwesterly corner of land of Kevin R. and Brenda J. Corbett as described in deed recorded at the York County Registry of Deeds in Book 10333, Page 164;

Thence South 10° 18' 25" West, 96.86 feet by said land of Kevin R. and Brenda J. Corbett to and 4 1/2-inch by 5-inch stone monument found 12 inches above grade at said land of Wayne A. and Cynthia R. Gile;

Thence South 24° 53' 58" West, 107.11 feet by said land of Wayne A and Cynthia R. Gile to the point of beginning.

The above bearings refer to the 1967 magnetic meridian.

The above corners described as "iron rod set" are 5/8-inch iron rods set with plastic caps marked "CNR POST LAND SURV PLS 1350".

The above description was prepared from "Sketch Showing Proposed Conveyances for Waban Projects, Inc," dated June 8, 2004, and surveyed by Corner Post Land Surveying, Inc.

Meaning and intending to describe and convey the same premises conveyed to Jay Scott Cohen by virtue of a deed from Spencer M. Blake, dated March 18, 2022 and recorded with the York County Registry of Deeds on March 21, 2022 at Book 18981, Page 671.

Executed this 3rd day of April, 2024.

Jay Scott Cohen

STATE OF ME
COUNTY OF Essex

Then personally appeared before me on this 3rd day of April, 2024, the said Jay Scott Cohen and acknowledged the foregoing to be his voluntary act and deed.

Notary Public/Justice of the Peace
Commission expiration:

JUDITH A LOEFFLER
-MY-
COMMISSION
EXPIRES
JULY 5, 2030
MAINE
NOTARY PUBLIC

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 18981 PG 671**
Instr # 2022012738
03/21/2022 11:01:05 AM
Pages 3 YORK CO

Return to:
Jay Scott Cohen
~~34 Sunny Lane~~ cf
~~Sanford, ME 04073~~
496 Boston Post Rd.
Amherst, NH 03031

DLN: 1002240186931

WARRANTY DEED

Maine R.E. Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS: That Spencer M. Blake, of 34 Sunny Lane, Sanford, ME 04073, for consideration paid grants to Jay Scott Cohen, of 496 Boston Post Road, Amherst, NH 03031, with WARRANTY COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Spencer M. Blake, by virtue of deed from Richard R. Lamberty a/k/a Richard Lambert and Rebecca M. Lambert a/k/a Rebecca Lambert, dated July 27, 2017 and recorded in the York County Registry of Deeds in Book 17526, Page 634.

Executed this 18th day of March, 2022.

Spencer M Blake by
Scott M Blake Attorney-in-Fact

Spencer M. Blake by
Scott M. Blake, Attorney-in-Fact

State of Maine
County of York

Then personally appeared before me on this 18th day of March, 2022, the said Spencer M. Blake, by Scott M. Blake, Attorney-in-Fact and acknowledged the foregoing to be his voluntary act and deed.

CHRISTINE BAKER
MY COMMISSION EXPIRES SEPT. 28, 2024
NOTARY PUBLIC
MAINE

Christine Baker
Notary Public/Attorney-at-Law
Commission expiration: 9/28/2024

Exhibit A - Property Description

34 Sunny Lane
Sanford, Maine

A certain tract or parcel of land, together with the buildings thereon, situated in Sanford in the County of York and State of Maine, and located at Bauneg Bog Pond, so-called bounded and described as follows, to wit:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land now or formerly of Dorothy Shaw et al, and the herein to be conveyed, intersects the margin of said right of way; thence running from said stone post in a Southerly direction by and on the line of said land now or formerly of Dorothy Shaw et al, for a distance of 100 feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an Easterly direction by and on the line of said land now or formerly of Lena M. Kezar for a distance of 100 feet to a stone post set in the ground and other land now or formerly of Lena M. Kezar; thence turning and running by and on the line of said other land now or formerly of Lenz M. Kezar in a northerly direction, for a distance of 100 feet to a stone post set in the margin of said right of way; thence turning and running by and along the margin of said right of way in a Westerly direction, for a distance of 100 feet to a stone post set in the ground at said land now or formerly of Dorothy Shaw et al, and the point of beginning.

There is also conveyed a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Bog Pond.

Also, a certain tract or parcel of land situated in Sanford, County of York and State of Maine, and located at Bauneg Bog Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land of Antoinette R. Lambert and the land herein to be conveyed the margin of said right of way; thence from said stone post in a southerly direction by and on the line of land of said Lambert for a distance of 100 feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an Easterly direction by and on the line of land now or formerly of Lena M. Kezar for a distance of 50 feet to a stone post set in the ground; thence turning and running in a Northeasterly direction for a distance of 100 feet to a stone post set in the margin of the aforementioned right of way; thence turning and running by and along the margin of said right of way in a Westerly direction for a distance of 112 feet to a stone post set in the ground, the land of said lambert and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns a right of way to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Bog Pond.

SMB By SMB

Also a certain lot or parcel of land situated on the Northerly side of Oak Hill Road, but not adjoining thereon, in the Town of Sanford, County of York, and State of Maine, bounded and described as follows:

BEGINNING at an iron rod set on the Northerly side of Oak Hill Road, but not adjoining thereon, at the Southwesterly corner of land of Wayne A. and Cynthia R Gile as described in deed recorded at the York County Registry of Deeds in Book 4967, Page 131, said iron rod set being North 40° 02' 27" West, 39.96 feet from a 4-inch by 4-inch stone monument found, 7 inches above grade, as measured along remaining land of the Grantor herein, Waban, said point of beginning further being the Northwesterly corner of land to be conveyed by the Grantor herein, Waban, to the said Wayne A. and Cynthia R. Gile;

Thence North 400 02' 28" West, 100.70 feet by said remaining land of the Grantor herein, Waban, to land of Norman Stansfield Jr. as described in deed recorded at the York County Registry of Deeds in Book 10931, Page 316;

Thence North 44° 03' 04" East, 21.19 feet by said land of Norman Stansfield Jr. to a 4-inch by 5-inch stone monument found 9 inches above grade at land of Richard and Rebecca Lambert as described in deed recorded at the York County Registry of Deeds in Book 3963, Page 204;

Thence North 61° 54' 58" East, 107.11 feet by said land of Richard and Rebecca Lambert to a 3-inch by 5-inch stone monument found 3 inches above grade at other land of Richard and Rebecca Lambert as described in deed recorded at the York County Registry of Deeds in Book 8511, Page 264;

Thence North 19° 52' 47" East, 52.85 feet by said other land of Richard and Rebecca Lambert to a 5-inch by 5-inch stone monument found 11 inches above grade and land of Alice A. Milliken and Gertrude S. Thornley as described in deed recorded at the York County Registry of Deeds in Book 1608, Page 37, said monument also being the Northwesterly corner of land of Kevin R. and Brenda J. Corbett as described in deed recorded at the York County Registry of Deeds in Book 10333, Page 164;

Thence South 10° 18' 25" West, 96.86 feet by said land of Kevin R. and Brenda J. Corbett to and 4 1/2-inch by 5-inch stone monument found 12 inches above grade at said land of Wayne A. and Cynthia R. Gile;

Thence South 24° 53' 58" West, 107.11 feet by said land of Wayne A and Cynthia R. Gile to the point of beginning.

The above bearings refer to the 1967 magnetic meridian.

The above corners described as "iron rod set" are 5/8-inch iron rods set with plastic caps marked "CNR POST LAND SURV PLS 1350".

The above description was prepared from "Sketch Showing Proposed Conveyances for Waban Projects, Inc," dated June 8, 2004, and surveyed by Corner Post Land Surveying, Inc. SmB By SmB

DEBRA L. ANDERSON, REGISTER OF DEEDS
Bk 17526 PG 634
Instr # 2017030538
07/31/2017 10:08:43 AM
Pages 4 YORK CO

Return to:
Spencer M. Blake
34 Sunny Lane
Sanford, ME 04073

Maine R.E. Transfer Tax Paid

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Richard R. Lambert a/k/a Richard Lambert and Rebecca M. Lambert a/k/a Rebecca Lambert,** of 34 Sunny Lane, Sanford, ME 04073, for consideration paid grant(s) to **Spencer M. Blake**, of 30 Cutts Road, Kittery, ME 03904, with **WARRANTY COVENANTS**:

A certain tract or parcel of land, together with the buildings thereon, situated in Sanford in the County of York and State of Maine, and located at Bauneg Bog Pond, so-called,, bounded and described as follows, to wit:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land now or formerly of Dorothy Shaw et al, and the herein to be conveyed, intersects the margin of said right of way; thence running from said stone post in a Southerly direction by and on the line of said land now or formerly of Dorothy Shaw et al, for a distance of 100 feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an Easterly direction by and on the line of said land now or formerly of Lena M. Kezar for a distance of 100 feet to a stone post set in the ground and other land now or formerly of Lena M. Kezar; thence turning and running by and on the line of said other land now or formerly of Lenz M. Kezar in a northerly direction, for a distance of 100 feet to a stone post set in the margin of said right of way; thence turning and running by and along the margin of said right of way in a Westerly direction, for a distance of 100 feet to a stone post set in the ground at said land now or formerly of Dorothy Shaw et al, and the point of beginning.

There is also conveyed a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Bog Pond.

Also, a certain tract or parcel of land situated in Sanford, County of York and State of Maine, and located at Bauneg Bog Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land of Antoinette R. Lambert and the land herein to be conveyed the margin of said right of way; thence from said stone post in a southerly direction by and on the line of land of said Lambert for a distance of 100 feet to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an Easterly direction by and on the line of land now or formerly of Lena M. Kezar for a distance of 50 feet to a stone post set in the ground; thence turning and running in a Northeasterly direction for a distance of 100 feet to a stone post set in the margin of the aforementioned right of way; thence turning and running by and along the margin of said right of way in a Westerly direction for a distance of 112 feet to a stone post set in the ground, the land of said lambert and the point of beginning.

There is also conveyed to the Grantees, their heirs and assigns a right of way to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Bog Pond.

Also a certain lot or parcel of land situated on the Northerly side of Oak Hill Road, but not adjoining thereon, in the Town of Sanford, County of York, and State of Maine, bounded and described as follows:

BEGINNING at an iron rod set on the Northerly side of Oak Hill Road, but not adjoining thereon, at the Southwesterly corner of land of Wayne A. and Cynthia R Gile as described in deed recorded at the York County Registry of Deeds in Book 4967, Page 131, said iron rod set being North 40° 02' 27" West, 39.96 feet from a 4-inch by 4-inch stone monument found, 7 inches above grade, as measured along remaining land of the Grantor herein, Waban, said point of beginning further being the Northwesterly corner of land to be conveyed by the Grantor herein, Waban, to the said Wayne A. and Cynthia R. Gile;

Thence North 40° 02' 28" West, 100.70 feet by said remaining land of the Grantor herein, Waban, to land of Norman Stansfield Jr. as described in deed recorded at the York County Registry of Deeds in Book 10931, Page 316;

Thence North 44° 03' 04" East, 21.19 feet by said land of Norman Stansfield Jr. to a 4-inch by 5-inch stone monument found 9 inches above grade at land of Richard and Rebecca Lambert as described in deed recorded at the York County Registry of Deeds in Book 3963, Page 204;

Thence North 61° 54' 58" Fast, 107.11 feet by said land of Richard and Rebecca Lambert to a 3-inch by 5-inch stone monument found 3 inches above grade at other land of Richard and Rebecca Lambert as described in deed recorded at the York County Registry of Deeds in Book 8511, Page 264;

Thence North 19° 52' 47" East, 52.85 feet by said other land of Richard and Rebecca Lambert to a 5-inch by 5-inch stone monument found 11 inches above grade and land of Alice A. Milliken and Gertrude S. Thornley as described in deed recorded at the York County Registry of Deeds in Book 1608, Page 37, said monument also being the Northwesterly corner of land of Kevin R.

and Brenda J. Corbett as described in deed recorded at the York County Registry of Deeds in Book 10333, Page 164;

Thence South 10° 18' 25" West, 96.86 feet by said land of Kevin R. and Brenda J. Corbett to and 41/2-inch by 5-inch stone monument found 12 inches above grade at said land of Wayne A. and Cynthia R. Gile;

Thence South 24° 53' 58" West, 107.11 feet by said land of Wayne A and Cynthia R. Gile to the point of beginning.

The above bearings refer to the 1967 magnetic meridian.

The above corners described as "iron rod set" are 5/8-inch iron rods set with plastic caps marked "CNR POST LAND SURV PLS 1350".

The above description was prepared from "Sketch Showing Proposed Conveyances for Waban Projects, Inc." dated June 8, 2004, and surveyed by Corner Post Land Surveying, Inc.

Meaning and intending to describe and convey the same premises conveyed to Richard R. Lambert and Rebecca Lambert by virtue of a deed of Joseph G. Porier and Antoinette R. Porier dated July 15, 1986, and recorded in the York County Registry of Deeds at Book 3963, Page 204, and to Richard R. Lambert and Rebecca M. Lambert by virtue of a deed of Denise Novak dated October 21, 1997, and recorded in the York County Registry of Deeds at Book 8511, Page 264, and to Richard Lambert and Rebecca Lambert by virtue of a deed of Waban Project, Inc., a non-profit corporation dated October 19, 2004 and recorded in the York County Registry of Deeds at Book 14274, Page 405.

Executed this July 27, 2017.

Richard R. Lambert

Rebecca M. Lambert

State of Maine

County of York

July 27, 2017

Then personally appeared before me the said Richard R. Lambert and Rebecca M. Lambert and acknowledged the foregoing to be his/her/their voluntary act and deed.

MELANIE MARIE YORKE TROMBLEE
My Commission Expires
04-16-2018
NOTARY PUBLIC

Melanie Yorke Tromblee
Notary Public/Justice of the Peace
Commission expiration:

BK8511 PG264

050362

WARRANTY DEED

I, **DENISE NOVAK**, of 47 Box Turtle Lane, Windsor, Connecticut 06095, for consideration paid, grant to **RICHARD R. LAMBERT and REBECCA M. LAMBERT** of RR 9, Box 142, Staunton, Virginia 24401, with **WARRANTY COVENANTS**, as **Joint Tenants**, the land in **Sanford**, County of **York** and State of **Maine**.

A certain lot or parcel of land situated in Sanford, County of York and State of Maine, and located at Bauneg Beg Pond, so-called, and bounded and described as follows:

Beginning at a stone post set in the margin of an established right of way at a point where the dividing line between the land of Antoinette R. Lambert and the land herein to be conveyed the margin of said right of way; thence from said stone post in a Southerly direction by and on the line of land of said Lambert for a distance of 100' to a stone post set in the ground and land now or formerly of Lena M. Kezar; thence turning and running in an Easterly direction by and on line of land now or formerly of Lena M. Kezar for a distance of 50' to a stone post set in the ground; thence turning and running in a Northeasterly direction for a distance of 100' to a stone post set in the margin of the aforementioned right of way; thence turning and running by and along the margin of said right of way in a Westerly direction for a distance of 112' to a stone post set in the ground, the land of said Lambert and the point of beginning.

There is also conveyed to the said Grantees, their heirs and assigns a right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as a right to use the established right of way from the above described premises to Bauneg Beg Pond.

Meaning and intending to convey the same premises conveyed to the grantor herein by Warranty Deed of Jeanne Boulanger, said deed being dated October 19, 1988 and recorded in the York County Registry of Deeds at Book 4879, Page 298.

I, Jeanne Boulanger, joins as grantor and releases my right to use the above described premises for my natural life, and release all other rights, title and interest I may have in said described premises.

I, Michael S. Novak, husband of the above grantor, joins as grantor and releases all rights by descent and all other rights.

Witness my hand this 21st day of October, 1997.

MAINE R.E. TRANSFER TAX PAID

LAW OFFICE OF VIGUE & THIBEAU • P.O. BOX 700 • 15 BERWICK STREET • BERWICK, MAINE 03901-0700

Witness — Denise Novak
Denise Novak

Witness — Michael S. Novak
Michael S. Novak

Witness — Jeanne Boulanger
Jeanne Boulanger

STATE OF CONNECTICUT
HARTFORD, SS: Oct. 21, 1997

Then personally appeared the above named DENISE NOVAK and MICHAEL S. NOVAK and acknowledged the foregoing instrument to be their free act and deed.

Notary Public's Name: Laurie J. White
My commission expires: 8/31/99

STATE OF MAINE
YORK, SS: November 3, 1997

Then personally appeared the above named JEANNE BOULANGER and acknowledged the foregoing instrument to be her free act and deed.

Notary Public's Name:
My commission expires:

Ronald L. Vigue, Notary Public
My Commission Expires January 16, 2002

RECEIVED YORK S S.
1997 NOV -6 P 3:20
ATTEST: Lois M. Muse
REGISTER OF DEEDS

LAW OFFICE OF VIGUE & THIBEAU • P.O. BOX 700 • 15 BERWICK STREET • BERWICK, MAINE 03901-700

Joseph Lankowski
219 B

Sanford Springvale	SANFORD PUBLIC WORKS 156 School Street Sanford, Maine 04073	**Registry of Deeds Research Worksheet for Road Classification Purposes**	Date: 2/18/2026 By: C.Barrett

Address	Tax Map and Parcel Number	Subject Roadway
5 DUNAWAY DR	**R21-56**	**Sunny Lane**

Current Owner	Bk	Pg	Date	Year Built
WAYPOINT MAINE INC	0	0	2/1/2023	1972

Previous Owners	Bk	Pg	Date
WABAN PROJECTS INC	1785	361	8/22/1967

Record Plan and Easement References

Bk	Pg	Date	Surveyor	Plan Title

Roadway Reference / ROW Reference / Subject To/Benefit Of / Roadway Alternative Names / Access/Egress Easements

- Allen's Cove right of way reference
- camp road reference
- right of way reference

5 Dunaway Drive (R21-56)

City of Sanford, ME

1 inch = 145 Feet

0 145 290 435

March 5, 2026

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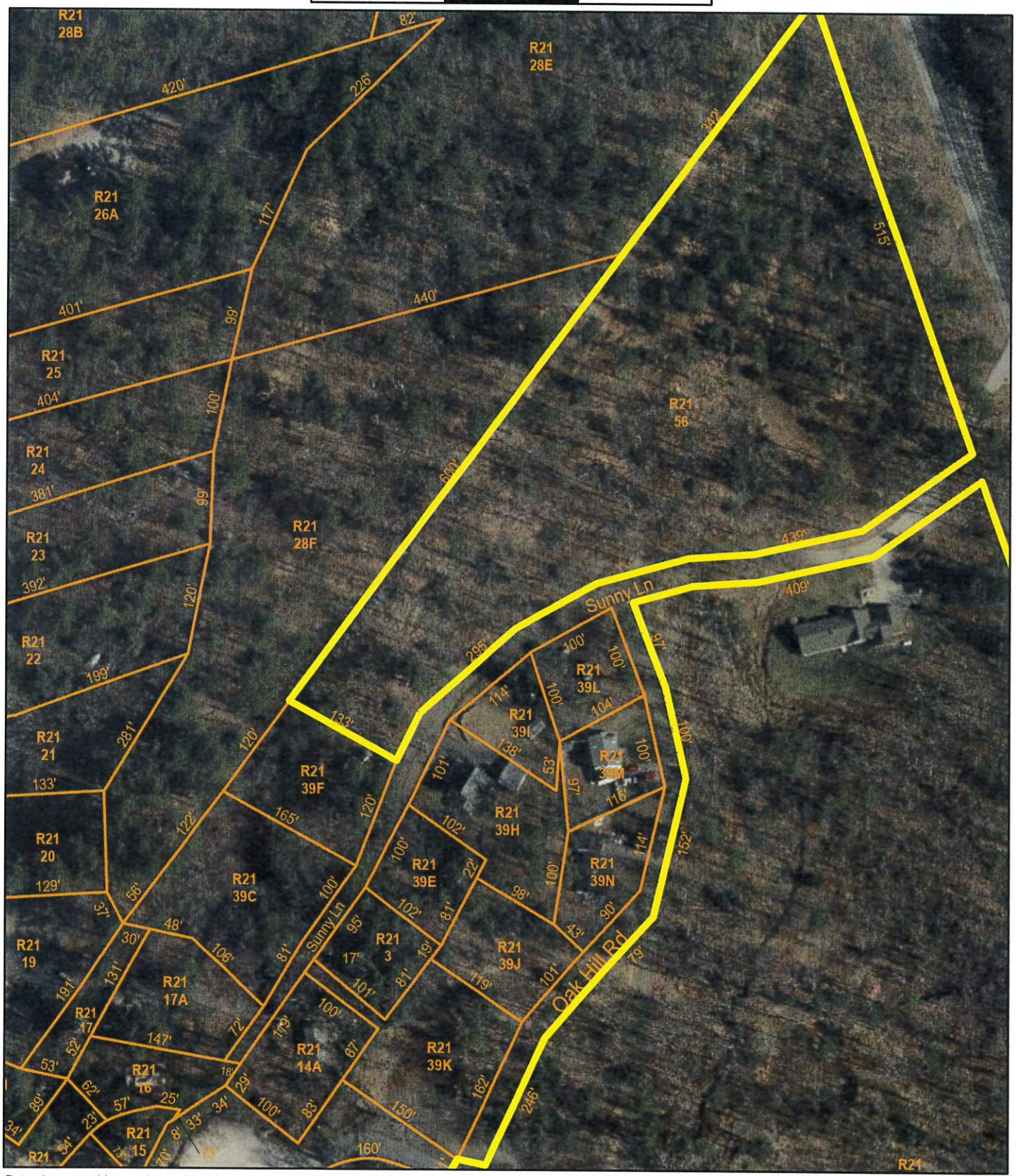
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 5 DUNAWAY DR | Map ID 0R21/ 0056/ 0000/ / | Bldg Name | State Use 920I
Vision ID 8537 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 8/12/2025 2:01:16 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8537	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	766,400	766,400
EXM LAND	9200	96,600	96,600
EXEMPT	9200	17,500	17,500
	Total	880,500	880,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	766,400	2023	9200	761,900	2022	9200	761,900
	9200	96,600		9200	96,600		9200	96,600
	9200	17,500		9200	17,500		9200	17,500
	Total	880,500		Total	876,000		Total	876,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	766,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,500
Appraised Land Value (Bldg)	96,600
Total Appraised Parcel Value	880,500
Valuation Method	C
Assessed Value	**880,500**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	880,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20230571	11-08-2023	RE	Remodel	46,000		0		RENOVATE EXISTING BATH
20160498	12-15-2016	RE	Remodel	5,000		0		REMOVE 2ND STAIRCASE T
20150476	10-16-2015	RE	Remodel	20,000		0		ADD EGRESS WIDOWS INT
20150388	09-01-2015	SGN	Sign	50		0		INSTALL (2) DOT REFLECTO
20150060	03-03-2015	RE	Remodel	20,000		0		REMOVE DOOR FROM BATH
20090562	11-02-2009	AD	Addition	32,000				ADDING A PARTITION & TW

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	920I	NON PROFIT M	RR		43,560	SF	1.08	1.00000	5	1.00		1.000			0	1.08	47,000
1	920I	NON PROFIT M	RR		13.000	AC	1,500.00	1.00000	0	1.00		1.000			0	1,395	19,900
1	920I	NON PROFIT M	RR		1,800.00	FF	16.50	1.00000	0	1.00		1.000			0	16.5	29,700
		Total Card Land Units			14.00	AC										Total Land Value	96,600

615

Property Location 5 DUNAWAY DR | Map ID 0R21/ 0056/ 0000/ / | Bldg Name | State Use 920I
Vision ID 8537 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 3 | Print Date 8/12/2025 2:01:16 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	17	Store
Model	96	Ret/Off Condo
Grade	D	Below Average
Stories:	1	
Occupancy		
Exterior Wall 1	13	Pre-Fab Wood
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	04	Forced Air-Duc
AC Type	03	Central
Bldg Use	910I	CHARITABLE MDL-96
Total Rooms		
Total Bedrms	00	
Total Baths	1	
Depreciation		
Heat/AC	01	HEAT/AC PKGS
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	9.00	
% Comn Wall		
1st Floor Use:	910I	

CONSTRUCTION DETAIL (CONTINUED)

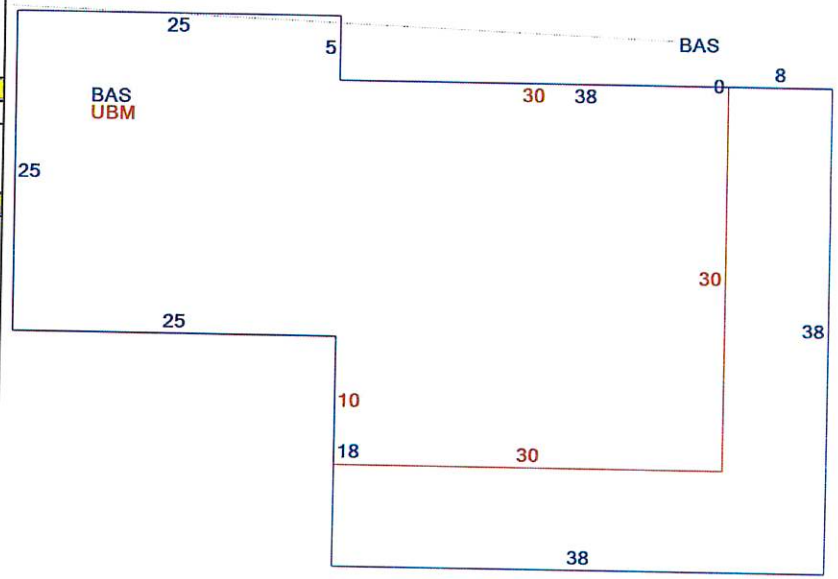
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920I	NON PROFIT MDL-96	100
		0
		0

COST / MARKET VALUATION

RCN	223,871
Year Built	1972
Effective Year Built	1982
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	76
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	24
RCNLD	53,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
MSC2	PAV1	L		1.00			100		0.00	0
PAV1	PAVING-ASPH	L	7,000	2.50			100		0.00	17,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,069	2,069	2,069	91.38	189,057
UBM	Basement, Unfinished	0	1,525	381	22.83	34,814
	Ttl Gross Liv / Lease Area	2,069	3,594	2,450		223,871

Property Location 5 DUNAWAY DR
Vision ID 8537 Account # Map ID 0R21/ 0056/ 0000/ / Bldg # 2
Bldg Name Sec # 1 of 1 Card # 2 of 3
State Use 920I Print Date 8/12/2025 2:01:16 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8537	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	766,400	766,400
EXM LAND	9200	96,600	96,600
EXEMPT	9200	17,500	17,500
	Total	880,500	880,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	766,400	2023	9200	761,900	2022	9200	761,900
	9200	96,600		9200	96,600		9200	96,600
	9200	17,500		9200	17,500		9200	17,500
	Total	880,500		Total	876,000		Total	876,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	766,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,500
Appraised Land Value (Bldg)	96,600
Total Appraised Parcel Value	880,500
Valuation Method	C
Assessed Value	880,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	880,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
2	920R	NON PROFIT M	RR		0	SF	0.00	1.00000	5	1.00		1.000			0.0000	0	0
		Total Card Land Units			0.00	AC									Total Land Value		0

Property Location 5 DUNAWAY DR | Map ID 0R21/ 0056/ 0000/ / | Bldg Name | State Use 920I
Vision ID 8537 | Account # | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 3 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	RANCH
Model	01	Residential
Grade:	B-	Good -
Stories:	1	1 Story
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	04	4 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

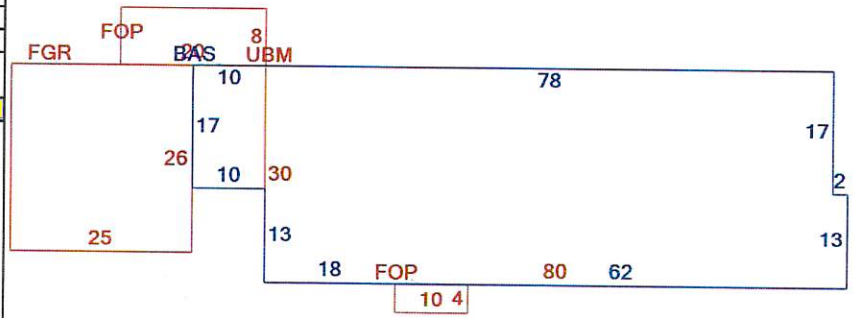
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	576,777
Year Built	1995
Effective Year Built	1999
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	455,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,536	2,536	2,536	174.31	442,039
FGR	Garage, Attached	0	650	260	69.72	45,319
FOP	Porch, Open	0	200	40	34.86	6,972
UBM	Basement, Unfinished	0	2,366	473	34.85	82,447
	Ttl Gross Liv / Lease Area	2,536	5,752	3,309		576,777

Property Location 5 DUNAWAY DR | Map ID 0R21/ 0056/ 0000/ / | Bldg Name | State Use 920I
Vision ID 8537 | Account # | Bldg # 3 | Sec # 1 of 1 | Card # 3 of 3 | Print Date 8/12/2025 2:01:17 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID		APARTME	
Note 1	WABAN PILOT	Note 7	
Note 2		TIF	
Note 3		TAX SHEE	71
Note 4		MVR EX C	40H
Note 5			
GIS ID	8537	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	766,400	766,400
EXM LAND	9200	96,600	96,600
EXEMPT	9200	17,500	17,500
	Total	880,500	880,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	9200	766,400	2023	9200	761,900	2022	9200	761,900
	9200	96,600		9200	96,600		9200	96,600
	9200	17,500		9200	17,500		9200	17,500
	Total	880,500		Total	876,000		Total	876,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	766,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,500
Appraised Land Value (Bldg)	96,600
Total Appraised Parcel Value	880,500
Valuation Method	C
Assessed Value	**880,500**
Total Exemptions Applied:	0
Special Land Value	0
Total Assessment with Exemptions	880,500

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
3	920C	NON PROFIT M	RR		0	SF	0.00	1.00000	5	1.00		1.000			0	0	0
				Total Card Land Units	0.00	AC										Total Land Value	96,600

619

Property Location 5 DUNAWAY DR
Vision ID 8537 Account #
Map ID 0R21/ 0056/ 0000/ /
Bldg # 3
Bldg Name
Sec # 1 of 1
Card # 3 of 3
State Use 920I
Print Date 8/12/2025 2:01:17 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	18	Office Bldg
Model	94	Res/Com Use
Grade	B	Good
Stories:	1	
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure	08	Irregular
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	08	Radiant
AC Type	03	Central
Bldg Use	910C	CHARITABLE MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Depreciation		
Heat/AC	01	HEAT/AC PKGS
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	01	SUSP-CEIL ONLY
Rooms/Prtns	02	AVERAGE
Wall Height	8.00	
% Comn Wall		
1st Floor Use:	910C	

CONSTRUCTION DETAIL (CONTINUED)

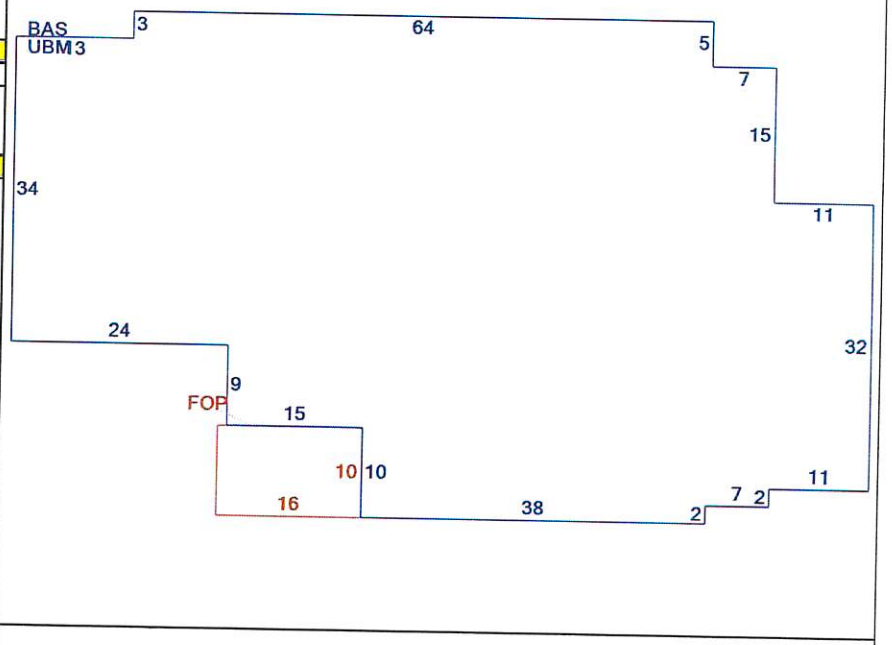
Element	Cd	Description

MIXED USE

Code	Description	Percentage
920C	NON PROFIT MDL-94	100
		0
		0

COST / MARKET VALUATION

RCN	357,001
Year Built	1999
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	257,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,362	4,362	4,362	64.99	283,495
FOP	Porch, Open	0	160	40	16.25	2,600
UBM	Basement, Unfinished	0	4,362	1,091	16.26	70,906
	Ttl Gross Liv / Lease Area	4,362	8,884	5,493		357,001

620

Property Location 5 DUNAWAY DR
Vision ID 8537 Account # Map ID 0R21/ 0056/ 0000/ / Bldg # 3 Bldg Name Sec # 1 of 1 Card # 3 of 3 State Use 920I
Print Date 8/12/2025 2:01:17 PM

CURRENT OWNER

WAYPOINT MAINE INC

5 DUNAWAY DR

SANFORD ME 04073

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID
Note 1 WABAN PILOT
Note 2
Note 3
Note 4
Note 5
GIS ID 8537

APARTME
Note 7
TIF
TAX SHEE 71
MVR EX C 40H
Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	9200	766,400	766,400
EXM LAND	9200	96,600	96,600
EXEMPT	9200	17,500	17,500
	Total	880,500	880,500

4524

SANFORD, ME

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
WAYPOINT MAINE INC	00000	0000	02-01-2023	U	I	0	1K
WABAN PROJECTS INC	01785	0361	08-22-1967	U	I	0	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2024	9200	766,400	2023	9200	761,900	2022	9200	761,900
	9200	96,600		9200	96,600		9200	96,600
	9200	17,500		9200	17,500		9200	17,500
	Total	880,500		Total	876,000		Total	876,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	766,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,500
Appraised Land Value (Bldg)	96,600
Total Appraised Parcel Value	880,500
Valuation Method	C
Assessed Value	880,500
Total Exemptions Applied:	0
Total Assessment with Exemptions	880,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
3	920C	NON PROFIT M	RR		0	SF	0.00	1.00000	5	1.00		1.000			0.0000	0	0
		Total Card Land Units			0.00	AC									Total Land Value		0

621

Property Location 5 DUNAWAY DR | Map ID 0R21/ 0056/ 0000/ / | Bldg Name | State Use 920I
Vision ID 8537 | Account # | Bldg # 3 | Sec # 1 of 1 | Card # 3 of 3 | Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	18	Office Bldg
Model	94	Res/Com Use
Grade	B	Good
Stories:	1	
Occupancy		
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure	08	Irregular
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	08	Radiant
AC Type	03	Central
Bldg Use	910C	CHARITABLE MDL-94
Total Rooms		
Total Bedrms	00	
Total Baths	0	
Depreciation		
Heat/AC	01	HEAT/AC PKGS
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	01	SUSP-CEIL ONLY
Rooms/Prtns	02	AVERAGE
Wall Height	8.00	
% Comn Wall		
1st Floor Use:	910C	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

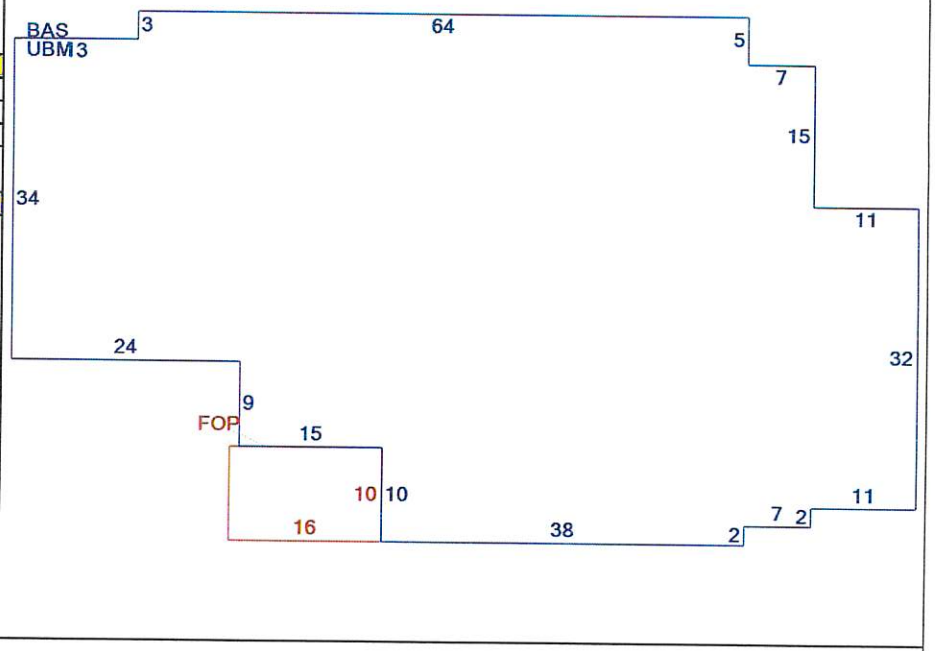
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	357,001
Year Built	1999
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	72
RCNLD	257,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,362	4,362	4,362	64.99	283,495
FOP	Porch, Open	0	160	40	16.25	2,600
UBM	Basement, Unfinished	0	4,362	1,091	16.26	70,906
	Ttl Gross Liv / Lease Area	4,362	8,884	5,493		357,001

Know All Men by These Presents BOOK 1785 PAGE 361

That We, HERBERT F. KEZAR and LENA M. KEZAR, husband and wife, of North Berwick, in the County of York and State of Maine,

in consideration of one ($1.00) dollar and other valuable considerations,

paid by WABAN PROJECTS, INC., a corporation organized under the laws of the State of Maine, and having its place of business at South Berwick, in said County and State,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

WABAN PROJECTS, INC., its successors and assigns,

~~heirs and assigns~~ forever, ~~a certain lot or parcel of land~~ three certain lots or parcels of land situated in Sanford, in the County of York and State of Maine, and situated on the northwesterly side, but not adjacent thereto, of the highway leading from Sanford to North Berwick and being known as Route #4, and bounded and described as follows:

BEGINNING at a granite monument marking the southerly boundary of the Allen's Cove right of way, so-called, and the northeasterly corner of the camp lot now or formerly owned by one Forrest Adams and also marking the northwesterly corner of the parcel herein conveyed, thence S 43° 25° E, 329.80 feet to a granite monument near a brook at or near the northwesterly corner of land of one Karlton Tulley; thence S 85° 29° 30" E, 156.87 feet to a granite monument at the northeasterly corner of said Tulley's land and marking the westerly boundary of another camp road right of way; thence northeasterly by the westerly sideline of said right of way about 660 feet to the southerly sideline of the aforementioned Allen's Cove right of way; thence southwesterly by said southerly sideline about 700 feet to the granite monument and the point of beginning, containing three (3) acres, more or less.

Also another certain lot or parcel of land situated in Sanford and bounded and described as follows:

BEGINNING at a granite monument on the easterly sideline of the camp road right of way running northeasterly from the aforementioned Tulley's northeasterly corner and also marking the northwesterly corner of a camp lot owned by Harold E. Perkins et ux; thence S 74° 11° E, 101.53 feet by the northerly boundary of said Perkins' land to a granite monument; thence S 14° 25° W, 100.55 feet by said Perkins' land to a granite monument at the northeasterly corner of land owned by Arthur Contant et ux; thence S 13° 04° W, 100.80 feet by the easterly boundary of said Contants' land to a granite monument and the southeasterly corner of said Contants' land; thence N 70° 43° W, 99.90 feet to a granite monument on the easterly sideline of last mentioned right of way; thence S 18° 55° W, 148.69 feet by the easterly sideline of said right of way to another granite monument near a brook and at other land of the Grantors; thence S 59° 43° E, 309.01 feet by other land of the Grantors to a granite monument; thence S 22° 42° 30" E, 254.5 feet to another granite monument; thence S 57° 49° E, 425 feet, more or less, and still by other land of the Grantors to the westerly sideline of a right of way proposed by the State of Maine for the relocation of the Sanford to North Berwick Road, so-called; thence northerly by the westerly sideline of said proposed right of way 1790 feet, more or less, to the southerly boundary of a camp road right of way leading from the present State Highway westerly to Bauneg Beg Pond, so-called; thence westerly by the southerly boundary of said right of way 400 feet, more or less, to another camp road right of way running southerly; thence southerly by the easterly boundary of said right of way, by the end of the Allen's Cove road, so-called, 780 feet, more or less, to the granite monument marking the northwesterly corner of the first mentioned Perkins property and the place begun at, containing nineteen and one-half (19½) acres, more or less.

There is also hereby conveyed in conjunction with the above described parcels the right to use the established right of way leading from Oak Hill Road, so-called, to the above described premises, as well as the right to use the established right of way from the described premises to Bauneg Beg Pond.

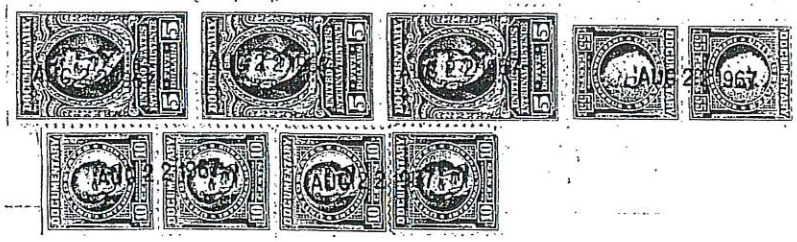
Also another certain lot or parcel of land situated in Sanford and bounded and described as follows:

BEGINNING at a point on the easterly sideline of the above mentioned proposed State Highway relocation right of way, said points marking the intersection of said sideline and the southwesterly prolongation of the southeasterly boundary of the parcel herein conveyed, said boundary also being the northwesterly boundary of a parcel of land owned by Cecil A. Chadbourne and marked by a stone wall fence; thence N 51° 56° E, 5 feet, more or less, to a stone post marking the southwesterly corner of said Chadbourne parcel and other land of the Grantors herein; thence continuing N 51° 56° E by said stone fence 947.94 feet to the southwesterly corner of land owned by Lawrence and Thelma Iles, said corner being witnessed by an iron pipe driven in the ground on the northwesterly side of said stone fence; thence N 21° 55° W by said Iles land 751.18 feet to the land of owner unknown and the Northwest corner of said Iles land marked by another stone wall fence and witnessed by another iron pipe driven into the ground on the southeasterly side of said stone fence; thence S 52° 02° W by said stone fence and the southeasterly side of said land of owner unknown 617 feet to the southwesterly corner of said land of owner unknown marked by an intersecting stone wall fence; thence continuing along the same course S 52° 02° W, 15 feet, more or less, to the easterly sideline of said proposed State Highway right of way; thence southerly by the easterly sideline of said right of way 900 feet, more or less, to the point begun at, containing thirteen (13) acres, more or less.

There is also conveyed herewith with respect to the above described parcel a right of way two (2) rods wide from the easterly corner of the land herein conveyed to the State Highway at Oak Hill, said right of way being along the southerly boundary of the farm field formerly of Nahum W. Allen, now or formerly of James Ford.

The above described premises being a portion of that conveyed to the Grantors herein by two warranty deeds as follows: 1) from Anna R. Hussey dated October 21, 1947 and recorded in the York County Registry of Deeds, Book 1106, Page 115; and 2) from Robert A. Hussey dated May 13, 1952 and recorded in said Registry, Book 1211, Page 134.

The above described premises is also a portion of that parcel described in a warranty deed from Alonzo Allen to Samuel F. Allen, said deed being dated January 28, 1920 and recorded in the York County Registry of Deeds, Book 774, Page 309. Being, also, a part of that which passed to the Grantor, Lena H. Kezar, upon the death of her father, Samuel F. Allen, said estate being probated in the York County Probate Court.



~~To have and to hold~~ the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

WABAN PROJECTS, INC., its successors

~~heirs~~ and assigns, to its and their use and behoof forever.

And we do ~~covenant~~ with the said Grantee, its successors ~~heirs~~ and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantee, its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said HERBERT F. KEZAR and LENA M. KEZAR, husband and wife, each

and

~~wife~~ ~~of the said~~

joining in this deed as Grantor, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-second day of August in the year of our Lord one thousand nine hundred and sixty-seven.

Signed, Sealed and Delivered
in presence of

Avis C. Staples
to both

Herbert F. Kezar
Lena M. Kezar

State of Maine. YORK, ss. August 22, 1967.

Personally appeared the above named HERBERT F. KEZAR and LENA M. KEZAR

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Avis C. Staples
~~Justice of the Peace~~
Notary Public

York, ss.
Received OCT 3 1967 at 9 h. 32 m. A M
and recorded from the original.

Dunaway Drive, Hermione Lane, Oak Hill Road, Punky Parkway, and Sunny Lane

City of Sanford, ME

1 inch = 250 Feet

0 250 500 750

April 2, 2026

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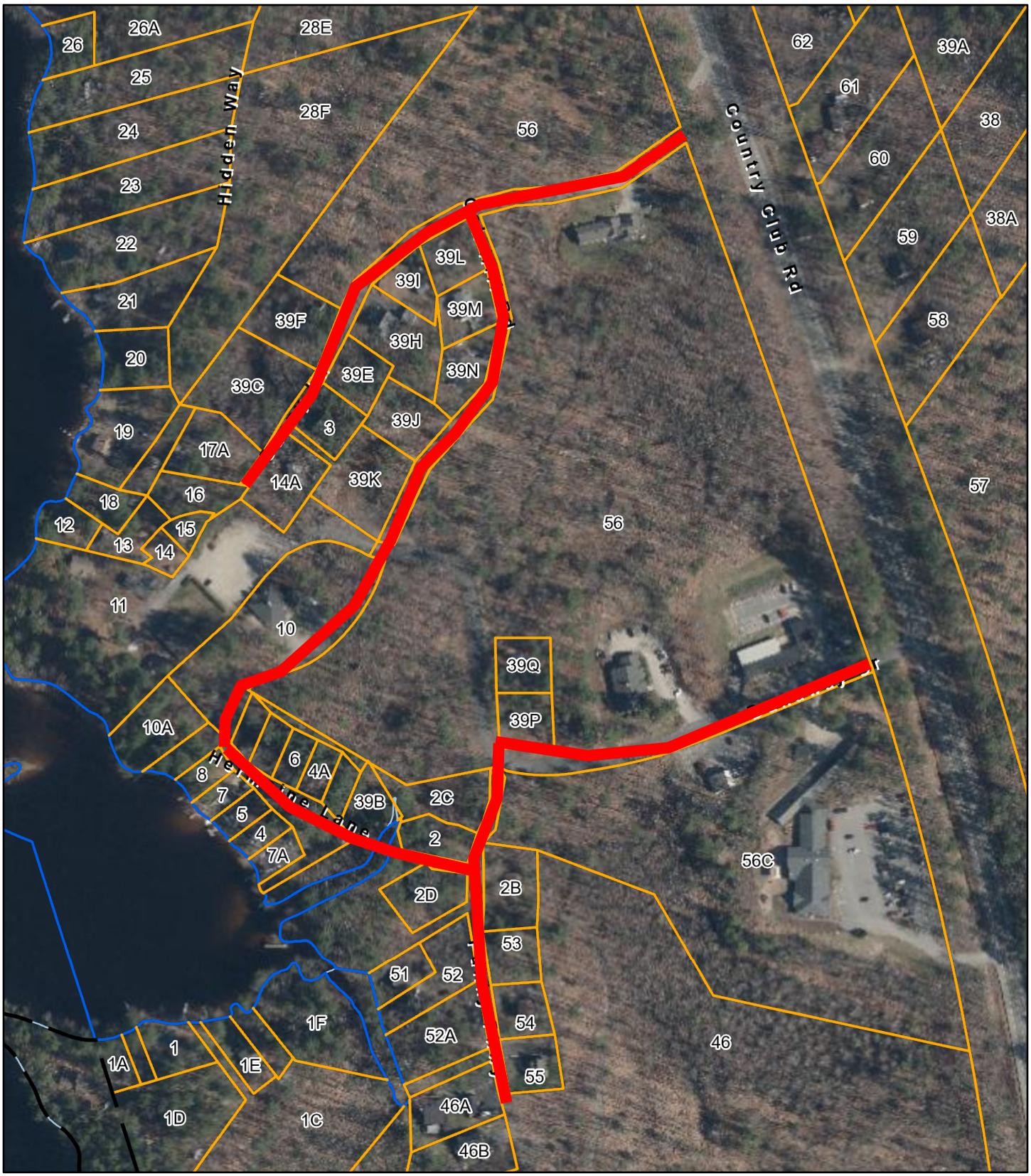


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Sanford Springvale

Your future is here

| City of Sanford | 156 School St, Sanford, ME 04073 | (207) 324-9140 | sanfordmaine.org/departments/dpw |

ACCEPTANCE OF A NEW CITY ROAD

The purpose of this document is to outline the steps necessary for City of Sanford administrative staff to recommend acceptance of a road, and/or utilities that have been constructed, to the Sanford City Council for their formal vote for determination of roadway acceptance. Any City road considered for acceptance shall be completely located within a designated Growth Zone as defined by the Sanford Planning Department.

STEP #1: RESPONSIBILITIES OF THE DEVELOPER/OWNER

Under this step, the Developer, Property Owner(s), or Home Owner's Association shall provide the following completed checklist and the required supporting documentation certified by a Maine Licensed Professional Engineer. The Professional Engineer shall certify the following information has been completed by initialing the appropriate column in the checklist below and affixing their seal to the bottom of the document.

Once this checklist has been provided to the Planning Department, Administration Staff will confirm that the required documentation has been provided prior to other City staff review under subsequent steps.

Item	Professional Engineer Certification	Complete (Planning Office Admin Use Only)
Planning Board approved Subdivision Plan shows a public road.		
Code Enforcement Officer approved the road name in accordance with MRS Title 30-A.2.5.151.§3110.		
Approved plan is recorded at York County Registry of Deeds (Provide Book & Page)		
Metes & bounds description of the proposed road/street prepared by a Maine Licensed Surveyor that is consistent with approved plan. This includes complete boundary survey of all pre-existing abutters.		
All pins and monuments have been set by a Maine Licensed Surveyor		
Title search and title opinion has been provided by an attorney licensed in the State of Maine to at least current title standards in Maine, or equivalent representations of clear title		
Draft Warranty Deed conveying fee simple ownership to City has been provided. The deed language and any related easements to City; easements should define easement area and convey ownership and operational control of installed infrastructure (e.g., drainage, utility, water, sewer, slope, access, electric, communications, etc.)		
Executed/signed partial release(s) by mortgage or lien holder(s) or other encumbrance release documents		
Executed/signed deed provided with signed legal release from all abutters delivering proposed ROW		
Road is constructed to City specifications/standards. *Note: A Technical Memorandum stamped by a Maine Licensed PE that includes photos, measurements, and exhibits shall be provided to verify road construction meets City standards. Should the acceptance of a road older than 5 years be proposed, a pavement condition assessment will be required. If the condition of the road requires maintenance (paving, crack sealing, or other repairs), that maintenance shall be completed prior to City acceptance.*		
Utilities are constructed to City specifications/standards. *Note: A Technical Memorandum stamped by a Maine Licensed PE that includes photos, measurements, and exhibits showing the installation of all utilities to be accepted, shall be provided to verify utility construction meets respective standards. The Memorandum shall include all testing results and designated maintenance responsibilities for all utilities and storm water including but not limited to: compaction, mandrel, leakage, disinfection, etc. Should the acceptance of utilities older than 5 years be proposed, a condition assessment will be required. If the condition of the utilities requires maintenance (replacement, slip lining, or other repairs), that maintenance shall be completed prior to City acceptance.*		
Itemized breakdown for the valuation of all road and utility infrastructure is prepared by a Maine Licensed Professional Engineer and presented in a dollars per linear foot.		
As-built plans submitted in accordance with Sanford City Standards. *Note: Coordinate with Sanford Planning & Engineering Depts. to confirm conformance with City standards. Copy of CAD files required.*		
License Applications for utilities located in right of way unless approved by Planning Board (35-A MRS §2503(2)). *Note: License Application text will need to be reviewed by the City's Legal Department.*		
Inspection and Utility fees and expenses associated with the road have been paid. *Note: Written confirmation from the City's various Departments and Quasi-Municipal Utilities (Public Works Engineering, Water, Sewer, Finance, etc.) will be required.*		
Surety bond for road maintenance submitted. *Note: See Article XII of the Sanford Code*		
A Traffic Study. *Note:* The Applicant must complete a traffic study (according to the City's Technical Manual) that takes into account traffic generation for the last 10 years and currently proposed trips.		
Homeowners Association *Note:* HOA establishment documentation provided that addresses any maintenance responsibilities outside of those proposed to be accepted by the City as described on the plan		
Other requirements imposed by Planning Board. *Note: Confirmation that all conditions of approval have been met shall be provided.*		

STEP #2: CITY OF SANFORD STAFF REVIEW

Under this step, City of Sanford staff from Engineering, Planning, Legal, and Finance shall review the information provided in Step 1 and either issue comments in writing to the Developer, Property Owner(s), or Home Owner's Association or sign off that there are no additional comments.

Item	Responsible Office	Sign Off	
		Initials	Date
City Engineer, or designee, has reviewed the information provided in Step 1 and has no additional comments.	Engineering		
Director of Planning and Codes, or designee, has reviewed the information provided in Step 1 and has no additional comments.	Planning		
City Attorney, or designee, has reviewed the information provided in Step 1 and has no additional comments.	Legal		
Directors of Finance/Assessing, or designee(s), have reviewed the itemized valuation provided under Step 1 and have no additional comments.	Finance/Assessing		

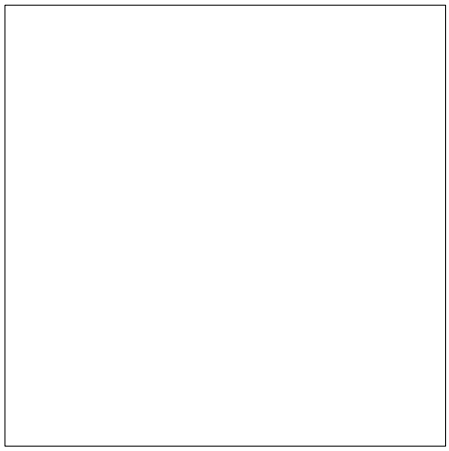
STEP #3: CITY MANAGER RESOLUTION CREATION

Item	Responsible Office	Sign Off	
		Initials	Date
Resolution prepared for inclusion on a City Council meeting agenda	City Manager		

STEP #4: CITY COUNCIL REVIEW AND ACTION The acceptance of a Public road is a matter of discretion within the purview of the Sanford City Council - completion of the checklist does not guarantee acceptance.

CHECKLIST FOR ACCEPTANCE OF A NEW CITY ROAD

Revised 02.05.2025
MRS Title 30-A.2.5.151.§3110., 35-A MRS §2503(2),
Sanford Code Chapter 226-5



Professional Engineer Seal and Signature

Plowing Private Roads

Does a municipality have to continue doing this if it has been plowing a private road for a certain number of years? No… this is not true and never has been true.

Plowing or otherwise maintaining private roads at public expense is a violation of the Maine Constitution's "public purpose" clause, which requires that public funds be expended only for public purposes (see Opinion of the Justices, 560 A.2d 552 (Me. 1989)). There is no statute, case law or legal theory to support the claim that plowing a private road for any period of time somehow obligates a municipality to continue doing so despite the law. Nor does a history of plowing a private road in some way "grandfather" or permit a municipality to continue the practice. The source of this misunderstanding is likely the doctrine of prescriptive use, by which a municipality may acquire a public easement over a private road by continuously using it for at least 20 consecutive years. But two crucial points: First, a prescriptive easement does not exist unless and until suit has been filed and a court declares it so. Second, a prescriptive easement cannot arise where the municipality's use has been with the owner's consent, which is virtually always the case with public plowing of private roads. Also, even if a court were to declare that a prescriptive easement exists, this would not require public plowing, it would merely permit it.

Another myth about plowing private roads is that if emergency vehicles such as fire and rescue cannot gain access to persons or property due to snowbound roads, the municipality can be held liable. This of course is nonsense. Municipalities have no legal duty to ensure access to private roads. Those who live on private roads but neglect to maintain them do so at their own risk. For more on why plowing private roads is both illegal and inadvisable from a liability standpoint, see "Plowing Private Roads & Driveways Revisited," Maine Townsman, Legal Notes, November 2003. (By R.P.F.)

Adapted from MMA's "Legal Notes", December 2015

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Janet T. Mills
GOVERNOR

Bruce A. Van Note
COMMISSIONER

July 19, 2023

Matthew E. Hill, P.E.
Director of Public Works
156 School Street
Sanford, Maine 04073

PRIVATE ROAD MAINTENANCE

First, please understand that I'm not an attorney but an Engineer. This is a legal subject and does not reflect the opinion of "the State" here. In fact, most of what I'm saying here comes from MMA.

A privately owned road, commonly called a "private road," is a road over which neither the municipality nor the general public has the right to pass by vehicle or on foot. Anyone using or repairing a privately-owned road without the owner's permission is subject to an action by the owner for trespass (see 14 M.R.S.A. § § 7551-A+. Also, "private ways" are covered in Title 23, Chapter 305, Subchapter 2.

In general, a municipality has no legal right to spend public funds to repair, maintain or plow privately owned roads (Opinion of the Justices, 560 A.2d 552 Me. 1989-----included here). This is true even if the public is not prevented by signs or gates from using the road. The Court's reasoning was that the "implied consent of access" is transitory at best, and one or more of the road's owners could at any time restrict access. For example, the municipality might make substantial repairs to a private camp road open to the public, only to find that the very next day the road was closed to public access. Therefore, the Court held that the proposed use of public funds to maintain a private road would represent an unconstitutional expenditure of public funds for a private purpose, thereby violating the "public purpose" doctrine of the Maine Constitution. In addition, the City's risk of liability is increased and liability insurance coverage may not cover City activities on private roads.

In emergency cases, such as a house fire in the winter, it is legal to send a snowplow down a privately owned road so that the fire truck can get in, but the owner is responsible for ensuring that the road is sufficiently maintained to allow the plow to get through.

In 2009, the Legislature modified this law to allow municipal equipment to be used on private roads that were negatively impacting the water quality of a nearby "great pond" as listed by DEP.

I might also suggest that you refer to MMA's Municipal Roads Manual, Chapter 5 for further details.

Sincerely,

Peter M. Coughlan P.E.

Director, ME Local Roads Center, MaineDOT

Sanford
PUBLIC WORKS

156 School Street
Sanford, Maine 04073
Tel: (207) 324-9140
www.sanfordmaine.org

MEMORANDUM

RE: City of Sanford Roadway Acceptance Status Review and their Future Disposition for Dunaway Drive, Oak Hill Road, Sunny Lane, Hermione Lane, and Punky Parkway, Sanford

Introduction

The Sanford Department of Public Works is conducting a review of City streets and roadways and their respective formal City Council roadway acceptance statuses. We are comparing these statuses to the Department's perennial list of roadway maintenance responsibilities. Where there is no formal roadway acceptance from the City Council and the Department has historically been providing Public services (i.e. snow plowing, grading, or other road maintenance), the Department is performing deed and easement research in the City's records, property records, and records on file at the York County Registry of Deeds.

Should a roadway not have a documented formal City acceptance, the Department will refer the matter to the City's attorneys for review prior to forwarding to the City Council for consideration.

Without acceptance from the City Council, private roadways can not be maintained with Public funds. Please find the attached findings and recommendations from both the City's insurer (Maine Municipal Association) and the Director of the Maine Department of Transportation's Local Roads Center. The City Council has also adopted formal roadway acceptance standards on February 18, 2025 providing those potentially affected a path to have their road formally considered in the future. The Department has also developed a guidance document to provide affected private property owners with some direction on obtaining future private services similar to those services that the City will now no longer provide using Public funds. Please find it attached to this memorandum.

Discussion

The Department's reviews of Dunaway Drive, Oak Hill Road, Sunny Lane, Hermione Lane, and Punky Parkway in Sanford yielded no records of formal City Council roadway acceptance in City records, no plans depicting a City-accepted easement or right-of-way over the roadway, or adjacent deeds that referred to such documents.

The City has historically plowed and repaired portions of Dunaway Drive, Oak Hill Road, Sunny Lane, Hermione Lane, and Punky Parkway. The Department has no record on how or why this practice began. The City did find an acceptance of "Oak Hill Road" from the late 1800's but verified that that the acceptance referred the roadway now known as Country Club Road and not the Oak Hill Road as it exists today.

References

The City has considered the following references for legal review:

- Locus Map illustrating Dunaway Drive, Oak Hill Road, Sunny Lane, Hermione Lane, and Punky Parkway (red)
- The City's Roadway Review Acceptance Status Flowchart

Conclusion

As the City of Sanford and the Sanford Department of Public Works cannot substantiate that these roadways have ever received a formal acceptance from the City Council (or former Town Selectmen), the Department therefore recommends ceasing Public maintenance on these privately-owned roads in accordance with the laws of the State of Maine and recommendations from DPW Maintainers, the City's insurer, and MaineDOT Local Roads Center. With the concurrence of the City's attorneys, we hereby request that this issue be brought to the Sanford City Council for consideration and resolution.

In anticipation that Residents may require assistance with maintenance of their private roads, the Department of Public Works has prepared the following references to help advise Residents. While each roadway will be unique in its future needs, the references provide general guidance on successful private roadway maintenance efforts.

Public Notice

The Sanford City Council will review and discuss these findings at their meeting on Tuesday, May 19, 2026 at 6:00 pm in the City Council Chambers, 3rd Floor, at 919 Main Street in Sanford. The meeting will receive Public comments and testimony on this matter. The Council may formally recognize that any or all roadways under consideration (Dunaway Drive, Oak Hill Road, Sunny Lane, Hermione Lane, and Punky Parkway) are private roadways.

Private Roadway Maintenance Recommendations

Roadway Maintenance Guidance:

The Federal Highway Administration has published a guide on best management practices for maintaining gravel roads which can be found here:

https://www.fhwa.dot.gov/construction/pubs/ots15002.pdf

The Minnesota Technology Transfer (T2) Center has published a guide on best management practices for maintaining paved roads which can be found here:

https://pages.mtu.edu/~balkire/CE5403/AsphaltPaveMaint.pdf

Homeowners Association:

To establish a Homeowners Association (HOA) in Maine, you'll need to file Articles of Incorporation with the Secretary of State and create a declaration and bylaws. The association will function as a nonprofit corporation and will be subject to Maine's Nonprofit Corporation Act, as well as specific regulations outlined in Title 33, Chapter 10 of the Maine code.

Here's a more detailed breakdown of the process:

1. Connect with Neighbors:
Start by talking to your neighbors to gauge interest in forming an HOA and discuss common goals and concerns.

2. Research and Plan:
Local Laws: Understand the specific requirements and procedures for forming an HOA in your area, including local ordinances and any applicable State regulations.

Other HOAs: Research existing HOAs in Sanford or similar communities to learn from their experiences and best practices.

Mission Statement: Develop a clear mission statement outlining the purpose and goals of the HOA.

3. Form the Association:

Articles of Incorporation: File the Articles of Incorporation with the Secretary of State to establish the HOA as a nonprofit corporation. This document should include the association's name, purpose, duration, initial registered agent and office, and incorporator information.

Declaration and Bylaws: Create a declaration outlining the specific rules and regulations for the community and draft bylaws that establish the internal rules for managing the association.

Recorded Documents: Ensure that all governing documents, including the recorded map (plat), Covenants, Conditions, and Restrictions (CC&Rs), bylaws, and resolutions, are publicly recorded.

4. Membership and Governing Documents:

Membership: The membership of the association will consist of all unit owners.

Board: Establish a board of directors to manage the association.

Powers: The association will have the power to adopt and amend bylaws, regulate common areas, collect assessments, and hire staff.

5. Budgeting and Finances:

Budget: Develop a budget for revenues, expenditures, and reserves, including common expenses (such as snow plowing, drainage maintenance, tree work, and addressing roadway surface defects).

Assessments: Determine how assessments for common expenses will be collected from unit owners.

Financial Records: Maintain accurate and readily available financial records.

6. Insurance:

Property Insurance: Obtain necessary insurance coverage for the common areas and the association itself.

7. Ongoing Operations:

Meetings: Schedule regular meetings for the board and the membership.

Communication: Establish clear communication channels to keep members informed.

Enforcement: Be prepared to enforce the rules and regulations of the association.

Key Considerations:

Legal Counsel:
It's advisable to seek legal counsel to ensure that all necessary steps are taken to comply with Maine laws and regulations.

Financial Planning:
Develop a sound financial plan for the HOA, including budgeting, reserve funding, and assessment collection.

Transparency:
Ensure that all governing documents and financial information are readily available to members.
By following these steps and understanding the legal and financial requirements, you can successfully establish and manage a Homeowners Association in Maine.

Snow Plowing:

To find a Contractor to plow your road in Sanford, you can utilize online searches with rating platforms. You can also contact local businesses or Residents on nearby private roads to inquire about their Contractor.

.

Tips for Finding a Contractor:

Ask for recommendations:
Inquire with neighbors or friends who have used snow removal services in the past.

Check reviews and ratings:
Pay attention to the reviews and ratings of contractors on online platforms.

Get multiple quotes:
Contact several contractors and compare their prices and services.

Read the fine print:
Make sure you understand the terms and conditions of the contract, including payment schedule, scope of work, and cancellation policies.

Snow plow Contractors in Maine typically have two types of accounts:

Lump Sum: To mitigate risk, Contractor's frequently hold half their accounts as lump sum, where they are paid by the winter season and plow as many times as necessary under a lump sum contract. If there is a light winter, they are still able to generate income.

Per Storm: On the other hand, if there is a heavy winter, Contractors also keep about half of their accounts as paid by the storm. If the number of events exceeds average, they are compensated for their additional work performed.

Verify insurance and licenses:
Ensure the contractor is properly licensed and insured to protect yourself and your property.

Understand challenges and resulting costs:
If a Contractor must travel a long distance to you without nearby accounts, it will increase their time and consequently their cost. Similarly, if a large area is needed to be plowed or there are complicated conditions (such as steep slopes, tight geometry, sidewalks, shovel-work, or outright snow removal is required), prices for services typically increase. Costs can also fluctuate with the price of gas or diesel.

Public Acceptance:

The City of Sanford has adopted formal standards for review and acceptance of streets and roads. They are attached to this memorandum on the following two pages.

Memo

Number: 26-102-01
To: City Council
From: Matthew Hill, Public Works Director
Date: 2026-05-19
Subject: Ordered, to approve purchase of a Bobcat Skid Steer Sidewalk Tractor for the Department of Public Works from Jordan Equipment in Falmouth, Maine.

RECOMMENDATION

The Department recommends purchase of this heavier duty unit for the breaking open of wider sidewalk locations during the winter. The purchase is budgeted in the Department's Equipment Capital Improvement program.

Background Information:

Sidewalk snow clearing became a major issue in the winter of 2025-2026 when parts availability became scarce and the City had purchased three (3) holder sidewalk tractors. Importing parts was an issue. Costs were an issue. Excessive wait times were an issue.

The Department seeks to diversify its fleet of sidewalk snow plows with the purchase of a Bobcat sidewalk snow machine. Although the unit is too wide to fit most of the sidewalks in Sanford/Springvale, which has numerous pinch points due to outdated and inconsistent urban development standards, this equipment will provide some diversity in our toolbox for maintaining the City's infrastructure and hopefully have parts availability that is more local. As this is a hydrostatic drive, the unit should be more durable for our rougher winters.

Legal Review Status:

N/A

Administrative or Department Review:

Financial Impact or Review:

ATTACHMENT(S):

20260326_Bobcat Skid Steer Sidewalk Tractor for Property Subcommittee Consideration.pdf
Bobcat.pdf

Bobcat

Product Quotation
Quotation Number: **SA1716121**
Quote Sent Date: **Mar 23, 2026**
Expiration Date: **Apr 22, 2026**

Your Bobcat Contact
Sidney Amerman
Phone:
Email: sidney.amerman@doosan.com

Your Customer Contact

Deliver to
City of Sanford
919 MAIN ST
SANFORD, ME, 04073-3587

Bobcat Dealer
Jordan Equipment Company, Falmouth, ME
18 BLACKSTRAP ROAD
FALMOUTH, ME, 04105
Justin Elliott

Bill to
City of Sanford
919 MAIN ST
SANFORD, ME, 04073-3587

Item Name	Item Number	Quantity	Price Each	Total
Bobcat UW56	M1225	1	59,113.60	59,113.60
Standard Equipment:				
Adjustable Vinyl Seats All-Wheel Steer Automatically Activated Glow Plugs Auxiliary Hydraulics Variable Flow with dual direction detent Beverage Holders Bob-Tach Boom Float Cargo Box Support Cruise Control Speed Management Enclosed Cab with HVAC Dual Port USB charger Lower Engine Guard Limited Slip Transaxle Engine and Hydraulic Monitor with Shutdown Front LED Work Lights Full-time Four-Wheel Drive			Horsepower Management Roll Over Protective Structure (ROPS) . Meets Requirements of SAE-J1040 & ISO 3471 Falling Object Protective Structure (FOPS) . Meets Requirements of SAE-J1043 & ISO3449, Level I Dome Light Hydraulic Dump Box Instrumentation: Standard 5" Display with Keyless Start, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, and security lockouts. Joystick, Manually Controlled with Lift Arm Float Lift Arm Support Parking Brake, automatic Power Steering with Tilt Steering Wheel Radiator Screen Rear Receiver Hitch Seat Belts, Shoulder Harness Spark Arrestor Muffler Suspension, 4-wheel independent Tires: 27 x 10.5-15 (8 ply), Lug Tread Toolcat Interlock Control System (TICS) Two-Speed Transmission Machine Warranty: 12 Months, unlimited hours Bobcat Engine Warranty: Additional 12 Months or total of 2000 hours after initial 12 month warranty		
Attachment Control	M1225-R08-C02	1	206.50	206.50
Heavy Duty Battery	M1225-R07-C02	1	84.70	84.70
29 X 10.5 Trac Tire	M1225-R05-C04	1	527.80	527.80
Engine Block Heater	M1225-A01-C02	1	117.60	117.60
High Flow Package	M1225-R03-C02	1	1,592.50	1,592.50

Power Bob-Tach	M1225-R14-C03	1	928.20	928.20
Radio Option	M1225-R15-C02	1	435.40	435.40
Rear View Camera	M1225-R20-C01	1	289.10	289.10
Deluxe Road Package	M1225-P01-C01	1	2,384.90	2,384.90
Included: Deluxe Road Package includes: Backup Alarm, Turn Signals, Flashers, Tail Lights, Brake Lights, Rear view mirror, Side Mirrors, Horn, Rear work lights, and headlights				
74" Standard Duty Bucket	7272768	1	1,031.32	1,031.32
60" Snow V-Blade, 7 Pin	7104861	1	4,854.88	4,854.88
Snow Blower 32X60	M7046	1	5,122.60	5,122.60
SP13 Sand and Salt Spreader	7453395	1	5,272.88	5,272.88
MOTOR PACKAGE 130CC (22-28 gpm)	M7046-R01-C03	1	802.90	802.90
	Total for Bobcat UW56			82,764.88
Truck Chute Assembly	7456370	1	4,415.84	4,415.84
	Total for Truck Chute Assembly			4,415.84

Quote Subtotal	87,180.72
Dealer PDI	350.00
Freight Charges	1,550.00
Destination Charges	627.00
Dealer Assembly Charges	740.00
Quote Total - USD	**90,447.72**

Comment: *Plus applicable taxes. IF Tax Exempt, please include Tax Exempt Certificate with the order.

*Prices per the Sourcewell Contract #020223-CEC

*Sourcewell Member Number (if applicable): _____

*All orders should include 1) Accounts Payable Contact and email address, 2) W9 with correct legal entity name, and 3) Bill to Address.

*Orders may be placed with the contract holder or authorized dealer as allowed by the terms and conditions of the contract. *A Copy of all orders must be provided to Heather.Messmer@Doosan.com.

*Contact Holder Information: Doosan Bobcat North America, Inc. Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078. TID# 38-0425350.

*Payment Terms: Net 60 Days. Credit cards accepted.

*Remittance address: Doosan Bobcat North America, Inc. P. O. Box 74007382, Chicago, IL 60674-7382

Customer Acceptance:
Quotation Number: SA1716121 Purchase Order: _____
Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____

Addresses
Delivery Address _____

Billing Address (if different from ship to): _____

Tax Exempt: Y ☐ / N ☐

Exempt in the State of: _____

Tax Exempt ID:

Federal: _____

State: _____

Expiration Date: _____


Bobcat
UW56


Bobcat
2022 Bobcat Toolcat UW56 with Snowblower

Memo

Number: 26-131-01
To: City Council
From: Allison Navia, Airport Manager
Date: 2026-05-19
Subject: Ordered, to accept a Grant Agreement with the United States of America, Department of Transportation, Federal Aviation Administration, identified as Grant No. AIG-041-2026 with a date of offer of to be determined in an amount not to exceed $504,310 (the “Grant Agreement”), and authorizes Steven Buck, in his capacity as City Manager, to execute the Grant Agreement on behalf of the City of Sanford. The Grant Agreement is made pursuant to the BIL Program to Construct New Runway 14 Vehicle Service Road.

RECOMMENDATION

Accept an anticipated grant offer

Background Information:

The grant is for the construction phase, including construction, construction and grant administration, for the following:
Construct New Vehicle Service Road (VSR) at Runway 14. The new VSR will improve safety by preventing vehicles, including fuel trucks, from crossing Runway 14 or the Runway 14 safety area, which they do now due to the road's current location.

Schedule:
The following is the approximate project schedule:
Scoping Meeting ..... April 2, 2026
Draft Scope of Work ..... April 3, 2026
FAA / MaineDOT Review ..... April 10, 2026
Independent Fee Estimate ..... April 22, 2026
Negotiations ..... April 24, 2026
Grant Application (IIJA AIG & AIP) ..... May 2026
Grant Award (Anticipated at the latest) ..... September 2026
Notice of Award to Contractor (Anticipated at the latest) .....October 2026
Notice to Proceed for Construction.....TBD
Anticipated Construction Complete .....TBD
Final Acceptance (Depends on Construction Dates) ..... June 30, 2027
Grant Closeout (To follow Spring ’27 punch list work) ..... December 2027

Legal Review Status:

Complete

Administrative or Department Review:

The Airport Manager is administering the project with close coordination and approvals by the City Manager and Finance Director.

Financial Impact or Review:

The FAA and MDOT share of the project make up 97.5%. The resulting local share is 2.5%, appropriated through the approved FY 27 municipal budget in the Airport's CIP.

ATTACHMENT(S):

_ SFM 041-2026 RW 14 VSR AIG Grant Application Signed.pdf

OMB Number: 2120-0569
Expiration Date: 12/31/2026

Application for Federal Assistance SF-424

*1. Type of Submission:
- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

*2. Type of Application
- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify)

*3. Date Received: 04/24/2026

4. Applicant Identifier:

5a. Federal Entity Identifier: 3-23-0044-041-2026

*5b. Federal Award Identifier: 3-23-0044-041-2026

State Use Only:

6. Date Received by **State**:

7. **State** Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Sanford, Maine

*b. Employer/Taxpayer Identification Number (EIN/TIN): 01-6000355

*c. UEI: K6BGW6B1VCD5

d. Address:

*Street 1: 199 Airport Road

Street 2:

*City: Sanford

County/Parish: York County

*State: Province: ME

*Country: USA

*Zip / Postal Code 04073

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*First Name: Allison

Middle Name:

*Last Name: Navia

Suffix:

Title: Airport Manager

Organizational Affiliation: Sanford Seacoast Regional Airport

*Telephone Number: (207) 324-3172

Fax Number:

*Email: anavia@sanfordmaine.org

Application for Federal Assistance SF-424

***9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

*Other (Specify)

***10. Name of Federal Agency:**

Federal Aviation Administration

***11. Catalog of Federal Domestic Assistance Number**:

CFDA No: CFDA Title:

20.117 Airport Infrastructure Grants (AIG)

***12. Funding Opportunity Number**:

20.117

*Title:

Airport Infrastructure Grants (AIG)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Sanford, York County, Maine

***15. Descriptive Title of Applicant's Project**:

Project Administration and Construction Phase Services for New Runway 14 Vehicle Service Road (AIG)

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a. Applicant: ME-01 *b. Program/Project: ME-01

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 10/01/2026 *b. End Date: 12/31/2027

18. Estimated Funding ($):

*a. Federal	498,182.00
*b. Applicant	13,111.00
*c. State	13,110.00
*d. Local	0.00
*e. Other	0.00
*f. Program Income	0.00
*g. TOTAL	524,403.00

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

***20. Is the Applicant Delinquent On Any Federal Debt?**

☐ Yes ☒ No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: _____ *First Name: Allison

Middle Name: _____

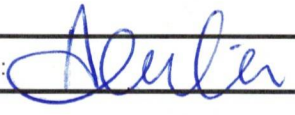
*Last Name: Navia

Suffix: _____

*Title: Airport Manager

*Telephone Number: (207) 324-3172 Fax Number:

* Email: anavia@sanfordmaine.org

*Signature of Authorized Representative:  *Date Signed: MAY 13 2026

Application for Federal Assistance (Development and Equipment Projects)

PART II – PROJECT APPROVAL INFORMATION

Part II - SECTION A

The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.

Item 1.
Does Sponsor maintain an active registration in the System for Award Management (www.SAM.gov)?
☒ Yes ☐ No

Item 2.
Can Sponsor commence the work identified in the application in the fiscal year the grant is made or within six months after the grant is made, whichever is later?
☒ Yes ☐ No ☐ N/A

Item 3.
Are there any foreseeable events that would delay completion of the project? If yes, provide attachment to this form that lists the events.
☐ Yes ☒ No ☐ N/A

Item 4.
Will the project(s) covered by this request have impacts or effects on the environment that require mitigating measures? If yes, attach a summary listing of mitigating measures to this application and identify the name and date of the environmental document(s).
☐ Yes ☒ No ☐ N/A

Item 5.
Is the project covered by this request included in an approved Passenger Facility Charge (PFC) application or other Federal assistance program? If yes, please identify other funding sources by checking all applicable boxes.
☐ Yes ☒ No ☐ N/A

☐ The project is included in an *approved* PFC application.
If included in an approved PFC application,
does the application *only* address AIP matching share? ☐ Yes ☐ No

☐ The project is included in another Federal Assistance program. Its CFDA number is below.

Item 6.
Will the requested Federal assistance include Sponsor indirect costs as described in 2 CFR Appendix VII to Part 200, States and Local Government and Indian Tribe Indirect Cost Proposals?
☐ Yes ☒ No ☐ N/A

If the request for Federal assistance includes a claim for allowable indirect costs, select the applicable indirect cost rate the Sponsor proposes to apply:

☐ De Minimis rate of 10% as permitted by 2 CFR § 200.414.

☐ Negotiated Rate equal to % as approved by (the Cognizant Agency) on (Date) (2 CFR part 200, appendix VII).

Note: Refer to the instructions for limitations of application associated with claiming Sponsor indirect costs.

PART II - SECTION B

Certification Regarding Lobbying

The declarations made on this page are under the signature of the authorized representative as identified in box 21 of form SF-424, to which this form is attached. The term “Sponsor” refers to the applicant name provided in box 8 of the associated SF-424 form.

The Authorized Representative certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Sponsor, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Authorized Representative shall complete and submit Standard Form-LLL, ‘‘Disclosure Form to Report Lobbying,’’ in accordance with its instructions.

(3) The Authorized Representative shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

PART II – SECTION C

The Sponsor hereby represents and certifies as follows:

1. Compatible Land Use – The Sponsor has taken the following actions to assure compatible usage of land adjacent to or in the vicinity of the airport:

The Sponsor has encouraged developers to develop areas adjacent to the Airport for uses that are compatible with the Airport.

2. Defaults – The Sponsor is not in default on any obligation to the United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport, except as stated herewith:

The Sponsor is not in default on obligations to the United States or any agency of the United States Government.

3. Possible Disabilities – There are no facts or circumstances (including the existence of effective or proposed leases, use agreements or other legal instruments affecting use of the Airport or the existence of pending litigation or other legal proceedings) which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances, either by limiting its legal or financial ability or otherwise, except as follows:

There are not circumstances that preclude the Sponsor from successfully completing the project.

4. Consistency with Local Plans – The project is reasonably consistent with plans existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

This Project Meets the City of Sanford's existing Master Plan.

5. Consideration of Local Interest – It has given fair consideration to the interest of communities in or near where the project may be located.

The City of Sanford, Maine has given fair consideration to the interest of the communities near the Airport.

6. Consultation with Users – In making a decision to undertake an airport development project under Title 49, United States Code, it has consulted with airport users that will potentially be affected by the project (§ 47105(a)(2)).

The City of Sanford, Maine has undertaken reasonable consultation with affected Airport Users.

7. Public Hearings – In projects involving the location of an airport, an airport runway or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

This project did not require a public hearing.

8. Air and Water Quality Standards – In projects involving airport location, a major runway extension, or runway location it will provide for the Governor of the state in which the project is located to certify in writing to the Secretary that the project will be located, designed, constructed, and operated so as to comply with applicable and air and water quality standards. In any case where such standards have not been approved and where applicable air and water quality standards have been promulgated by the Administrator of the Environmental Protection Agency, certification shall be obtained from such Administrator. Notice of certification or refusal to certify shall be provided within sixty days after the project application has been received by the Secretary.

This project complies with Air and Water Quality Standards.

PART II – SECTION C (Continued)

9. **Exclusive Rights** – There is no grant of an exclusive right for the conduct of any aeronautical activity at any airport owned or controlled by the Sponsor except as follows:

Exclusive Rights do not exist at this Airport.

10. **Land** – (a) The sponsor holds the following property interest in the following areas of land, which are to be developed or used as part of or in connection with the Airport subject to the following exceptions, encumbrances, and adverse interests, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

The Sponsor maintains property interest as depicted within the property table on the Exhibit A Property Map dated January 27, 2025 and attached to AIP #3-23-0044-039-2025.

The Sponsor further certifies that the above is based on a title examination by a qualified attorney or title company and that such attorney or title company has determined that the Sponsor holds the above property interests.

(b) The Sponsor will acquire within a reasonable time, but in any event prior to the start of any construction work under the Project, the following property interest in the following areas of land on which such construction work is to be performed, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

No additional land is needed for this project.

(c) The Sponsor will acquire within a reasonable time, and if feasible prior to the completion of all construction work under the Project, the following property interest in the following areas of land which are to be developed or used as part of or in connection with the Airport as it will be upon completion of the Project, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

No additional land is needed for this project.

[1] State the character of property interest in each area and list and identify for each all exceptions, encumbrances, and adverse interests of every kind and nature, including liens, easements, leases, etc. The separate areas of land need only be identified here by the area numbers shown on the property map.

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL	
1. Assistance Listing Number:	20.117
2. Functional or Other Breakout:	

SECTION B – CALCULATION OF FEDERAL GRANT			
Cost Classification	**Latest Approved Amount (Use only for revisions)**	**Adjustment + or (-) Amount (Use only for revisions)**	**Total Amount Required**
1. Administration expense	2,150	0	2,150
2. Preliminary expense	0	0	0
3. Land, structures, right-of-way	0	0	0
4. Architectural engineering basic fees	0	0	0
5. Other Architectural engineering fees	0	0	0
6. Project inspection fees	110,700	0	110,700
7. Land development	0	0	0
8. Relocation Expenses	0	0	0
9. Relocation payments to Individuals and Businesses	0	0	0
10. Demolition and removal	0	0	0
11. Construction and project improvement	411,553	0	411,553
12. Equipment	0	0	0
13. Miscellaneous	0	0	0
14. **Subtotal** (Lines 1 through 13)	524,403	0	524,403
15. Estimated Income (if applicable)	0	0	0
16. Net Project Amount (Line 14 minus 15)	524,403	0	524,403
17. **Less**: Ineligible Exclusions (Section C, line 23 g.)	0	0	0
18. **Subtotal** (Lines 16 through 17)	524,403	0	524,403
19. Federal Share requested of Line 18	498,182	0	498,182
20. Grantee share	13,111	0	13,111
21. Other shares	13,110	0	13,110
22. **TOTAL PROJECT** (Lines 19, 20 & 21)	524,403	0	524,403

SECTION C – EXCLUSIONS	
23. Classification (Description of non-participating work)	**Amount Ineligible for Participation**
a.	0
b.	0
c.	0
d.	0
e.	0
f.	0
g. **Total**	0

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE	
24. Grantee Share – Fund Categories	**Amount**
a. Securities	0
b. Mortgages	0
c. Appropriations (by Applicant)	13,111
d. Bonds	0
e. Tax Levies	0
f. Non-Cash	0
g. Other (Explain):	0
h. **TOTAL** - Grantee share	13,111
25. Other Shares	**Amount**
a. State	13,110
b. Other	0
c. **TOTAL** - Other Shares	13,110
26. TOTAL NON-FEDERAL FINANCING	26,221

SECTION E – REMARKS
(Attach sheets if additional space is required)

I hereby certify that the Exhibit A Property Map dated January 27, 2025, and attached to the Grant Application for AIP 3-23-0044-039-2025 reflects, to the best of my knowledge, the current information as of this date.

The above-mentioned Exhibit A Property Map is, therefore, incorporated into this Grant Application by reference and made a part thereof.

PART IV – PROGRAM NARRATIVE

(Suggested Format)

PROJECT: Project Administration and Construction Phase Services for New Runway 14 Vehicle

AIRPORT: Sanford Seacoast Regional Airport

1. Objective:

Please See Attached Part IV - Program Narrative

2. Benefits Anticipated:

Please See Attached Part IV - Program Narrative

3. Approach: (See approved Scope of Work in Final Application)

Please See Attached Part IV - Program Narrative

4. Geographic Location:

Please See Attached Part IV - Program Narrative

5. If Applicable, Provide Additional Information:

Please See Attached Part IV - Program Narrative

6. Sponsor's Representative: (include address & telephone number)

Please See Attached Part IV - Program Narrative

Part IV
Program Narrative

Project: **Project Administration and Construction Phase Services for New Runway 14 Vehicle Service Road (AIG)**

Airport: Sanford Seacoast Regional Airport (SFM) – Sanford, ME

Date: May 12, 2026

1. Objective:

The objective of this project is to construct a new vehicle service road around the Runway 14 end to reduce the length of roadway within the Runway 14 Object Free Area, in accordance with SFM's Airport Layout Plan.

2. Benefits Anticipated:

The existing vehicle service road, which serves ground fueling and other airport operations vehicles, is located within the Runway 14 Object Free Area (ROFA). A key benefit of this project is the enhanced safety through the reduction of roadway within the Runway Object Free Area.

3. Approach:
See approved Scope of Work following this section. The permitting and design of this project was completed under IIJA AIG 3-23-0044-040-2025. A Modification to Standards has been submitted and approved for the limited distance of vehicle service road that remains within the ROFA.

4. Geographic Location:
This project is located at the Sanford Seacoast Regional Airport in the City of Sanford, York County, Maine.

5. Additional Information:

PROJECT DESCRIPTION:

This project includes professional services of project administration, construction administration, and resident engineering in addition to the contractor costs and ancillary sponsor administration expenses associated with the construction of a new vehicle service road around the Runway 14 end. The existing service road was a gravel roadway that cut across the ROFA. The proposed length of construction is approximately 1,511 linear feet, with a nominal width is 20ft and varies at intersections. No electrical or marking is proposed. Retroreflective vehicle stop signage and painted stopbars are proposed at the limits prior to crossing the ROFA. Asphalt and gravels are proposed as shown in the bid documents.

The project was bid with fence improvements included; however, due to available funding, the fence removal and installation of new fence will be removed from the project. A summary of these changes to the project is included in the attached Project Cost Summary.

COST BREAKDOWN

See attached Project Cost Summary.

ENVIRONMENTAL STATUS:

This project is Categorically Excluded from NEPA review in accordance with FAA Order 5050.4B and FAA Order 1050.1G, paragraph B-2.4. A documented CATEX in accordance with FAA SOP 5.2 was completed and accepted by Cheryl Quaine on January 6, 2026.

Permitting approvals from the State of Maine for this project include a Site Location of development Permit Amendment with the Maine Department of Environmental Protection. Applications has been submitted December 31, 2025. The MaineDEP reviewed the application issued a letter stating that the Agency has found it to be acceptable for processing on 1/22/2026. The MaineDEP further stated that, "The Department [of Environmental Protection] expects to issue a decision on the application by August 5, 2026."

The contractor is required to hold their bid costs until October 15, 2026 and the City of Sanford will not authorize a Notice to Proceed until this MaineDEP permit is in hand.

STATEMENT ON DISADVANTAGED BUSINESS:

The City of Sanford, Sanford Seacoast Regional Airport has filed a Disadvantage Business Enterprise (DBE) plan through fiscal years 2024 to 2026. No goal has been set for this project contract.

Approval of the DBE plan was provided to Ms. Allison Navia, City of Sanford, dated November 2023.

The DBE plan is on file at Sanford Seacoast Regional Airport, Sanford, Maine

COORDINATION WITH MaineDOT:

This project has been coordinated with MaineDOT throughout the project scoping process and by providing them a copy of this grant application.

COORDINATION WITH USF&W, SHPO, AND CZM

This project has been coordinated with the US Fish and Wildlife (USF&W) for potential impacts to federally listed threatened and endangered species by using the department's Information for Planning and Consultation website. There is no designated critical habitat within the project area.

This project is not in a Coastal Zone and so Coastal Zone Management coordination is not required.

Coordination with the Maine Department of Inland Fisheries and Wildlife (MDIFW) was performed,

and a response from MDIFW on April 3, 2025 stated that project impacts to any Maine Endangered Species Act (MESA) protected species are anticipated to be insignificant.

Coordination with the United States Department of the Interior Fish and Wildlife Service, Maine Natural Areas Program, the Maine Historic Preservation Commission, and the Tribal Historic Preservation Offices was completed as a part of this project with no impacts found related to this project.

No wetlands existing in the vicinity of the project area.

6. Sponsor's Representative:

The Sponsor's representative for this project is:

Ms. Allison Navia
Airport Manager
Sanford Seacoast Regional Airport
9 Presidential Lane
Sanford, ME 04073
Phone: (207) 324-3172
Email: anavia@sanfordmaine.org

PROJECT COST SUMMARY

Project Name: Project Administration and Construction Phase Services for New Runway 14 Vehicle Service Road (AIG)

Airport: Sanford Seacoast Regional Airport
Date: May 12, 2026

Line 1. Administrative Expenses

TASK	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	IFE - Construction Services - VSR Project	$ 1,750.00	Performed by: Shane McDougall, P.E. (Split 50/50)
	Legal Review	$ 400.00	Estimate for VSR Grant
	Line 1 Total:	**$ 2,150.00**	

Line 4. Architectural Engineering Basic Fees

TASK	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	Line 4 Total:	**$ -**	

Line 6. Project Inspection Fees

Task	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	Task 1B - VSR Project Administration	$ 32,250.00	
	Task 2B - VSR Construction Administration	$ 41,500.00	
	Task 3B - VSR Resident Engineering	$ 43,400.00	
	Proposed Consultant Contract Reductions	$ (6,450.00)	**See Memo dated 4/28/26**
	Line 6 Total:	**$ 110,700.00**	

Line 11. Construction and Project Improvement

Task	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	Schedule B - Base Bid		
	New Runway 14 Vehicle Service Road - Bid Amount	$ 451,298.50	
	Proposed Contract Reductions	$ (39,746.00)	Eliminate New Fence and Fence Removal
	Additional Work Resulting from Contract Reductions	$ -	No additional work required
	Line 11 Total:	**$ 411,552.50**	

Line 14. Total	**Total Project Cost**	**$ 524,402.50**	
Line 17. Less: Ineligible Exclusions	Ineligible in this Grant	$ -	
Line 18. Total Project Amount	**FAA Eligible**	**$ 524,402.50**	
Line 19. Federal Share Requested	**FAA Share (95% of FAA Eligible)**	**$ 498,182.38**	
Line 23. Grantee Share	**Local Share (2.5% of FAA Eligible)**	**$ 13,110.06**	
Line 24. Other Shares	**State Share (2.5% of FAA Eligible)**	**$ 13,110.06**	

APPENDIX B – DETAILED SCOPE OF WORK

WORK ORDER NO. 4

CITY OF SANFORD

SANFORD SEACOST REGIONAL AIRPORT

SANFORD, MAINE

for

Project Administration and Construction Phase Services
for
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road

April 17, 2026

A. PROJECT DESCRIPTION

The City of Sanford, Maine (SPONSOR), operator of the Sanford Seacoast Regional Airport (SFM), has tasked McFarland-Johnson, Inc. (CONSULTANT) with the project administration and construction phase services for the Reconstruct Taxilane Seacoast 1 and New Runway 14 Vehicle Service Road (PROJECT) at SFM. The attached sketches Layout Plans GE-01 and GE-02, dated March 2026 show the approximate project limits for the Vehicle Service Road and Taxilane, respectively.

The PROJECT is anticipated to receive funding assistance from the Federal Aviation Administration (FAA) and Maine Department of Transportation (MaineDOT):

- (2) Infrastructure Investment and Jobs Act (IIJA) Airport Infrastructure Grant (AIG),
- (1) Airport Improvement Program (AIP)

Due to the funding breakdown and various grants, construction and CONSULTANT costs will be be itemized per grant.

The estimated construction cost of the Reconstruct Taxilane Seacoast 1 is $600,000, and the New Runway 14 Vehicle Service Road is $450,000.

This Scope of Work will be limited to the following tasks:

TASK 1 – PROJECT ADMINISTRATION
TASK 2 – CONSTRUCTION ADMINISTRATION
TASK 3 – RESIDENT ENGINEERING

Each task applies to the Taxilane and Vehicle Service Road. The fee will breakout these tasks separately by sharing common subtasks costs at 50% and itemizing tasks that are only applicable to reach project area.

B. SCOPE OF WORK

Below is a list of tasks to be completed by the CONSULTANT, limited to the estimated hours allocated in the attached Appendix B: Consultant's Cost Proposal.

TASK 1 - PROJECT ADMINISTRATION

SPONSOR will conduct the following:

- Coordinate City of Sanford approvals.
- Attend coordination meetings.

Subtasks of the CONSULTANT are limited to the following:

1.1 Prepare an agenda and conduct scoping meetings with the SPONSOR, FAA, MaineDOT, and CONSULTANT. Two (2) CONSULTANT staff members will participate. Prepare meeting notes.

1.2 Assist the SPONSOR in the development of a Scope of Work (SOW) for the PROJECT. The SOW will be in MS Word with sufficient detail for the SPONSOR to obtain an Independent Fee Estimate (IFE) for use in evaluating CONSULTANT fee proposal. Additionally, CONSULTANT will prepare a "zeroed-out" spreadsheet in MS Excel format for use by the IFE preparer. CONSULTANT will review the proposed fee with SPONSOR and negotiate a contract price.

1.3 Prepare one (1) project contract and coordinate signature with SPONSOR. This does not include work necessary for future contract modifications.

1.4 Prepare for and conduct up to 18 remote project update meetings on a monthly basis.

1.5 Prepare an initial project schedule and update on a monthly basis.

1.6 Prepare an initial project budget and monitor it on a monthly basis.

1.7 Develop a FAA IIJA AIG grant application in PDF, anticipating a vehicle service road construction grant application for Federal Fiscal Year (FFY) 2026. Coordinate grant application with MaineDOT. (AIG VSR).

1.8 Develop a FAA IIJA AIG grant application in PDF, anticipating a Reconstruct Taxilane Seacoast 1 construction grant application for Federal Fiscal Year (FFY) 2026. Coordinate grant application with MaineDOT. (AIG Taxilane).

1.9 Develop a FAA AIP grant application in PDF, anticipating a Reconstruct Taxilane Seacoast 1 construction grant application for Federal Fiscal Year (FFY) 2026. Coordinate grant application with MaineDOT. (AIP Taxilane).

1.10 Develop up to four (4) grant reimbursements requests for IIJA AIG (AIG VSR).
- FAA (2)
- MaineDOT (2).

1.11 Develop up to four (4) grant reimbursements requests for IIJA AIG (AIG Taxilane).
- FAA (2)
- MaineDOT (2).

1.12 Develop up to four (4) grant reimbursements requests for AIP (AIP Taxilane).
- FAA (2)
- MaineDOT (2).

1.13 Develop up to 28 IIJA AIG progress reports for the MaineDOT and FAA (AIG VSR):
a. FAA quarterly progress reports over the life of grant (6)
b. FAA monthly progress reports during construction (2)
c. FAA Fiscal Year End Reports (2)
d. MaineDOT monthly progress reports (18)

1.14 Develop up to 28 IIJA AIG progress reports for the MaineDOT and FAA (AIG Taxilane):
a. FAA quarterly progress reports over the life of grant (6)
b. FAA monthly progress reports during construction (2)
c. FAA Fiscal Year End Reports (2)
d. MaineDOT monthly progress reports (18)

1.15 Develop up to 28 AIP progress reports for the MaineDOT and FAA (AIP Taxilane):
a. FAA quarterly progress reports over the life of grant (6)
b. FAA monthly progress reports during construction (2)
c. FAA Fiscal Year End Reports (2)
d. MaineDOT monthly progress reports (18)

1.16 Develop a Request for Proposals (RFP) to solicit proposals for quality assurance material testing services. Review the MATERIAL TESTING SUBCONSULTANT's proposal and address insurance issues, scope, fee, and basis of payment.

1.17 Assist the SPONSOR in the preparation of FAA IIJA AIG closeout report for IIJA AIG grant, coordinate printing, and retain project records. (AIG VSR).

1.18 Assist the SPONSOR in the preparation of FAA IIJA AIG closeout report for IIJA AIG grant, coordinate printing, and retain project records. (AIG Taxilane).

1.19 Assist the SPONSOR in the preparation of FAA AIP closeout report, coordinate printing, and retain project records. (AIP Taxilane).

1.20 Coordinate submission of deliverables:
- Scoping meeting notes (PDF)
- Scope of work (PDF)

- Blank fee estimate (EXCEL)
- Contract (PDF)
- Reporting (PDF)
- FAA Closeout Reports (PDF)

TASK 2 - CONSTRUCTION ADMINISTRATION

Construction administration services are limited to up to 30 calendar days from the date of the Notice of Award to the Notice to Proceed; up to 30 calendar days from Notice to Proceed to Substantial Completion; and up to 30 calendar days from substantial completion to Final Acceptance.

SPONSOR will conduct the following:

- Coordinate approval and signature of Notice of Award, Contract, and Notice to Proceed.
- Attend Pre-Construction Conference
- Coordinate CSPP requirements with users and NOTAMs
- Attend construction job meetings
- Coordinate payment of Contractor Pay applications.
- Coordinate approval of change orders.
- Attend Final inspection.

Subtasks of the CONSULTANT are limited to the following:

2.1 Assist the SPONSOR with the award of the construction contract and review contract bonds, insurance certificates and other contract documents.

2.2 Prepare a subconsultant agreement with the material testing firm for the proposed work.

2.3 Provide assistance and support prior to issuance of Contractor's Notice to Proceed and coordinate project startup date and schedule. CONSULTANT will draft correspondence for Notice to Proceed.

2.4 Develop a conformed drawing set incorporating the addendum items from the bidding process. CONSULTANT will produce up to two (2) full size construction contract books and plan sets and distribute the materials to the appropriate parties.

2.5 Schedule, prepare for, and conduct a pre-construction conference followed by a Quality Control (QC)/Quality Assurance (QA) workshop at the airport. CONSULTANT will develop meeting notes and distribute them to SPONSOR, contractor, and FAA. Limited to one (1) CONSULTANT member for an extended day travel.

2.6 Review, comment on, and distribute the contractor's Safety Plan Compliance Document (SPCD).

2.7 Process shop drawings, certificates of compliance, and other contractor submittals. This task is limited to up to 30 submittals. The submittal process includes the review of material for compliance to the Buy American requirements. All submittals will be received, returned, and transmitted to third parties electronically.

- Preparation of project submittal logs.
- Recording each submittal upon receipt from the contractor.
- Distribution of submittals to third parties.
- Review of each submittal for compliance to the applicable specifications.
- Providing written justification for submittal revisions and/or rejection.
- Review of third-party review comments.
- Recording the review status of each submittal on the submittal log.
- Distribution of reviewed submittals to the contractor and the SPONSOR.
- Multiple non-compliant shop drawing submissions is excluded.

2.8 Review the material testing program and material testing reports and compile them for inclusion in the closeout report.

2.9 Prepare for and attend up to three (3) on-site field visits for construction job meetings at the Airport. Field visits are anticipated to take place at the start of construction, midway through the construction duration, and at the end of construction. Field visit will be performed by up to one (1) CONSULTANT member and will retain notes.

2.10 Coordinate and host up to four (4) conference calls for construction job meetings during construction on a weekly basis and retain notes.

2.11 Prepare for and attend a pre-paving conference at the Airport with the CONSULTANT's Construction Administrator attending.

2.12 Prepare supplementary sketches and technical interpretations to resolve actual field or unknown conditions encountered. This subtask is limited to two (2) supplemental sketches.

2.13 Review, respond, and distribute responses for up to two (2) Requests for Information (RFIs).

2.14 Review up to three (3) Periodic Cost Estimates (PCE) and include in the reimbursement requests. This subtask is limited to one (1) PCE during construction, one (1) to reduce retainage, and one (1) as final retainage release.

2.15 Review up to 20 certified payrolls and review them for compliance with federal wage rates contained in the contract documents. This task is limited to the contractor (1) and up to four (4) subcontractors per week.

2.16 Assist in the preparation and processing of up to two (2) construction change orders when requested by the SPONSOR. Change orders will require eligibility review by the FAA and MaineDOT. Change orders are limited to up to two (2) items each.

2.17 Provide up to four (4) weeks of assistance and support during construction to answer questions regarding plan interpretations and minor changes. This effort is limited to an average of six (6) hours per week.

2.18 Attend the final inspection at the Airport. This task assumes the CONSULTANT Project Manager will attend the final inspection for extended day.

2.19 Prepare the project punch list and coordinate the completion of the punch list with the contractor. This effort is limited to up to four (4) weeks with an average of six (6) hours per week.

2.20 Prepare and sign "as-built" plans prepared from information and survey data provided by the contractor.

2.21 Prepare a “pen-and-ink” change to the Airport Layout Plan (ALP) that denotes the final conditions of the design of this project. This task does not include changes to the ALP that are not constructed as a part of this project.

2.22 Submit Condition of compliance for the MaineDEP permit approval, if necessary. Provide permit closeout documentation.

2.23 Coordinate submission of deliverables:

- Conformed Plans and Specifications (PDF and hard copy)
- Reporting (PDF)
- “As-Built” Plans (PDF)
- Pen-and-ink change to ALP (PDF)

TASK 5 - RESIDENT ENGINEERING

CONSULTANT will provide one (1) full-time, on-site observation to monitor construction for reasonable conformity with the contract documents. The construction period is limited to 30 calendar days. The budget for the observation is limited to up to four (4) weeks of construction at 60 hours per week using premium overtime rates of 150% for work in addition to standard 40 hours per week. In addition, it is assumed that three (3) days prior to the start of construction for layout and project start-up will be required, as well as 10 days for follow-up to monitor punch list work, record keeping, and project close out.

Subtasks of the CONSULTANT are limited to the following:

- Act as the SPONSOR's representative on the construction site and assist with the coordination of the project with the SPONSOR.
- Assist the SPONSOR in the implementation of the CSPP for the project.
- Preparation of daily construction reports.
- Observe the work for general compliance with the specifications and plan requirements. Indicate revisions made or unforeseen conditions encountered.
- Track the Contractor's construction progress against the contractor's approved schedule.
- Maintain records of measurement of quantities for payment items.
- Review monthly periodic payment requests made by the Contractor and make recommendations to accept or not.
- Provide assistance to the Contractor in clarification of the design.
- Assist with the review of certified payrolls and conduct one (1) day of wage rate interviews with the Contractor's and subcontractor's workers.
- Field coordination with the material testing firm for the scheduling of field tests.
- Review of material testing reports for conformance to plans and specifications and maintain field records of tests performed, their results, and corrective actions taken (if required).

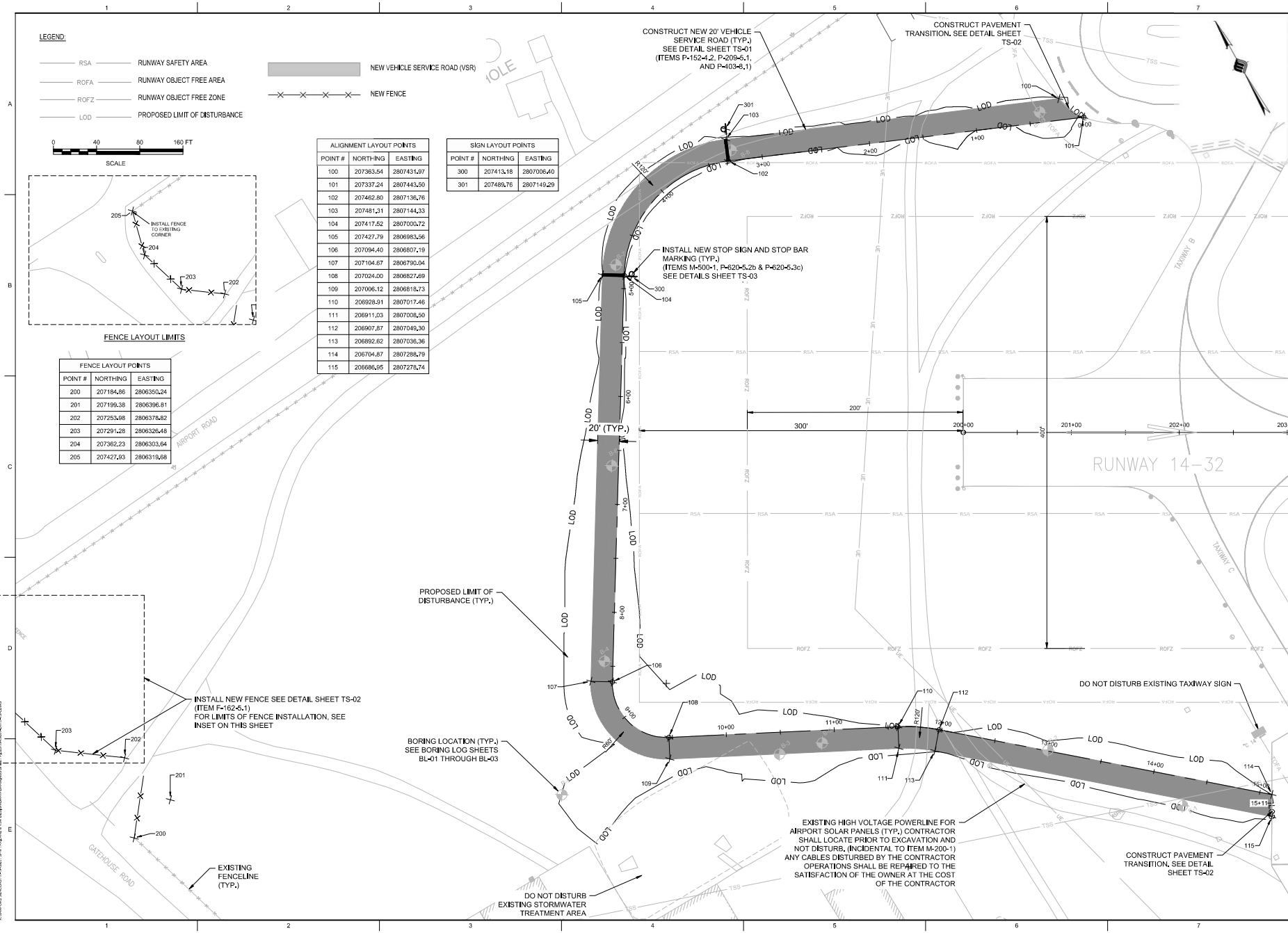
C. CLARIFICATIONS

1. The Runway 14-32 PAPI's are owned by SPONSOR. Strategic Event Coordination with FAA is not included.
2. Estimated construction cost of subbase, base course, and asphalt materials is under $500k. Development of a Construction Management Plan is not included.
3. All deliverables are in PDF format unless noted.
4. All meetings unless otherwise specified will be remote TEAMS® meetings.
5. Schedule of permitting approval is subject to MaineDEP process.

D. SCHEDULE

CONSULTANT will perform the above tasks and deliver the related documents based on the approximate schedule:

Scoping Meeting ..... April 2, 2026
Anticipated Notice of Award ..... October 2026
Submit Condition of Compliance (if necessary) ..... October 2026
Project Notice to Proceed ..... TBD
Anticipated Construction Start ..... TBD
Anticipated Substantial Completion ..... 30 days after Construction Start
Final Acceptance ..... June 30, 2027
Grant Closeout ..... December 2027



ALIGNMENT LAYOUT POINTS		
POINT #	NORTHING	EASTING
100	207363.54	2807431.97
101	207337.24	2807443.50
102	207462.80	2807136.76
103	207481.31	2807144.33
104	207417.52	2807000.72
105	207427.79	2806983.56
106	207094.40	2806807.19
107	207104.67	2806790.04
108	207024.00	2806827.69
109	207006.12	2806818.73
110	206928.91	2807017.46
111	206911.03	2807008.50
112	206907.87	2807049.30
113	206892.62	2807036.36
114	206704.87	2807288.79
115	206686.95	2807278.74

SIGN LAYOUT POINTS		
POINT #	NORTHING	EASTING
300	207413.18	2807006.40
301	207488.76	2807149.29

FENCE LAYOUT POINTS		
POINT #	NORTHING	EASTING
200	207184.86	2806350.24
201	207199.38	2806396.81
202	207253.98	2806378.82
203	207291.28	2806326.48
204	207362.23	2806303.64
205	207427.93	2806319.68

McFARLAND JOHNSON
273 CORPORATE DRIVE, SUITE 200
PORTSMOUTH, NEW HAMPSHIRE 03801
Sanford Seacoast Regional Airport

CLIENT: SANFORD SEACOAST REGIONAL AIRPORT
CITY OF SANFORD

PROJECT: RECONSTRUCT TAXILANE SEACOAST 1 & NEW RW 14 VEHICLE SERVICE ROAD

REVISIONS

NO.	DATE	DESCRIPTION

STAMP



PROJECT MILESTONE

BID DOCUMENTS

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWN	ABS
DESIGNED	SRG
CHECKED	DAN
SCALE	1"=40'
DATE	MARCH 2026
PROJECT	19459.01

DRAWING TITLE

LAYOUT PLAN (SHEET 1 OF 2)

DRAWING NUMBER

GE-01

13 OF 32

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

Task and Description	Payment Terms	Taxilane Hours	Taxilane Fee	VSR Hours	VSR Fee
Task 1A - Taxilane Project Administration	Lump Sum	271	$ 48,000.00		
Task 1B - VSR Project Administration	Lump Sum			170	$ 32,250.00
Task 2A - Taxilane Construction Administration	Actual Cost + Fixed Fee	195	$ 41,400.00		
Task 2B - VSR Construction Administration	Actual Cost + Fixed Fee			195	$ 41,500.00
Task 3A - Taxilane Resident Engineering	Actual Cost + Fixed Fee	242	$ 46,050.00		
Task 3B - VSR Resident Engineering	Actual Cost + Fixed Fee			242	$ 43,400.00
Total Project Costs	**TOTAL**	**708**	**$ 135,450.00**	**607**	**$ 117,150.00**

	Breakdown	
	Taxilane	VSR
Material Testing Subconsultant - S.W. Cole Engineering, Inc.	$ 9,541.00	$ 6,803.00
MJ Expenses	$ 7,791.55	$ 7,867.76
MJ Professional Services	$ 118,117.45	$ 102,479.24
Total	$135,450.00	$ 117,150.00

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 1A - Taxilane Project Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
1.1.	Conduct Scoping Meeting		1		2			3
1.2.	Develop Scope of Work, assist IFE, negotiate		10	2	4			16
1.3.	Prepare Project Contract		2					2
1.4.	Prepare for and conduct project update meetings (18).		9					9
1.5.	Prepare project schedule and update monthly		9					9
1.6.	Prepare project budget and monitor monthly		9					9
1.7.	Develop FAA IIJA AIG Grant Application (AIG VSR)							
1.8.	Develop FAA IIJA AIG Grant Application (AIG Taxilane)		4		8		8	20
1.9.	Develop a FAA AIP Grant Application (AIP Taxilane)		4		8		8	20
1.10.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG VSR)							
1.11.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG Taxilane)		4				16	20
1.12.	Develop AIP Requests for Reimbusement. FAA (2), MaineDOT (2) (AIP Taxilane)		4				16	20
1.13.	Develop IIJA AIG progress reports (28) (AIG VSR)							
1.14.	Develop IIJA AIG progress reports (28) (AIG Taxilane)		6		28		12	46
1.15.	Develop AIP progress reports (28) (AIP Taxilane)		6		28		12	46
1.16.	Develop RFP for Material Testing Services		2		6		1	9
1.17.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG VSR)							0
1.18.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG Taxilane)		2		4		12	18
1.19.	Prepare AIP closeout report, coordinate printing, and retain project records. (AIP Taxilane)		2		4		12	18
1.20.	Coordinate submission of deliverables (6)		3		3			6
	TOTAL Hours	0	77	2	95	0	97	**271**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ -	$ 6,468.00	$ 136.00	$ 4,607.50	$ -	$ 3,734.50	

Expenses

Meals	$	-
Hotel	$	-
Mileage	$	-
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	45.76
Total Expenses	**$**	**45.76**

Outside Services

None.	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		271
TOTAL DIRECT LABOR COST	$	14,946.00
OVERHEAD @ 179.00%	$	26,753.34
TOTAL LABOR COST	$	41,699.34
FEE @ 15%	$	6,254.90
SUBTOTAL	$	47,954.24
TOTAL EXPENSES	$	45.76
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**48,000.00**
USE LUMP SUM	**$**	**48,000.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 1B - VSR Project Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
1.1.	Conduct Scoping Meeting		1		2			3
1.2.	Develop Scope of Work, assist IFE, negotiate	1	10	2	4			17
1.3.	Prepare Project Contract		2				1	3
1.4.	Prepare for and conduct project update meetings (18). (2) Consultant members		9					9
1.5.	Prepare project schedule and update monthly		9					9
1.6.	Prepare project budget and monitor monthly		9					9
1.7.	Develop FAA IIJA AIG Grant Application (AIG VSR)		4		8		8	20
1.8.	Develop FAA IIJA AIG Grant Application (AIG Taxilane)							
1.9.	Develop a FAA AIP Grant Application (AIP Taxilane)							
1.10.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG VSR)		4				16	20
1.11.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG Taxilane)							
1.12.	Develop AIP Requests for Reimbusement. FAA (2), MaineDOT (2) (AIP Taxilane)							
1.13.	Develop IIJA AIG progress reports (28) (AIG VSR)		6		28		12	46
1.14.	Develop IIJA AIG progress reports (28) (AIG Taxilane)							
1.15.	Develop AIP progress reports (28) (AIP Taxilane)							
1.16.	Develop RFP for Material Testing Services	1	2		6		1	10
1.17.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG VSR)		2		4		12	18
1.18.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG Taxilane)							
1.19.	Prepare AIP closeout report, coordinate printing, and retain project records. (AIP Taxilane)							
1.20.	Coordinate submission of deliverables (6)		3		3			6
	TOTAL Hours	2	61	2	55	0	50	**170**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ 184.00	$ 5,124.00	$ 136.00	$ 2,667.50	$ -	$ 1,925.00	

Expenses

Meals	$	-
Hotel	$	-
Mileage	$	-
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	47.88
Total Expenses	**$**	**47.88**

Outside Services

None.	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		170
TOTAL DIRECT LABOR COST	$	10,036.50
OVERHEAD @ 179.00%	$	17,965.34
TOTAL LABOR COST	$	28,001.84
FEE @ 15%	$	4,200.28
SUBTOTAL	$	32,202.12
TOTAL EXPENSES	$	47.88
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**32,250.00**
USE LUMP SUM	**$**	**32,250.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 2A - Taxilane Construction Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
2.1	Assist with award of construction contract and review bonds, insurance certificates and other contract documents		2		4			6
2.2	Prepare subagreement with material testing firm	1	4		2		1	8
2.3	Provide assistance and support prior to Contractor's NTP		4		4			8
2.4	Develop conformed documents. Print and distribute (2) hard copies		2		4	8		14
2.5	Schedule, prepare for, and conduct pre-con meeting and QC workshop at SFM. (1) Consultant member extended day		5		2			7
2.6	Review, comment on, and distribute Contractor's SPCD		1		2			3
2.7	Process shop drawings, certificates of compliance, and other submittals (30)		2	15	15			32
2.8	Review material testing program and reports and compile		1	1	5			7
2.9	Prepare for and attend (3) on-site visits for construction job meetings. (1) consultant member		15					15
2.10	Coordinate and host (4) conference calls for construction job meetings weekly during construction		4		4			8
2.11	Prepare for and attend pre-paving conference at SFM. Construction Administrator in attendance		4		1			5
2.12	Prepare supplementary sketches and technical interpretations to resolve actual field or unknown conditions encountered (2)		1		2	4		7
2.13	Review, respond to, and distribute RFIs (2)		1	2	4			7
2.14	Review Periodic Cost Estimates (3)		1		3			4
2.15	Review contractor certified payrolls (20)		2		6			8
2.16	Assist in preparation and processing of construction change orders (2)		1	2	4			7
2.17	Provide assistance and support during construction. (4) weeks (6) hours/week		12					12
2.18	Attend Final Inspection at SFM. Consultant PM for (1) extended day		4					4
2.19	Prepare punch list and coordinate completion with contractor. (4) weeks (6) hours/week		12					12
2.20	Prepare and sign "as-built" plans		1		2	8		11
2.21	Prepare "pen-and-ink" change to ALP				1	2		3
2.22	Submit Coordination of Compliance for MaineDEP approval. Provide permit closeout information		1		2			3
2.23	Coordinate submission of deliverables (4)		2		2			4
	TOTAL Hours	1	82	20	69	22	1	**195**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ 92.00	$ 6,888.00	$ 1,360.00	$ 3,346.50	$ 1,012.00	$ 38.50	

Expenses

Meals	$	258.00
Hotel	$	-
Mileage	$	239.25
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	36.09
Total Expenses	**$**	**533.34**

Outside Services

None	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		195
TOTAL DIRECT LABOR COST	$	12,737.00
OVERHEAD @ 179.00%	$	22,799.23
TOTAL LABOR COST	$	35,536.23
FEE @ 15%	$	5,330.43
SUBTOTAL	$	40,866.66
TOTAL EXPENSES	$	533.34
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**41,400.00**
USE ACTUAL COST + FIXED FEE	**$**	**41,400.00**

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McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Travel Expenses

Subtask	Description	Status	Breakfast	Lunch	Dinner	Incidental	Hotel	Toll	Mileage	
2.5	PreCon Mtg	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.9	Site Visits	Extended Day								Concord to SFM
2.9	Site Visits	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.9	Site Visits	Extended Day								Concord to SFM
2.11	PrePaving Mtg	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.18	Final Inspection	Extended Day								Concord to SFM
		Subtotal	$ 66.00	$ 69.00	$ 108.00	$ 15.00	$ -	$ -	$ 239.25	
					Meals Subtotal	**$ 258.00**			**TOTAL**	**$ 497.25**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 2B - VSR Construction Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
2.1	Assist with award of construction contract and review bonds, insurance certificates and other contract documents		2		4			6
2.2	Prepare subagreement with material testing firm	1	4		2		1	8
2.3	Provide assistance and support prior to Contractor's NTP		4		4			8
2.4	Develop conformed documents. Print and distribute (2) hard copies		2		4	8		14
2.5	Schedule, prepare for, and conduct pre-con meeting and QC workshop at SFM. (1) Consultant member extended day		5		2			7
2.6	Review, comment on, and distribute Contractor's SPCD		1		2			3
2.7	Process shop drawings, certificates of compliance, and other submittals (30)		2	15	15			32
2.8	Review material testing program and reports and compile for closeout report		1	1	5			7
2.9	Prepare for and attend (3) on-site visits for construction job meetings. (1) consultant member		15					15
2.10	Coordinate and host (4) conference calls for construction job meetings weekly during construction		4		4			8
2.11	Prepare for and attend pre-paving conference at SFM. Construction Administrator in attendance		4		1			5
2.12	Prepare supplementary sketches and technical interpretations to resolve actual field or unknown conditions encountered (2)		1		2	4		7
2.13	Review, respond to, and distribute RFIs (2)		1	2	4			7
2.14	Review Periodic Cost Estimates (3)		1		3			4
2.15	Review contractor certified payrolls (20)		2		6			8
2.16	Assist in preparation and processing of construction change orders (2)		1	2	4			7
2.17	Provide assistance and support during construction. (4) weeks (6) hours/week		12					12
2.18	Attend Final Inspection at SFM. Consultant PM for (1) extended day		4					4
2.19	Prepare punch list and coordinate completion with contractor. (4) weeks (6) hours/week		12					12
2.20	Prepare and sign "as-built" plans		1		2	8		11
2.21	Prepare "pen-and-ink" change to ALP		1			2		3
2.22	Submit Coordination of Compliance for MaineDEP approval. Provide permit closeout information		1		2			3
2.23	Coordinate submission of deliverables (4)		2		2			4
	TOTAL Hours	1	83	20	68	22	1	**195**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ 92.00	$ 6,972.00	$ 1,360.00	$ 3,298.00	$ 1,012.00	$ 38.50	

Expenses

Meals	$	258.00
Hotel	$	-
Mileage	$	239.25
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	22.18
Total Expenses	**$**	**519.43**

Outside Services

None	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		195
TOTAL DIRECT LABOR COST	$	12,772.50
OVERHEAD @ 179.00%	$	22,862.78
TOTAL LABOR COST	$	35,635.28
FEE @ 15%	$	5,345.29
SUBTOTAL	$	40,980.57
TOTAL EXPENSES	$	519.43
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**41,500.00**
USE ACTUAL COST + FIXED FEE	**$**	**41,500.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Travel Expenses

Subtask	Description	Status	Breakfast	Lunch	Dinner	Incidental	Hotel	Toll	Mileage	
2.5	PreCon Mtg	Extended Day								Concord to SFM
2.9	Site Visits	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.9	Site Visits	Extended Day								Concord to SFM
2.9	Site Visits	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.11	PrePaving Mtg	Extended Day								Concord to SFM
2.18	Final Inspection	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
		Subtotal	$ 66.00	$ 69.00	$ 108.00	$ 15.00	$ -	$ -	$ 239.25	
					Meals Subtotal	**$ 258.00**			**TOTAL**	**$ 497.25**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 3A - Taxilane Resident Engineering	Quality Control	Project Manager	Resident Regular	Resident Overtime	Senior Technician	Assistant Admin Technician	Hours
	Prepare for and attend pre-con meeting and QC workshop at SFM			4				4
	Start-up coordination (3 extended days)			15	3			18
	(4) weeks on-site observation (60 hours/week)			120	40			160
	Post construction coordination (10 extended days)			50	10			60
	TOTAL Hours	0	0	189	53	0	0	**242**
	Hourly Rate	$ -	$ -	$ 46.00	$ 23.00			
	Direct labor Cost	$ -	$ -	$ 8,694.00	$ 1,219.00	$ -	$ -	

Expenses

Meals	$	1,158.00
Hotel	$	3,286.35
Mileage	$	478.50
Transportation Costs (Rental Car + Gas)	$	1,895.00
Postage/Copies	$	394.60
Total Expenses	**$**	**7,212.45**

Outside Services

Material Testing - S.W. Cole Engineering, Inc.		$500.00	50% Pre Con Support
Material Testing - S.W. Cole Engineering, Inc.	$	9,041.00	
Total Outside Services:		**$9,541.00**	

TOTAL HOURS		242
TOTAL DIRECT LABOR COST	$	8,694.00
TOTAL OT PREMIUM COST	$	1,219.00
OVERHEAD @ 179.00%	$	15,562.26
TOTAL LABOR COST	$	25,475.26
FEE @ 15%	$	3,821.29
SUBTOTAL	$	29,296.55
TOTAL EXPENSES	$	7,212.45
TOTAL OUTSIDE SERVICES	$	9,541.00
TOTAL TASK	**$**	**46,050.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

TASK 3A EXPENSES BREAKDOWN (Taxilane)

a. Travel - Vehicle Mileage (Pre & Post Construction)

	Trips	Cost/Mile	Miles	
Concord NH to SFM Round Trip	6	$ 0.725	110.0	$ 478.50
Tolls (Rt 202)				$ -
			Subtotal	$ 478.50

b. Travel - Vehicle Rental - Estimate (Construction)

	Cost / Day	No. of Days	
Rental Car from Concord, NH	$ 95.00	15	$ 1,425.00
Tolls	$ -		$ -
		Subtotal	$ 1,425.00

	Miles R.T/on site	Est. MPG	Cost/Gal	RT	
Fuel for Rental Car	110	20	$ 4.00	2	$ 440.00
Site Miles	10	20	$ 4.00	15	$ 30.00
				Subtotal	$ 470.00

c. Subsistence, Food, Lodging, etc. (Federal Rates)

	Cost / Day	No. of Days	
Lodging	$ 219.09	15	$ 3,286.35
M&EI	$ 86.00	9	$ 774.00
First Last/Day	$ 64.50	4	$ 258.00
Meal day trip	$ 21.00	6	$ 126.00
		Subtotal	$ 4,444.35

d. Printing / Reprographios	Paper	Copies	cost/page	No. pages	
Working Prints	22x34	30	$ 2.50	1	$ 75.00
Spec Book	8.5x11	659	$ 0.20	2	$ 263.60
				Subtotal	$ 338.60

e. Postage / Shipping	$	56.00
	$	56.00
Total Expenses:	**$**	**7,212.45**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 3B - VSR Resident Engineering	Quality Control	Project Manager	Resident Regular	Resident Overtime	Senior Technician	Assistant Admin Technician	Hours
	Prepare for and attend pre-con meeting and QC workshop at SFM			4				4
	Start-up coordination (3 extended days)			15	3			18
	(4) weeks on-site observation (60 hours/week)			120	40			160
	Post construction coordination (10 extended days)			50	10			60
	TOTAL Hours	0	0	189	53	0	0	**242**
	Hourly Rate			$ 46.00	$ 23.00			
	Direct labor Cost	$ -	$ -	$ 8,694.00	$ 1,219.00	$ -	$ -	

Expenses

Meals	$	1,179.00
Hotel	$	3,286.35
Mileage	$	558.25
Transportation Costs (Rental Car + Gas)	$	1,895.00
Postage/Copies	$	381.85
Total Expenses	**$**	**7,300.45**

Outside Services

Material Testing - S.W. Cole Engineering, Inc.		$500.00	50% Pre Con Support
Material Testing - S.W. Cole Engineering, Inc.	$	6,303.00	
Total Outside Services:	**$**	**6,803.00**	

TOTAL HOURS		242
TOTAL DIRECT LABOR COST	$	8,694.00
TOTAL OT PREMIUM COST	$	1,219.00
OVERHEAD @ 179.00%	$	15,562.26
TOTAL LABOR COST	$	25,475.26
FEE @ 15%	$	3,821.29
SUBTOTAL	$	29,296.55
TOTAL EXPENSES	$	7,300.45
TOTAL OUTSIDE SERVICES	$	6,803.00
TOTAL TASK	**$**	**43,400.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

TASK 3A EXPENSES BREAKDOWN (Taxilane)

a. Travel - Vehicle Mileage (Pre & Post Construction)

	Trips	Cost/Mile	Miles	
Concord NH to SFM Round Trip	7	$ 0.725	110.0	$ 558.25
Tolls (Rt 202)				$ -
			Subtotal	$ 558.25

b. Travel - Vehicle Rental - Estimate (Construction)

		Cost / Day	No. of Days	
Rental Car from Concord, NH		$ 95.00	15	$ 1,425.00
Tolls		$ -		$ -
			Subtotal	$ 1,425.00

	Miles R.T/on site	Est. MPG	Cost/Gal	RT	
Fuel for Rental Car	110	20	$ 4.00	2	$ 440.00
Site Miles	10	20	$ 4.00	15	$ 30.00
				Subtotal	$ 470.00

c. Subsistence, Food, Lodging, etc. (Federal Rates)

	Cost / Day	No. of Days	
Lodging	$ 219.09	15	$ 3,286.35
M&EI	$ 86.00	9	$ 774.00
First Last/Day	$ 64.50	4	$ 258.00
Meal day trip	$ 21.00	7	$ 147.00
		Subtotal	$ 4,465.35

d. Printing / Reprographios	Paper	Copies	cost/page	No. pages	
Working Prints	22x34	30	$ 2.50	1	$ 75.00
Spec Book	8.5x11	659	$ 0.20	2	$ 263.60
				Subtotal	$ 338.60

e. Postage / Shipping	$	43.25
	$	43.25

Total Expenses: $ 7,300.45

McFARLAND JOHNSON
273 Corporate Drive, Suite 200 • Portsmouth, NH 03801
Phone / Fax Number will Auto Update
www.mjinc.com

April 24, 2026 MJ No. 19459.01

Allison Navia, Airport Manager
Sanford Seacoast Regional Airport
199 Airport Rd
Sanford, ME 04073

RE: Bid Review Letter
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road
Sanford Seacoast Regional Airport
A.I.G. No. 3-23-0044-041-2026
A.I.G. No. 3-23-0044-042-2026
A.I.P. No. 3-23-0044-XXX-2026

Dear Ms. Navia,

The Sanford Seacoast Regional Airport received four (4) bids at the April 22, 2026, Bid Opening for the above referenced project. McFarland Johnson (MJ) has reviewed the bids with their supporting documentation. This letter is to advise you of MJ's findings.

The four (4) bid totals received and Engineer's Estimate are as follows from lowest to highest:

Bidder	Schedule A Amount	Schedule B Amount	Total of Schedule A and B	% Difference from Engineer's Estimate
Engineer's Estimate	$613,105.00	$436,130.00	$1,049,235.00	
Shaw Brothers	$607,872.60	$451,298.50	$1,059,171.10	(0.95% Higher)
Sargent	$654,975.00	$509,310.00	$1,164,285.00	(10.97% higher)
RJ Grondin	$907,457.00	$645,900.00	$1,553,357.00	(48.05% higher)
Levesque	$959,258.00	$631,660.00	$1,590,918.00	(51.63% higher)

For a detailed comparison of the Engineer's opinion of probable construction costs, refer to attached Bid Summary.

All four (4) bidders submitted their bids in sealed envelopes on time and on the prescribed proposal forms. Each bidder acknowledged receipt of the three (3) addenda, and the acknowledgement was signed by an appropriate corporate officer with a company corporate seal.

The bid review included a comparison of each bidder's unit prices, line-item total costs and totals for the Base Bid of Schedule A and Schedule B. Only one (1) bid, the highest bid, contained a mathematical error. That error is corrected on the attached Bid Summary.

Shaw Brothers Construction, Inc. (Shaw) is the apparent low bidder. Shaw included a signed and sealed Bid Bond in the amount of five percent (5%) of their bid value using the provided bid surety form. The surety's bond affidavit was countersigned by the Attorney-in-Fact. The surety company was checked and is listed in the Department of Treasury's List of Certified Companies (Department Circular 570), updated August 1, 2025, for issuance of bonds in Maine. MJ reviewed the database held by the State of Maine, Secretary of State to confirm that Shaw was not listed for debarment or other delinquencies in both the federal and State databases.

Shaw committed to a 0% Disadvantage Business Enterprise (DBE) utilization which meets the Airport's overall DBE neutral goal of 0.0%.

Shaw stated in their bid that they can comply with the 100% Buy American Preferences (BAP) of 49 USC § 50101(a)). Therefore, no BAP waiver would be required if the project is awarded to Shaw.

The following forms have also been provided and executed satisfactory by Shaw:

- Proposal Forms
- Backup information for bidder's qualifications
- Proposal Surety as specified in the Instructions to Bidders
- Surety's Bond Affidavit/Attorney-in-Fact Certification
- List of Potential Subcontractors and Suppliers
- Certificate of Buy American Compliance for Manufactured Products (Form MJ-101)
- Certificate of Offeror/Bidder Regarding Debarment (Form MJ-102)
- Proposed Disadvantaged Business Enterprise (DBE) and Small Business Utilization (Form MJ-103A).
- Subcontractor/Supplier – DBE/Small Business Letter of Intent (Form MJ-104)
- Prime Contractor – DBE/Small Business Reporting Information Form (Form MJ-105)
- Subcontractor/Supplier – DBE/Small Business Reporting Information Form (Form MJ-106)
- Certification Regarding Lobbying (Form MJ-107)
- US Government and State of Maine Certification of Taxes Paid (Form MJ-109)
- Trade Restriction Certification (Form MJ-110)
- Non-Collusion Affidavit (Form MJ-111)

Shaw's Schedule A bid ($607,872.60) is 0.9% lower than the Engineer's Opinion of Probable Construction Costs for Schedule A ($613,105.00), and 7.2% lower than the next lowest bidder, Sargent ($654,975.00). Shaw's Schedule B bid ($451,298.50) is 3.5% higher than the Engineer's Opinion of Probable Construction Costs for Schedule B ($436,130.00), and 11.4% lower than the next lowest bidder, Sargent ($509,310.00). Shaw's total base bid ($1,059,171.10) is 1.0% higher than the Engineer's Opinion of Probable Construction Costs for the total base bid ($1,049,235.00), and 9.0% lower than the next lowest bidder, Sargent ($1,164,285.00). In MJ's

opinion, Shaw's bid represents a fair and reasonable value for the work proposed. See attached bid summary.

The project was advertised in the Sanford Springvale Maine News on March 27, 2026, and MJ reached out to the contractors listed on the MaineDOT's Prequalified Contractors List on March 25, 2026. The solicitation was also posted on the Construction Summary of Maine and New Hampshire website. In reference to MJ's bid portal, a total of forty-six (46) plan holders registered and reviewed plans for the Project. In MJ's opinion, sufficient awareness was made of the Project to potential bidders.

If you choose to award the project to the low bidder (Shaw Brothers Construction, Inc), MJ recommends the following:

1. Concur the validity of Shaw Brothers' bid with the City of Sanford procurement official.
2. Verify that sufficient funding is available for the award of the Schedule A Base Bid in the amount of $607,872.60 and Schedule B Base Bid in the amount of $451,298.50.
3. Obtain concurrence with FAA and MaineDOT for the award of the Contract to Shaw Brothers for the Schedule A Base Bid and Schedule B Base Bid.
4. Seek funding assistance from the FAA and MaineDOT.
5. Upon receipt of FAA and MaineDOT funding assistance, award the project to Shaw Brothers before October 14, 2026.
6. Execute a Contract between City of Sanford and Shaw Brothers contingent upon the delivery of acceptable Insurance Certificates and Performance and Payment Bonds.

If you have any questions on the above, or if we can be of further assistance, please do not hesitate to call or email.

Sincerely,
McFarland-Johnson, Inc.



Matthew O'Brien, PE
Project Manager

Attachments: Bid Summary

Cc: David Chamberlain, FAA
Alan Lambert, MaineDOT
File

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Sanford Seacoast Regional Airport
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road **BID SUMMARY** **McFARLAND-JOHNSON, INC.**
BID DATE: APRIL 22, 2026

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Shaw Brothers Construction		Sargent Corporation		RJ Grondin & Sons		Levesque Excavation	
				ESTIMATED UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
Schedule A - Reconstruct Taxilane Seacoast 1													
M-150-1	PROJECT SURVEY AND STAKEOUT	LS	1	$ 10,000.00	$ 10,000.00	$ 12,000.00	$ 12,000.00	$ 15,000.00	$ 15,000.00	$ 50,000.00	$ 50,000.00	$ 30,000.00	$ 30,000.00
M-200-1	MAINTENANCE AND PROTECTION OF TRAFFIC	LS	1	$ 15,000.00	$ 15,000.00	$ 35,280.00	$ 35,280.00	$ 25,000.00	$ 25,000.00	$ 127,000.00	$ 127,000.00	$ 94,678.00	$ 94,678.00
C-100	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	LS	1	$ 12,500.00	$ 12,500.00	$ 10,000.00	$ 10,000.00	$ 22,000.00	$ 22,000.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00
C-102-5.1b	INSTALLATION AND REMOVAL OF INLET PROTECTION	EA	7	$ 250.00	$ 1,750.00	$ 400.00	$ 2,800.00	$ 400.00	$ 2,800.00	$ 460.00	$ 3,220.00	$ 300.00	$ 2,100.00
C-102-5.1c	STABILIZED CONSTRUCTION ENTRANCE	EA	1	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 4,500.00	$ 4,500.00	$ 5,000.00	$ 5,000.00
C-105	MOBILIZATION (10%)	LS	1	$ 55,800.00	$ 55,800.00	$ 51,245.00	$ 51,245.00	$ 65,000.00	$ 65,000.00	$ 90,700.00	$ 90,700.00	$ 79,235.00	$ 79,235.00
P-101-5.1	PAVEMENT REMOVAL	SY	2,760	$ 12.00	$ 33,120.00	$ 2.50	$ 6,900.00	$ 5.00	$ 13,800.00	$ 2.00	$ 5,520.00	$ 12.00	$ 33,120.00
P-101-5.2	REMOVE EXISTING CATCH BASIN	EA	4	$ 5,000.00	$ 20,000.00	$ 1,195.00	$ 4,780.00	$ 2,000.00	$ 8,000.00	$ 800.00	$ 3,200.00	$ 750.00	$ 3,000.00
P-101-5.3	REMOVAL OF PIPE	LF	165	$ 35.00	$ 5,775.00	$ 70.00	$ 11,550.00	$ 30.00	$ 4,950.00	$ 24.00	$ 3,960.00	$ 25.00	$ 4,125.00
P-152-4.1a	UNCLASSIFIED EXCAVATION	CY	2,520	$ 25.00	$ 63,000.00	$ 23.00	$ 57,960.00	$ 22.00	$ 55,440.00	$ 24.00	$ 60,480.00	$ 70.00	$ 176,400.00
P-152-4.1b	UNSUITABLE EXCAVATION	CY	70	$ 45.00	$ 3,150.00	$ 23.00	$ 1,610.00	$ 22.00	$ 1,540.00	$ 64.00	$ 4,480.00	$ 105.00	$ 7,350.00
P-154-5.1	SUBBASE COURSE	CY	1,670	$ 50.00	$ 83,500.00	$ 51.00	$ 85,170.00	$ 60.00	$ 100,200.00	$ 66.00	$ 110,220.00	$ 75.00	$ 125,250.00
P-209-5.1	CRUSHED AGGREGATE BASE COURSE	CY	350	$ 80.00	$ 28,000.00	$ 77.00	$ 26,950.00	$ 102.00	$ 35,700.00	$ 130.00	$ 45,500.00	$ 85.00	*$ 29,750.00*
P-403-8.1	ASPHALT MIXTURE SURFACE COURSE	TON	490	$ 145.00	$ 71,050.00	$ 181.00	$ 88,690.00	$ 210.00	$ 102,900.00	$ 212.00	$ 103,880.00	$ 235.00	$ 115,150.00
P-603-5.1	EMULSIFIED ASPHALT TACK COAT	GAL	150	$ 30.00	$ 4,500.00	$ 18.00	$ 2,700.00	$ 10.00	$ 1,500.00	$ 10.00	$ 1,500.00	$ 8.00	$ 1,200.00
P-605-5.1	JOINT SEALING FILLER	LF	570	$ 25.00	$ 14,250.00	$ 9.00	$ 5,130.00	$ 10.00	$ 5,700.00	$ 5.00	$ 2,850.00	$ 45.00	$ 25,650.00
P-620-5.1a	SURFACE PREPARATION	SF	30	$ 10.00	$ 300.00	$ 5.00	$ 150.00	$ 50.00	$ 1,500.00	$ 64.00	$ 1,920.00	$ 35.00	$ 1,050.00
P-620-5.2b	MARKING	SF	1,950	$ 7.00	$ 13,650.00	$ 3.85	$ 7,507.50	$ 5.00	$ 9,750.00	$ 3.00	$ 5,850.00	$ 3.00	$ 5,850.00
P-620-5.3c	REFLECTIVE MEDIA	LB	60	$ 30.00	$ 1,800.00	$ 8.00	$ 480.00	$ 10.00	$ 600.00	$ 38.00	$ 2,280.00	$ 10.00	$ 600.00
T-901-5.1	SEEDING	1KSF	25	$ 65.00	$ 1,625.00	$ 45.00	$ 1,125.00	$ 95.00	$ 2,375.00	$ 57.00	$ 1,425.00	$ 450.00	$ 11,250.00
T-905-5.2	TOPSOIL (FURNISHED ON-SITE)	CY	130	$ 25.00	$ 3,250.00	$ 56.00	$ 7,280.00	$ 30.00	$ 3,900.00	$ 80.00	$ 10,400.00	$ 45.00	$ 5,850.00
T-908-5.1	MULCHING	SY	2,310	$ 0.50	$ 1,155.00	$ 0.41	$ 947.10	$ 1.00	$ 2,310.00	$ 0.50	$ 1,155.00	$ 1.00	$ 2,310.00
L-108-5.1	No. 8 AWG ,5 kV , L-824, Type C Cable, Installed in Trench, Duct Bank or Conduit	LF	470	$ 4.00	$ 1,880.00	$ 3.75	$ 1,762.50	$ 4.00	$ 1,880.00	$ 4.50	$ 2,115.00	$ 4.00	$ 1,880.00
L-108-5.2	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH, ABOVE THE DUCT BANK OR CONDUIT, INCLUDING CONNECTIONS/TERMINATIONS	LF	410	$ 10.00	$ 4,100.00	$ 1.75	$ 717.50	$ 2.00	$ 820.00	$ 2.20	$ 902.00	$ 2.00	$ 820.00
L-110-5.1	NON-ENCASED ELECTRICAL CONDUIT, 1-WAY2 INCH SCH. 40 PVC	LF	380	$ 15.00	$ 5,700.00	$ 18.00	$ 6,840.00	$ 20.00	$ 7,600.00	$ 22.50	$ 8,550.00	$ 18.00	$ 6,840.00
L-110-5.3a	REMOVE ELECTRICAL CONDUIT AND CABLING	LF	340	$ 5.00	$ 1,700.00	$ 6.00	$ 2,040.00	$ 6.00	$ 2,040.00	$ 7.50	$ 2,550.00	$ 5.00	$ 1,700.00
L-110-5.3b	REMOVE AND RESET EXISTING DUCT MARKER	EA	2	$ 100.00	$ 200.00	$ 200.00	$ 400.00	$ 220.00	$ 440.00	$ 250.00	$ 500.00	$ 200.00	$ 400.00
L-125-5.1	L-861T BASE MOUNTED ELEVATED TAXIWAY EDGE LIGHT	EA	10	$ 2,000.00	$ 20,000.00	$ 1,540.00	$ 15,400.00	$ 2,000.00	$ 20,000.00	$ 2,000.00	$ 20,000.00	$ 1,540.00	$ 15,400.00
L-125-5.2	REMOVE EXISTING ELEVATED TAXIWAY EDGE LIGHT	EA	6	$ 250.00	$ 1,500.00	$ 500.00	$ 3,000.00	$ 650.00	$ 3,900.00	$ 775.00	$ 4,650.00	$ 500.00	$ 3,000.00
L-200-1	SPARE PARTS	ALL	1	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
D-701-5.1	INSTALL NEW 8" PVC PIPE	LF	45	$ 40.00	$ 1,800.00	$ 140.00	$ 6,300.00	$ 102.00	$ 4,590.00	$ 160.00	$ 7,200.00	$ 60.00	$ 2,700.00
D-701-5.2	INSTALL NEW 30" REINFORCED CONCRETE PIPE	LF	120	$ 250.00	$ 30,000.00	$ 285.00	$ 34,200.00	$ 240.00	$ 28,800.00	$ 340.00	$ 40,800.00	$ 450.00	$ 54,000.00
D-705-5.1	6" PERFORATED DOUBLE WALL HIGH DENSITY POLYETHYLENE PIPE (SMOOTH INT./CORRUGATED EXT.)	LF	1,070	$ 45.00	$ 48,150.00	$ 45.50	$ 48,685.00	$ 52.00	$ 55,640.00	$ 95.00	$ 101,650.00	$ 60.00	$ 64,200.00
D-751-5.2a	4' DIAMETER CATCH BASINS	EA	2	$ 8,000.00	$ 16,000.00	$ 9,100.00	$ 18,200.00	$ 6,000.00	$ 12,000.00	$ 8,000.00	$ 16,000.00	$ 7,500.00	$ 15,000.00
D-751-5.2b	5' DIAMETER CATCH BASINS	EA	3	$ 8,800.00	$ 26,400.00	$ 11,611.00	$ 34,833.00	$ 8,000.00	$ 24,000.00	$ 10,000.00	$ 30,000.00	$ 8,000.00	$ 24,000.00
D-751-5.2c	REMOVE AND RESET EXISTING CATCH BASIN FRAME AND GRATE	EA	1	$ 2,000.00	$ 2,000.00	$ 1,800.00	$ 1,800.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00	$ 1,000.00	$ 1,000.00
D-751-5.4	UNDERDRAIN CLEAN OUT	EA	4	$ 1,500.00	$ 6,000.00	$ 2,235.00	$ 8,940.00	$ 1,200.00	$ 4,800.00	$ 2,000.00	$ 8,000.00	$ 600.00	$ 2,400.00
	SCHEDULE A BASE BID AMOUNT				**$ 613,105.00**		**$ 607,872.60**		**$ 654,975.00**		**$ 907,457.00**		*Adjusted* ***$ 959,258.00***

Sanford Seacoast Regional Airport
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road **BID SUMMARY** **McFARLAND-JOHNSON, INC.**
BID DATE: APRIL 22, 2026

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Shaw Brothers Construction		Sargent Corporation		RJ Grondin & Sons		Levesque Excavation	
				ESTIMATED UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
Schedule B - New Runway 14 Vehicle Service Road													
M-150-1	PROJECT SURVEY AND STAKEOUT	LS	1	$10,000.00	$ 10,000.00	$ 18,000.00	$ 18,000.00	$ 12,000.00	$ 12,000.00	$ 50,000.00	$ 50,000.00	$ 20,000.00	$ 20,000.00
M-200-1	MAINTENANCE AND PROTECTION OF TRAFFIC	LS	1	$60,000.00	$ 60,000.00	$ 45,190.00	$ 45,190.00	$ 30,000.00	$ 30,000.00	$ 140,000.00	$ 140,000.00	$ 62,600.00	$ 62,600.00
M-500-1	TRAFFIC SIGNS	EA	2	$1,200.00	$ 2,400.00	$ 500.00	$ 1,000.00	$ 2,200.00	$ 4,400.00	$ 600.00	$ 1,200.00	$ 500.00	$ 1,000.00
C-100	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	LS	1	$12,500.00	$ 12,500.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00
C-102-5.1a	EROSION CONTROL MATTING	SY	340	$5.00	$ 1,700.00	$ 4.00	$ 1,360.00	$ 4.00	$ 1,360.00	$ 3.50	$ 1,190.00	$ 5.00	$ 1,700.00
C-102-5.1b	INSTALLATION AND REMOVAL OF INLET PROTECTION	EA	3	$250.00	$ 750.00	$ 400.00	$ 1,200.00	$ 400.00	$ 1,200.00	$ 500.00	$ 1,500.00	$ 300.00	$ 900.00
C-102-5.1c	STABILIZED CONSTRUCTION ENTRANCE	EA	1	$2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
C-102-5.1d	INSTALLATION AND REMOVAL OF EROSION CONTROL BARRIER	LF	1,720	$7.00	$ 12,040.00	$ 3.50	$ 6,020.00	$ 4.00	$ 6,880.00	$ 4.50	$ 7,740.00	$ 25.00	$ 43,000.00
C-105	MOBILIZATION (10%)	LS	1	$39,700.00	$ 39,700.00	$ 37,120.00	$ 37,120.00	$ 46,000.00	$ 46,000.00	$ 64,400.00	$ 64,400.00	$ 49,000.00	$ 49,000.00
P-152-4.1a	UNCLASSIFIED EXCAVATION	CY	1,650	$25.00	$ 41,250.00	$ 23.00	$ 37,950.00	$ 22.00	$ 36,300.00	$ 26.00	$ 42,900.00	$ 70.00	$ 115,500.00
P-152-4.1b	UNSUITABLE EXCAVATION	CY	50	$45.00	$ 2,250.00	$ 23.00	$ 1,150.00	$ 22.00	$ 1,100.00	$ 64.00	$ 3,200.00	$ 105.00	$ 5,250.00
P-152-4.2	BORROW EXCAVATION (ON SITE)	CY	350	$12.00	$ 4,200.00	$ 10.00	$ 3,500.00	$ 14.00	$ 4,900.00	$ 20.00	$ 7,000.00	$ 40.00	$ 14,000.00
P-209-5.1	CRUSHED AGGREGATE BASE COURSE	CY	1,310	$80.00	$ 104,800.00	$ 77.00	$ 100,870.00	$ 102.00	$ 133,620.00	$ 96.00	$ 125,760.00	$ 85.00	$ 111,350.00
P-403-8.1	ASPHALT MIXTURE SURFACE COURSE	TON	650	$145.00	$ 94,250.00	$ 181.00	$ 117,650.00	$ 210.00	$ 136,500.00	$ 160.00	$ 104,000.00	$ 175.00	$ 113,750.00
P-605-5.1	JOINT SEALING FILLER	LF	60	$25.00	$ 1,500.00	$ 9.00	$ 540.00	$ 10.00	$ 600.00	$ 5.00	$ 300.00	$ 45.00	$ 2,700.00
P-620-5.2b	MARKING	SF	170	$7.00	$ 1,190.00	$ 3.85	$ 654.50	$ 5.00	$ 850.00	$ 3.00	$ 510.00	$ 3.00	$ 510.00
P-620-5.3c	REFLECTIVE MEDIA	LB	10	$30.00	$ 300.00	$ 8.00	$ 80.00	$ 10.00	$ 100.00	$ 38.00	$ 380.00	$ 10.00	$ 100.00
T-901-5.1	SEEDING	1KSF	60	$65.00	$ 3,900.00	$ 45.00	$ 2,700.00	$ 95.00	$ 5,700.00	$ 57.00	$ 3,420.00	$ 450.00	$ 27,000.00
T-905-5.2	TOPSOIL (FURNISHED ON-SITE)	CY	380	$25.00	$ 9,500.00	$ 56.00	$ 21,280.00	$ 30.00	$ 11,400.00	$ 80.00	$ 30,400.00	$ 45.00	$ 17,100.00
T-908-5.1	MULCHING	SY	6,800	$0.50	$ 3,400.00	$ 0.41	$ 2,788.00	$ 1.00	$ 6,800.00	$ 0.50	$ 3,400.00	$ 1.00	$ 6,800.00
F-162-5.1	INSTALL NEW 8' CHAINLINK FENCE WITH BARBED WIRE	LF	280	$80.00	$ 22,400.00	$ 101.95	$ 28,546.00	$ 180.00	$ 50,400.00	$ 105.00	$ 29,400.00	$ 100.00	$ 28,000.00
F-162-5.2	FENCE REMOVAL	LF	280	$20.00	$ 5,600.00	$ 40.00	$ 11,200.00	$ 15.00	$ 4,200.00	$ 15.00	$ 4,200.00	$ 5.00	$ 1,400.00
	SCHEDULE B BASE BID AMOUNT				**$ 436,130.00**		**$ 451,298.50**		**$ 509,310.00**		**$ 645,900.00**		**$ 631,660.00**
	Summary												
	Schedule A Base Bid				**$ 613,105.00**		**$ 607,872.60**		**$ 654,975.00**		**$ 907,457.00**		***$ 959,258.00***
	Schedulel B Base Bid				**$ 436,130.00**		**$ 451,298.50**		**$ 509,310.00**		**$ 645,900.00**		**$ 631,660.00**
	Total Bid Amount (Schedule A + Schedule B)				**$ 1,049,235.00**		**$ 1,059,171.10**		**$ 1,164,285.00**		**$ 1,553,357.00**		***$ 1,590,918.00***
	Note: Adjusted Amounts Shown in *Italics*												*Adjusted*

McFARLAND JOHNSON
53 Regional Drive, Box 3 • Concord, NH 03301
Phone: (603) 225-2978
www.mjinc.com

DATE: April 28, 2026
TO: Allison Navia, Airport Manager, SFM
FROM: Matthew O'Brien, P.E., McFarland Johnson
PROJECT: Sanford Seacoast Regional Airport (SFM)
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road
FAA GRANT #s: AIG-041-2026 VSR
AIG-042-2026 Taxilane
AIP-043-2026 Taxilane
RE: **Summary of Proposed Cost Reductions**

PURPOSE

This memorandum is intended to document and summarize the proposed modifications to the Consultant and Contractor's scope in attempt to stay within the available project funding.

BACKGROUND

The Bid Opening for the Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road project at Sanford Seacoast Regional Airport (SFM) was held on April 22, 2026. The apparent low bidder's bid price was within one percent (1%) of the Engineer's Estimate; however, when combined with Sponsor Admin and Consultant Services, the anticipated expenditures associated with the project exceeded the available FAA funding for both AIG and AIP. This was a catalyst to review the bid and consultant services for cost reductions.

COST REDUCTIONS

McFarland Johnson (MJ) reviewed the Consultant Fee Estimate and found that there was an error in the calculation of Resident Project Representative (RPR) Expenses, resulting in a duplication instead of the intended 50/50 split between grants. Correcting this resulted in a reduction of approximately $13,000.

Consultant Fee Estimate Cost Reductions			
Task	**Description**	**Payment**	**Total**
3A	Taxilane Resident Engineering	AC+FF	(-$6,550)
3B	VSR Resident Engineering	AC+FF	(-$6,450)
		Totals	**(-$13,000)**

MJ reviewed the Bid Documents and identified items that could be removed from the construction scope without being detrimental to key objectives which were the installation of the Vehicle Service Road, and the Reconstruction of Taxilane.

The reduction in construction scope includes eliminating the removal and installation of fence associated with the construction of the new Runway 14 vehicle service road (Schedule B, AIG); and eliminating portions of the drainage improvements associated with the reconstruction of Taxilane Seacoast 1 (Schedule A, AIG & AIP).

The table below shows the items that have been removed from the project and the associated cost savings for each item, as well as the additional work required and associated costs.

Contractor Cost Reductions New Runway 14 Vehicle Service Road					
Item No.	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total**
F-162-5.1	Install New 8' Chainlink Fence with Barbed Wire	280	LF	$101.95	(-$28,546.00)
F-162-5.2	Fence Removal	280	LF	$40.00	(-$11,200.00)
				Total	**(-$39,746.00)**

Contractor Cost Reductions Reconstruct Taxilane Seacoast 1					
Item No.	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total**
P-101-5.2	Remove Existing Catch Basin	4	EA	$1,195.00	(-$28,546.00)
P-101-5.3	Removal of Pipe	165	LF	$70.00	(-$11,550.00)
D-701-5.1	Install New 8" PVC Pipe	45	LF	$140.00	(-$6,300.00)
D-701-5.2	Install New 30" Reinforced Concrete Pipe	120	LF	$285.00	(-$34,200.00)
D-751-5.2a	4' Diameter Catch Basin	2	EA	$9,100.00	(-$18,200.00)
D-751-5.2b	5' Diameter Catch Basin	2	EA	$11,611.00	(-$23,222.00)
				Subtotal	**(-$98,252.00)**
New Contractor Costs that Result from Cost Reductions					
D-751-5.2c	Remove and Reset Existing Catch Basin Frame and Grate	3	EA	$1,800.00	$5,400.00
NEW	Core Existing Catch Basin	4	EA	$1,075.00	$4,300.00
NEW	Adjust Existing 30" Pipe	1	EA	$1,600.00	$1,600.00
				Subtotal	**$11,300.00**
				TOTAL	**(-$86,952.00)**

Eliminating the items described above requires additional work to be performed that was not included in the Bid Documents to ensure a complete and working system. MJ has coordinated with the apparent low bidder to confirm the contractor would take no exception to this request and obtained quotes for the additional work.

MJ has conducted an independent engineer's estimate of the work required for the additional tasks and reviewed the quotes provided. These Engineer's Estimates are provided as an attachment. Based on our analysis, the quotes provided are within 10% of the estimate and therefore considered Fair and Reasonable.

Attachments

Contractor Quote

Engineer estimate

K:\Sanford Seacoast\T-01.19459.02 CA Services TL VSR\Project Mgt\Grant Admin\2026 Grant Application\Working Docs\01 Memo - Summary of Contract Changes 2026-04-28.docx

Robert Law

From: Bob Brady <BBrady@shawbrothers.com>
Sent: Monday, April 27, 2026 3:45 PM
To: Robert Law
Subject: Sanford Airport

You don't often get email from bbrady@shawbrothers.com. Learn why this is important

Robert,

It was a pleasure speaking with you today about the Sanford Airport project. The following are our responses

1. Shaw Brothers has no issue with eliminating the fence items (install and removal).
2. Shaw Brothers has no issue with eliminating the 8" & 30" pipe.
3. Shaw Brothers has no issue with eliminating 2 – 4' diam catch basins and 2 – 5' diam catch basins
4. Shaw Brothers would request an additional item for core and boot existing structure for the 6" underdrain. There would be 4 required at a unit cost of $1,075
5. Shaw Brothers would request an additional $1,600 to connect CB 1500 to the existing 30" HDPE storm drain piping.

We hope that this addresses all the issues discussed. If there is anything else that we can help with, please feel free to call us at your convenience.

Thank you,

Bob Brady
Estimator.

Phone: 207-839-2552
Direct : 207-222-8119
Mobile: 207-615-2507
Email: bbrady@shawbrothers.com

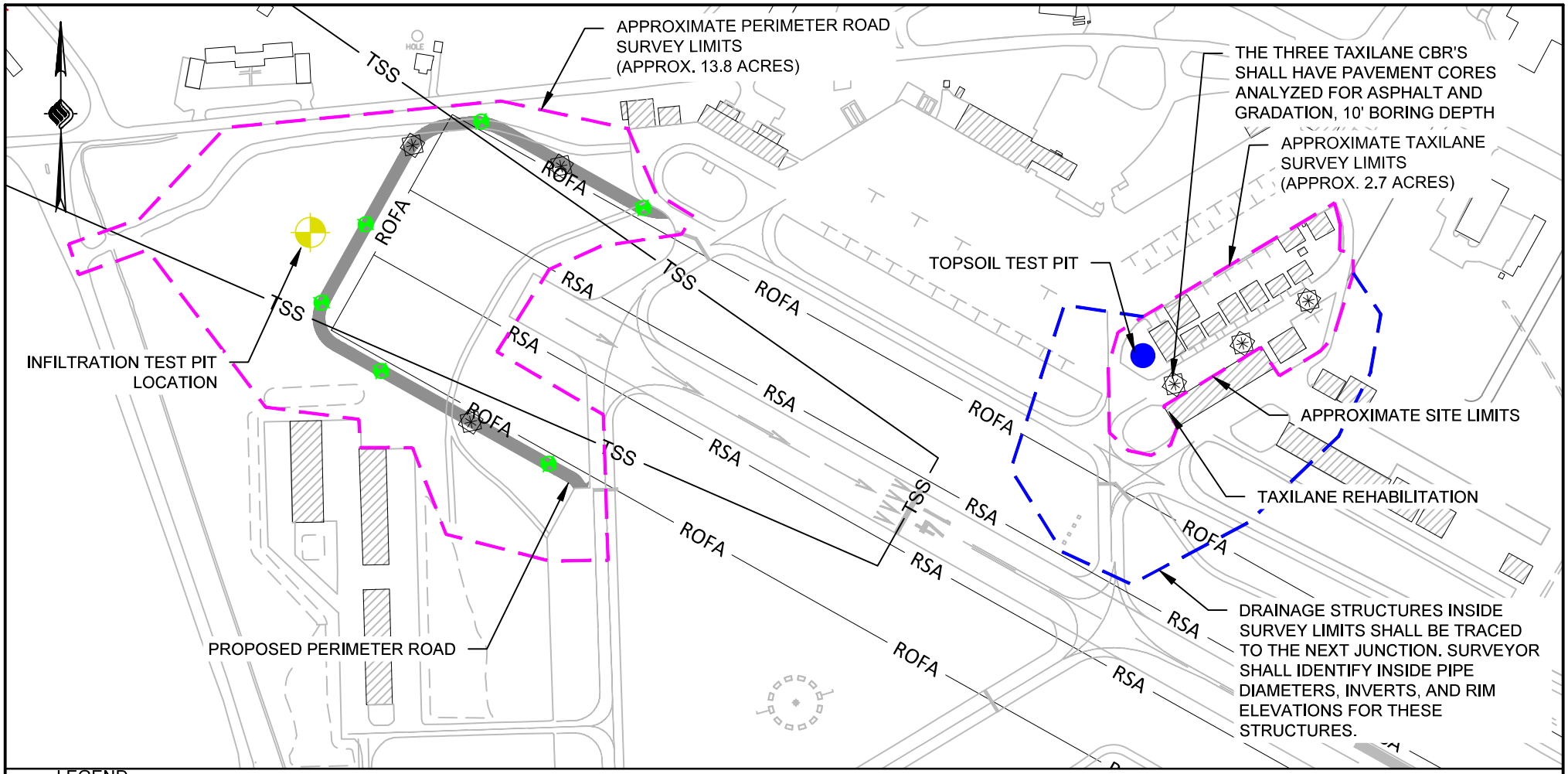
341 Mosher Road
Gorham, ME 04038

www.shawbrothers.com

Engineer's Estimate of Probable Construction Costs
Reconstruct Taxilane Seacoast 1
Sanford Seacoast Regional Airport (SFM)
McFarland Johnson, Inc.
April 28, 2026

EOPCC - Core Existing Structure for 6" Underdrain					
Item	**Quantity**	**Rate**		**Hours/Days**	**Total**
Site Foreman	1	$ 55.00	/hour	4	$ 220.00
Pick Up Truck	1	$ 350.00	/day	0.5	$ 175.00
Core Machine Rental	1	$ 260.00	/day	3	$ 780.00
Generator Rental	1	$ 84.00	/day	3	$ 252.00
12 in Core Bit	1	$ 600.00	purchase		$ 600.00
Water Supply	1	$ 200.00	/day	3	$ 600.00
Laborers	2	$ 35.00	/hour	16	$ 1,120.00
				Subtotal	$ 3,747.00
				10% Markup	$ 374.70
				Total Estimated Cost	**$ 4,121.70**
				Contractor Quote	$ 4,300.00
				Difference	4.1%

EOPCC - Connect Existing 30 in. HDPE Pipe to New Catch Basin					
Item	**Quantity**	**Cost/Rate**		**Hours/Days**	**Total**
Site Foreman	1	$ 55.00	/hour	2	$ 110.00
Pick Up Truck	1	$ 350.00	/day	0.25	$ 87.50
1 stick 30 in. HDPE	1	$ 1,000.00	/20' stick	N/A	$ 1,000.00
Laborers	2	$ 35.00	/hour	4	$ 280.00
				Subtotal	$ 1,477.50
				10% Markup	$ 147.75
				Total Estimated Cost	**$ 1,625.25**
				Contractor Quote	$ 1,600.00
				Difference	-1.6%



LEGEND

- LIMITS OF SURVEY AREA
- INFILTRATION TEST PIT LOCATION
- APPROXIMATE LIMITS OF SURVEYING DRAINAGE STRUCTURE RIMS AND INVERTS ONLY
- 10' BORING
- CBR AND 10' BORING
- TOPSOIL TEST PIT

0 150 300 450 FT
SCALE

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

McFarland Johnson
) INTERNATIONAL DRIVE; SUITE 300
RTSMOUTH, NEW HAMPSHIRE 03801

SANFORD SEACOAST REGIONAL AIRPORT
DESIGN TAXILANE SEACOAST 1 & RW 14 PERIMETER RD

PROJECT OVERVIEW

SCALE:	1" = 300'
DRAWN:	KNV
CHECKED:	SRS
DESIGN:	KNV
PROJECT:	18735.XX
DATE:	FEB. 2025

EXHIBIT
1 OF 1

K:\SANFORD SEACOAST\-1 AGREEMENT-BUDGET\TAXILANE SEACOAST 1 & PERIMETER ROAD DESIGN AND PERMITTING\PROJECT FIGURE\TAXIWAY AND PERIMITER ROAD SOW FIGURE 2025-0225.DWG

Drug-Free Workplace
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-041-2026

Description of Work: Project Administration and Construction Phase Services for New Runway 14 Vehicle Service Road (AIG)

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on the drug-free workplace within federal grant programs are described in 2 CFR part 182. Sponsors are required to certify they will be, or will continue to provide, a drug-free workplace in accordance with the regulation. The AIP project grant agreement contains specific assurances on the Drug-Free Workplace Act of 1988.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A statement has been or will be published prior to commencement of project notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sponsor's workplace, and specifying the actions to be taken against employees for violation of such prohibition (2 CFR § 182.205).

   ☒ Yes ☐ No ☐ N/A

2. An ongoing drug-free awareness program (2 CFR § 182.215) has been or will be established prior to commencement of project to inform employees about:

   a. The dangers of drug abuse in the workplace;

   b. The sponsor's policy of maintaining a drug-free workplace;

   c. Any available drug counseling, rehabilitation, and employee assistance programs; and

   d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

   ☒ Yes ☐ No ☐ N/A

3. Each employee to be engaged in the performance of the work has been or will be given a copy of the statement required within item 1 above prior to commencement of project (2 CFR § 182.210).

   ☒ Yes ☐ No ☐ N/A

4. Employees have been or will be notified in the statement required by item 1 above that, as a condition employment under the grant (2 CFR § 182.205(c)), the employee will:

   a. Abide by the terms of the statement; and

   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

   ☒ Yes ☐ No ☐ N/A

5. The Federal Aviation Administration (FAA) will be notified in writing within 10 calendar days after receiving notice under item 4b above from an employee or otherwise receiving actual notice of such conviction (2 CFR § 182.225). Employers of convicted employees must provide notice, including position title of the employee, to the FAA (2 CFR § 182.300).

   ☒ Yes ☐ No ☐ N/A

6. One of the following actions (2 CFR § 182.225(b)) will be taken within 30 calendar days of receiving a notice under item 4b above with respect to any employee who is so convicted:

   a. Take appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; and

   b. Require such employee to participate satisfactorily in drug abuse assistance or rehabilitation programs approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

   ☒ Yes ☐ No ☐ N/A

7. A good faith effort will be made, on a continuous basis, to maintain a drug-free workplace through implementation of items 1 through 6 above (2 CFR § 182.200).

   ☒ Yes ☐ No ☐ N/A

Site(s) of performance of work (2 CFR § 182.230):

Location 1
Name of Location: Sanford Seacoast Regional Airport
Address: 199 Airport Road, Sanford, Maine 04073

Location 2 (if applicable)
Name of Location: McFarland-Johnson, Inc.
Address: 53 Regional Drive, Concord, NH 03301

Location 3 (if applicable)
Name of Location:
Address:

Attach documentation clarifying any above item marked with a "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this MAY 13 day of 2026 ,

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Certification and Disclosure Regarding Potential Conflicts of Interest
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-041-2026

Description of Work: Project Administration and Construction Phase Services for New Runway 14 Vehicle Service Road (AIG)

Application

Title 2 CFR § 200.112 and § 1201.112 address Federal Aviation Administration (FAA) requirements for conflict of interest. As a condition of eligibility under the Airport Improvement Program (AIP), sponsors must comply with FAA policy on conflict of interest. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

a) The employee, officer or agent,

b) Any member of his immediate family,

c) His or her partner, or

d) An organization which employs, or is about to employ, any of the above.

Selecting “Yes” represents sponsor or sub-recipient acknowledgement and confirmation of the certification statement. Selecting “No” represents sponsor or sub-recipient disclosure that it cannot fully comply with the certification statement. If “No” is selected, provide support information explaining the negative response as an attachment to this form. This includes whether the sponsor has established standards for financial interest that are not substantial or unsolicited gifts are of nominal value (2 CFR § 200.318(c)). The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance.

Certification Statements

1. The sponsor or sub-recipient maintains a written standards of conduct governing conflict of interest and the performance of their employees engaged in the award and administration of contracts (2 CFR § 200.318(c)). To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the sponsor’s and sub-recipient’s officers, employees, or agents, or by contractors or their agents.

   ☒ Yes ☐ No

2. The sponsor's or sub-recipient's officers, employees or agents have not and will not solicit or accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements (2 CFR § 200.318(c)).

   ☒ Yes ☐ No

3. The sponsor or sub-recipient certifies that is has disclosed and will disclose to the FAA any known potential conflict of interest (2 CFR § 1200.112).

   ☒ Yes ☐ No

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and have the explanation for any item marked "no" is correct and complete.

Executed on this day of MAY 13, 2026.

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

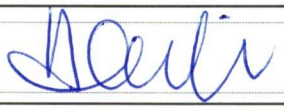
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

* APPLICANT'S ORGANIZATION	
City of Sanford, Maine	
* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	
Prefix:	*First Name: Allison Middle Name:
*Last Name: Navia	Suffix:
*Title: Airport Manager	
* SIGNATURE: 	* DATE: MAY 13 2026

Selection of Consultants
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-041-2026

Description of Work: Project Administration and Construction Phase Services for New Runway 14 Vehicle Service Road (AIG)

Application
49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements for selection of consultant services within federal grant programs are described in 2 CFR §§ 200.317-200.326. Sponsors may use other qualifications-based procedures provided they are equivalent to standards of Title 40 chapter 11 and FAA Advisory Circular 150/5100-14, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects.

Certification Statements
Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. Sponsor acknowledges their responsibility for the settlement of all contractual and administrative issues arising out of their procurement actions (2 CFR § 200.318(k)).

   ☒ Yes ☐ No ☐ N/A

2. Sponsor procurement actions ensure or will ensure full and open competition that does not unduly limit competition (2 CFR § 200.319).

   ☒ Yes ☐ No ☐ N/A

3. Sponsor has excluded or will exclude any entity that develops or drafts specifications, requirements, or statements of work associated with the development of a request-for-qualifications (RFQ) from competing for the advertised services (2 CFR § 200.319).

   ☒ Yes ☐ No ☐ N/A

4. The advertisement describes or will describe specific project statements-of-work that provide clear detail of required services without unduly restricting competition (2 CFR § 200.319).

☒ Yes ☐ No ☐ N/A

5. Sponsor has publicized or will publicize a RFQ that:

   a. Solicits an adequate number of qualified sources (2 CFR § 200.320(d)); and

   b. Identifies all evaluation criteria and relative importance (2 CFR § 200.320(d)).

☒ Yes ☐ No ☐ N/A

6. Sponsor has based or will base selection on qualifications, experience, and disadvantaged business enterprise participation with price not being a selection factor (2 CFR § 200.320(d)).

☒ Yes ☐ No ☐ N/A

7. Sponsor has verified or will verify that agreements exceeding $25,000 are not awarded to individuals or firms suspended, debarred or otherwise excluded from participating in federally assisted projects (2 CFR §180.300).

☒ Yes ☐ No ☐ N/A

8. A/E services covering multiple projects: Sponsor has agreed to or will agree to:

   a. Refrain from initiating work covered by this procurement beyond five years from the date of selection (AC 150/5100-14); and

   b. Retain the right to conduct new procurement actions for projects identified or not identified in the RFQ (AC 150/5100-14).

☒ Yes ☐ No ☐ N/A

9. Sponsor has negotiated or will negotiate a fair and reasonable fee with the firm they select as most qualified for the services identified in the RFQ (2 CFR § 200.323).

☒ Yes ☐ No ☐ N/A

10. The Sponsor's contract identifies or will identify costs associated with ineligible work separately from costs associated with eligible work (2 CFR § 200.302).

☒ Yes ☐ No ☐ N/A

11. Sponsor has prepared or will prepare a record of negotiations detailing the history of the procurement action, rationale for contract type and basis for contract fees (2 CFR §200.318(i)).

☒ Yes ☐ No ☐ N/A

12. Sponsor has incorporated or will incorporate mandatory contact provisions in the consultant contract for AIP-assisted work (49 U.S.C. Chapter 471 and 2 CFR part 200 Appendix II)

☒ Yes ☐ No ☐ N/A

13. For contracts that apply a time-and-material payment provision (also known as hourly rates, specific rates of compensation, and labor rates), the Sponsor has established or will establish:
    a. Justification that there is no other suitable contract method for the services (2 CFR §200.318(j));
    b. A ceiling price that the consultant exceeds at their risk (2 CFR §200.318(j)); and
    c. A high degree of oversight that assures consultant is performing work in an efficient manner with effective cost controls in place 2 CFR §200.318(j)).

    ☒ Yes ☐ No ☐ N/A

14. Sponsor is not using or will not use the prohibited cost-plus-percentage-of-cost (CPPC) contract method. (2 CFR § 200.323(d)).

    ☐ Yes ☐ No ☒ N/A

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Executed on this day of MAY 13 2026

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Project Plans and Specifications
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-041-2026

Description of Work: Project Administration and Construction Phase Services for New Runway 14 Vehicle Service Road (AIG)

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). Labor and civil rights standards applicable to AIP are established by the Department of Labor (www.dol.gov/). AIP Grant Assurance C.1—General Federal Requirements identifies applicable federal laws, regulations, executive orders, policies, guidelines and requirements for assistance under AIP. A list of current advisory circulars with specific standards for procurement, design or construction of airports, and installation of equipment and facilities is referenced in standard airport sponsor Grant Assurance 34 contained in the grant agreement.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The plans and specifications were or will be prepared in accordance with applicable federal standards and requirements, so that no deviation or modification to standards set forth in the advisory circulars, or FAA-accepted state standard, is necessary other than those explicitly approved by the Federal Aviation Administration (FAA) (14 USC § 47105).

   ☒ Yes ☐ No ☐ N/A

2. Specifications incorporate or will incorporate a clear and accurate description of the technical requirement for the material or product that does not contain limiting or proprietary features that unduly restrict competition (2 CFR §200.319).

   ☒ Yes ☐ No ☐ N/A

3. The development that is included or will be included in the plans is depicted on the current airport layout plan as approved by the FAA (14 USC § 47107).

   ☒ Yes ☐ No ☐ N/A

4. Development and features that are ineligible or unallowable for AIP funding have been or will be omitted from the plans and specifications (FAA Order 5100.38, par. 3-43).

   ☒ Yes ☐ No ☐ N/A

5. The specification does not use or will not use “brand name” or equal to convey requirements unless sponsor requests and receives approval from the FAA to use brand name (FAA Order 5100.38, Table U-5).

   ☒ Yes ☐ No ☐ N/A

6. The specification does not impose or will not impose geographical preference in their procurement requirements (2 CFR §200.319(b) and FAA Order 5100.38, Table U-5).

   ☒ Yes ☐ No ☐ N/A

7. The use of prequalified lists of individuals, firms or products include or will include sufficient qualified sources that ensure open and free competition and that does not preclude potential entities from qualifying during the solicitation period (2 CFR §319(d)).

   ☒ Yes ☐ No ☐ N/A

8. Solicitations with bid alternates include or will include explicit information that establish a basis for award of contract that is free of arbitrary decisions by the sponsor (2 CFR § 200.319(a)(7)).

   ☒ Yes ☐ No ☐ N/A

9. Concurrence was or will be obtained from the FAA if Sponsor incorporates a value engineering clause into the contract (FAA Order 5100.38, par. 3-57).

   ☒ Yes ☐ No ☐ N/A

10. The plans and specifications incorporate or will incorporate applicable requirements and recommendations set forth in the federally approved environmental finding (49 USC §47106(c)).

    ☒ Yes ☐ No ☐ N/A

11. The design of all buildings comply or will comply with the seismic design requirements of 49 CFR § 41.120. (FAA Order 5100.38d, par. 3-92)

    ☒ Yes ☐ No ☐ N/A

12. The project specification include or will include process control and acceptance tests required for the project by as per the applicable standard:

    a. Construction and installation as contained in Advisory Circular (AC) 150/5370-10.

       ☒ Yes ☐ No ☐ N/A

b. Snow Removal Equipment as contained in AC 150/5220-20.

☐ Yes ☐ No ☒ N/A

c. Aircraft Rescue and Fire Fighting (ARFF) vehicles as contained in AC 150/5220-10.

☐ Yes ☐ No ☒ N/A

13. For construction activities within or near aircraft operational areas(AOA):

a. The Sponsor has or will prepare a construction safety and phasing plan (CSPP) conforming to Advisory Circular 150/5370-2.

b. Compliance with CSPP safety provisions has been or will be incorporated into the plans and specifications as a contractor requirement.

c. Sponsor will not initiate work until receiving FAA's concurrence with the CSPP (FAA Order 5100.38, Par. 5-29).

☒ Yes ☐ No ☐ N/A

14. The project was or will be physically completed without federal participation in costs due to errors and omissions in the plans and specifications that were foreseeable at the time of project design (49 USC §47110(b)(1) and FAA Order 5100.38d, par. 3-100).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of MAY 13 , 2026 .

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Equipment and Construction Contracts
Airport Improvement Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-041-2026

Description of Work: Project Administration and Construction Phase Services for New Runway 14 Vehicle Service Road (AIG)

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General procurement standards for equipment and construction contracts within Federal grant programs are described in 2 CFR §§ 200.317-200.326. Labor and Civil Rights Standards applicable to the AIP are established by the Department of Labor (www.dol.gov) AIP Grant Assurance C.1—General Federal Requirements identifies all applicable Federal Laws, regulations, executive orders, policies, guidelines and requirements for assistance under the AIP. Sponsors may use state and local procedures provided the procurement conforms to these federal standards.

This certification applies to all equipment and construction projects. Equipment projects may or may not employ laborers and mechanics that qualify the project as a "covered contract" under requirements established by the Department of Labor requirements. Sponsor shall provide appropriate responses to the certification statements that reflect the character of the project regardless of whether the contract is for a construction project or an equipment project.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A written code or standard of conduct is or will be in effect prior to commencement of the project that governs the performance of the sponsor's officers, employees, or agents in soliciting, awarding and administering procurement contracts (2 CFR § 200.318).

   ☒ Yes ☐ No ☐ N/A

2. For all contracts, qualified and competent personnel are or will be engaged to perform contract administration, engineering supervision, construction inspection, and testing (Grant Assurance C.17).

   ☒ Yes ☐ No ☐ N/A

3. Sponsors that are required to have a Disadvantage Business Enterprise (DBE) program on file with the FAA have included or will include clauses required by Title VI of the Civil Rights Act and 49 CFR Part 26 for Disadvantaged Business Enterprises in all contracts and subcontracts.

   ☒ Yes ☐ No ☐ N/A

4. Sponsors required to have a DBE program on file with the FAA have implemented or will implement monitoring and enforcement measures that:

   a. Ensure work committed to Disadvantaged Business Enterprises at contract award is actually performed by the named DBEs (49 CFR § 26.37(b));

   b. Include written certification that the sponsor has reviewed contract records and has monitored work sites for performance by DBE firms (49 CFR § 26.37(b)); and

   c. Provides for a running tally of payments made to DBE firms and a means for comparing actual attainments (i.e. payments) to original commitments (49 CFR § 26.37(c)).

   ☒ Yes ☐ No ☐ N/A

5. Sponsor procurement actions using the competitive sealed bid method (2 CFR § 200.320(c)). was or will be:

   a. Publicly advertised, allowing a sufficient response time to solicit an adequate number of interested contractors or vendors;

   b. Prepared to include a complete, adequate and realistic specification that defines the items or services in sufficient detail to allow prospective bidders to respond;

   c. Publicly opened at a time and place prescribed in the invitation for bids; and

   d. Prepared in a manner that result in a firm fixed price contract award to the lowest responsive and responsible bidder.

   ☒ Yes ☐ No ☐ N/A

6. For projects the Sponsor proposes to use the competitive proposal procurement method (2 CFR § 200.320(d)), Sponsor has requested or will request FAA approval prior to proceeding with a competitive proposal procurement by submitting to the FAA the following:

   a. Written justification that supports use of competitive proposal method in lieu of the preferred sealed bid procurement method;

   b. Plan for publicizing and soliciting an adequate number of qualified sources; and

   c. Listing of evaluation factors along with relative importance of the factors.

   ☒ Yes ☐ No ☐ N/A

7. For construction and equipment installation projects, the bid solicitation includes or will include the current federal wage rate schedule(s) for the appropriate type of work classifications (2 CFR Part 200, Appendix II).

   ☒ Yes ☐ No ☐ N/A

8. Concurrence was or will be obtained from the Federal Aviation Administration (FAA) prior to contract award under any of the following circumstances (Order 5100.38D):
    a. Only one qualified person/firm submits a responsive bid;
    b. Award is to be made to other than the lowest responsible bidder; and
    c. Life cycle costing is a factor in selecting the lowest responsive bidder.

    ☒ Yes ☐ No ☐ N/A

9. All construction and equipment installation contracts contain or will contain provisions for:
    a. Access to Records (§ 200.336)
    b. Buy American Preferences (Title 49 U.S.C. § 50101)
    c. Civil Rights - General Provisions and Title VI Assurances(41 CFR part 60)
    d. Federal Fair Labor Standards (29 U.S.C. § 201, et seq)
    e. Occupational Safety and Health Act requirements (20 CFR part 1920)
    f. Seismic Safety – building construction (49 CFR part 41)
    g. State Energy Conservation Requirements - as applicable(2 CFR part 200, Appendix II)
    h. U.S. Trade Restriction (49 CFR part 30)
    i. Veterans Preference (49 USC § 47112(c))

    ☒ Yes ☐ No ☐ N/A

10. All construction and equipment installation contracts exceeding $2,000 contain or will contain the provisions established by:
    a. Davis-Bacon and Related Acts (29 CFR part 5)
    b. Copeland “Anti-Kickback” Act (29 CFR parts 3 and 5)

    ☒ Yes ☐ No ☐ N/A

11. All construction and equipment installation contracts exceeding $3,000 contain or will contain a contract provision that discourages distracted driving (E.O. 13513).

    ☒ Yes ☐ No ☐ N/A

12. All contracts exceeding $10,000 contain or will contain the following provisions as applicable:
    a. Construction and equipment installation projects - Applicable clauses from 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375 on Equal Employment Opportunity;
    b. Construction and equipment installation - Contract Clause prohibiting segregated facilities in accordance with 41 CFR part 60-1.8;
    c. Requirement to maximize use of products containing recovered materials in accordance with 2 CFR § 200.322 and 40 CFR part 247; and
    d. Provisions that address termination for cause and termination for convenience (2 CFR Part 200, Appendix II).

    ☒ Yes ☐ No ☐ N/A

13. All contracts and subcontracts exceeding $25,000: Measures are in place or will be in place (e.g. checking the System for Award Management) that ensure contracts and subcontracts are not awarded to individuals or firms suspended, debarred, or excluded from participating in federally assisted projects (2 CFR parts 180 and 1200).

    ☒ Yes ☐ No ☐ N/A

14. Contracts exceeding the simplified acquisition threshold (currently $250,000) include or will include provisions, as applicable, that address the following:

    a. Construction and equipment installation contracts - a bid guarantee of 5%, a performance bond of 100%, and a payment bond of 100% (2 CFR § 200.325);

    b. Construction and equipment installation contracts - requirements of the Contract Work Hours and Safety Standards Act (40 USC 3701-3708, Sections 103 and 107);

    c. Restrictions on Lobbying and Influencing (2 CFR part 200, Appendix II);

    d. Conditions specifying administrative, contractual and legal remedies for instances where contractor of vendor violate or breach the terms and conditions of the contract (2 CFR §200, Appendix II); and

    e. All Contracts - Applicable standards and requirements issued under Section 306 of the Clean Air Act (42 USC 7401-7671q), Section 508 of the Clean Water Act (33 USC 1251-1387, and Executive Order 11738.

    ☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of MAY 13, 2026.

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: 

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

FAA Title VI Pre-Grant Award Checklist

Submission information

Submission date (Pick a date): 02/10/2025

Name of airport sponsor: City of Sanford, Maine

Submitter's name: Allison Navia

Title: Airport Manager

Phone number: 207-324-3172

Section 1: Questions Concerning Prior Approval of Title VI Program

By selecting "Yes" below, the sponsor certifies that the following documents were provided to, and approved by, the FAA Office of Civil Rights, and documentation of FAA's approval has been received by the sponsor. The FAA Office reviewing this grant application will confirm the FAA's approval of the documents in this Section prior to approving the grant application.

A sponsor that has ***both*** a Title VI* Plan and a Community Participation Plan, ***both*** of which are approved by the FAA and current, and has already received approval for the information outlined in this Checklist, does not need to complete the remaining questions in Sections 2 and 3 of this Checklist.

This information is required based on DOT Order 1000.12C, Ch. II, Secs. 3 and 4 [https://www.transportation.gov/mission/us-department-transportation-title-vi-program].

Criterion	Notes	Response	Comments
1.1 The sponsor has a written Title VI Plan, approved by the FAA Office of Civil Rights, and subsequently adopted by the recipient, and documentation of the approval and adoption.	Sponsors must develop and adopt a Title VI Plan that outlines the recipient's measures to ensure compliance with Title VI. A current Title VI Plan on file with the FAA is sufficient if the Plan is no more than 3 years old. If the sponsor does not have an approved Title VI Plan, select "No" and complete Sections 2 and 3 of this Checklist.	☐ Yes ☒ No	The Airport will be developing the Title IV Plan in Federal Fiscal Year 2025, if required.
1.2 The sponsor has a written Community Participation Plan (CPP), or an equivalent public participation plan (PPP), and documented approval or concurrence of the plan from the FAA Office of Civil Rights.	Sponsors must satisfy CPP requirements as a condition of receiving an award of federal financial assistance. To the extent the sponsor has already prepared a PPP as part of planning or other requirements of FAA or DOT, that plan or plans may satisfy the CPP requirement so long as the plan has incorporated the Title VI requirements as provided in DOT Order 1000.12C, Ch. II, Sec. 4(a-j). If the sponsor does not have an approved CPP or PPP, select "No" and answer question 3.5 in Section 3 of this Checklist.	☐ Yes ☒ No	The Airport will be developing the CPP or PPP in Federal Fiscal Year 2025, if required.

If the answers to 1.1 and 1.2 above are both "Yes," do *not* complete Sections 2 and 3.

Section 2: Questions Concerning Applicant Data

By selecting "Yes" below, the sponsor certifies that the following documents have been collected in its records prior to submitting this grant application and will be timely made available to FAA staff, including from the FAA Offices of Airports, Chief Counsel, and Civil Rights, upon request.

"Timely available" usually means within 1 week or less, depending on the scope and circumstances. The data should already be available in a format that can be forwarded, as-is. No further data collection or summarization efforts should be necessary to respond to the request.

This information is required by DOT Order 1000.12C, Ch. II, Sec. 2; 49 CFR 21.9; and FAA Order 1400.11.

Criterion	Notes	Response	Comments
2.1 The sponsor has, on file, demographic information for the surrounding community and communities otherwise affected by the sponsor's facilities and operations, including any airport noise and relocations.	At a minimum, data is required for race, color, national origin, and limited English proficiency (LEP) populations. The collected data must include the most current U.S. Census Bureau data, where available, such as American Community Survey data. EJScreen [www.epa.gov/ejscreen] is a useful resource for assessing project areas.	☒ Yes ☐ No	
2.2 The sponsor has, on file, demographic information for beneficiaries. For example, if the applicant is an airport operator, it has collected information for its airport customers.	In most cases, this type of information is available through voluntary disclosures by customers, lessees, community meeting attendees, and businesses seeking opportunities with the applicant. If not applicable or after reasonable efforts, no information was collected, respond, "Yes."	☒ Yes ☐ No	Not applicable/no voluntary disclosures.

Criterion	Notes	Response	Comments
2.3 The sponsor has, on file, demographic information for their staff.	In most cases, this type of information is available through voluntary disclosures. See also 49 CFR § 21.5(c). If not applicable or after reasonable efforts, no information was collected, respond, "Yes."	☒ Yes ☐ No	
2.4 The sponsor has, on file, demographic information for individuals who are members of planning or advisory boards overseeing the applicant's programs, including its airport operations (if applicable).	Airport sponsors, the most common FAA grant applicants, commonly have appointed boards or are overseen directly by elected bodies, such as city councils. In addition, input for specific projects or sponsor priorities is often provided by standing appointed committees. If not already available, the information can be requested on a voluntary basis. If not applicable or after reasonable efforts, no information was collected, respond, "Yes."	☒ Yes ☐ No	

Section 3: Questions about the Sponsor's Programs

By choosing "Yes" below, the sponsor certifies that the related statements are true.

This information is required by DOT Order 1000.12C, Ch. II, Secs. 2, 3, and 4.

Criterion	Notes	Response	Comments
3.1 The sponsor's programs, including any airport operations, have been evaluated for potential impact based on race, color, national origin (including limited English proficiency (LEP)), or low-income status as part of an environmental review process consistent with FAA requirements.	Relevant requirements include Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.) ("Title VI"), DOT's Title VI regulations at 49 CFR part 21, Executive Order 12898, and DOT Order on Environmental Justice (Order 5610.2C). See Title VI of the Civil Rights Act of 1964 [www.justice.gov/crt/fcs/TitleVI]; 49 CFR part 21 [www.ecfr.gov] DOT Order on Environmental Justice [www.transportation.gov/transportation-policy/environmental-justice]	☒ Yes ☐ No	
3.2 The sponsor has evaluated Checklist Section 2 data to identify any potential disparities based on race, color, or national origin (including LEP), as part of an analysis to identify potential discriminatory effects, consistent with FAA requirements.	Relevant requirements include Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.) ("Title VI"), DOT's Title VI regulations at 49 CFR part 21, Executive Order 12898, and DOT Order on Environmental Justice (Order 5610.2C).	☒ Yes ☐ No	

Criterion	Notes	Response	Comments
3.3 The sponsor has performed a "Four-Factor" LEP analysis for the sponsor's programs, including its airport operations (if applicable). Plans and procedures and resources are in place to meet the identified LEP needs, consistent with the analysis.	A "Yes" response means yes to both parts of the question. The LEP analysis must be consistent with Executive Order 13166 and DOT Policy Guidance Concerning Recipients' Responsibilities to LEP Persons (70 FR 74087, December 14, 2005). See DOT's LEP Guidance [https://www.transportation.gov/civil-rights/civil-rights-awareness-enforcement/dots-lep-guidance].	☐ Yes ☒ No	The Airport will perform a Four-Factor LEP, develop plans and procedures, and if application, identify resources to meet LEP needs, if required.
3.4 If the sponsor is an airport sponsor, the FAA Unlawful Discrimination Poster is displayed at its public airport facilities. If the sponsor is ***not*** an airport sponsor, it uses other effective methods to inform its customers, clients, beneficiaries, etc., that it will not discriminate based on race, color, national origin (including LEP), age, sex (including sexual orientation and gender identity), or creed, and of how to file a complaint of discrimination under Title VI against the applicant.	For airport sponsors, areas where the posters should be displayed include, as applicable, airport terminals, fixed base operator facilities, and at businesses that are open to the public and operating on airport property, such as hotels. For larger facilities, posters should be placed so that people can reasonably be expected to see them, no matter where they are in the facility. The poster is available at Airport Civil Rights Program – National Airport Policy and Compliance [https://www.faa.gov/about/office_org/headquarters_offices/acr/com_civ_support/national_airport_policy_compliance/]. If applicant is not an airport, the method used to inform the public must be ongoing and documented.	☒ Yes ☐ No	

Criterion	Notes	Response	Comments
3.5 The sponsor's practices for obtaining proactive and meaningful public participation to ensure that (1) beneficiaries, as well as contractors and sub-recipients (if applicable), are adequately informed about how programs, projects, and other activities will potentially affect them, and (2) diverse views are heard and considered throughout all stages of consultation, planning, and decision-making processes.	To demonstrate compliance with Title VI, the sponsor must specifically be able to show how it affords all members of the community equal opportunity to provide input, regardless of race, color, national origin (including LEP), sex (including sexual orientation and gender identity), creed, or age, in accordance with Title VI, 49 U.S.C. § 47123, Executive Orders 12898 and 13166, DOT Order 5610.2C, and the DOT LEP guidance at 70 FR 74087. Please ***skip*** this question if the sponsor has an FAA-approved community participation plan.	☒ Yes ☐ No	The Airport Board holds regular, published, accessible public meetings. Public meetings can be found on the Sponsor Website.
3.6 Detailed information for all of the sponsor's Title VI lawsuits, investigations, and complaints filed or pending within the last 2 years been uploaded to the FAA Civil Rights Connect System or sent to ACR-4-TitleVI@faa.gov, with receipt acknowledged.	Sponsors must provide the FAA with both the initial notifications for the individual lawsuits, investigation, and complaints, and status updates. The updates are required until at least the time of grant closeout. The updates must include at least the outcome of the lawsuits, investigation, and complaint, and confirmation for resolution of identified deficiencies. See Appendix C to 49 CFR 21, Sub-part (b)(3) [available through www.ecfr.gov]. "Title VI lawsuits, investigations, and complaints" include those alleging discrimination based on race, color, national origin (including LEP), sex (including sexual orientation and gender identity), creed or age.	☒ Yes ☐ No	

Criterion	Notes	Response	Comments
3.7 Detailed information for all Title VI oversight activities (including audits, compliance reviews, and assessments for the sponsor) performed or pending within the last 2 years, has been sent to ACR-4-TitleVI@faa.gov, with receipt acknowledged. This requirement does not apply to oversight activities conducted by FAA.	Sponsors must provide the FAA with both the initial notifications for the individual audits, compliance reviews, and assessment, and status updates. The updates are required until at least the time of grant closeout. The updates must include at least the outcome of the audits, compliance reviews, and assessment, and confirmation for resolution of identified deficiencies. See Appendix C to 49 CFR 21, Sub-part (b)(3) [available through www.ecfr.gov].	☒ Yes ☐ No	No known activities.
3.8 Detailed information for any pending grant applications with Federal agencies other than FAA identified in the grant application.	The information should be included in narrative fields of the pending application.	☒ Yes ☐ No	Not applicable.

ASSURANCES

AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, U.S.C., subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.**

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

3. **Airport Planning Undertaken by a Sponsor.**

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, 37, and 40 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

The Sponsor will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Grant. Performance under this agreement shall be governed by and in compliance with the following requirements, as applicable, to the type of organization of the Sponsor and any applicable sub-recipients. The applicable provisions to this agreement include, but are not limited to, the following:

FEDERAL LEGISLATION

a. 49 U.S.C. subtitle VII, as amended.

b. Davis-Bacon Act, as amended — 40 U.S.C. §§ 3141-3144, 3146, and 3147, et seq.[1]

c. Federal Fair Labor Standards Act – 29 U.S.C. § 201, et seq.

d. Hatch Act – 5 U.S.C. § 1501, et seq.[2]

e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. 4601, et seq.[1, 2]

f. National Historic Preservation Act of 1966 – Section 106 – 54 U.S.C. § 306108.[1]

g. Archeological and Historic Preservation Act of 1974 – 54 U.S.C. § 312501, et seq.[1]

h. Native Americans Grave Repatriation Act – 25 U.S.C. § 3001, et seq.

i. Clean Air Act, P.L. 90-148, as amended – 42 U.S.C. § 7401, et seq.

j. Coastal Zone Management Act, P.L. 92-583, as amended – 16 U.S.C. § 1451, et seq.

k. Flood Disaster Protection Act of 1973 – Section 102(a) - 42 U.S.C. § 4012a.[1]

l. 49 U.S.C. § 303, (formerly known as Section 4(f)).

m. Rehabilitation Act of 1973 – 29 U.S.C. § 794.

n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.) (prohibits discrimination on the basis of race, color, national origin).

o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.) (prohibits discrimination on the basis of disability).

p. Age Discrimination Act of 1975 – 42 U.S.C. § 6101, et seq.

q. American Indian Religious Freedom Act, P.L. 95-341, as amended.

r. Architectural Barriers Act of 1968, as amended – 42 U.S.C. § 4151, et seq.[1]

s. Powerplant and Industrial Fuel Use Act of 1978 – Section 403 – 42 U.S.C. § 8373.[1]

t. Contract Work Hours and Safety Standards Act – 40 U.S.C. § 3701, et seq.[1]

u. Copeland Anti-kickback Act – 18 U.S.C. § 874.[1]

v. National Environmental Policy Act of 1969 – 42 U.S.C. § 4321, et seq.[1]

w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 U.S.C. § 1271, et seq.

x. Single Audit Act of 1984 – 31 U.S.C. § 7501, et seq.[2]

y. Drug-Free Workplace Act of 1988 – 41 U.S.C. §§ 8101 through 8105.

z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).

aa. Civil Rights Restoration Act of 1987, P.L. 100-259.

bb. Infrastructure Investment and Jobs Act, P.L. 117-58, Title VIII.

cc. Build America, Buy America Act, P.L. 117-58, Title IX.

dd. Endangered Species Act – 16 U.S.C. 1531, et seq.

ee. Title IX of the Education Amendments of 1972, as amended – 20 U.S.C. 1681–1683 and 1685–1687.

ff. Drug Abuse Office and Treatment Act of 1972, as amended – 21 U.S.C. 1101, et seq.

gg. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 U.S.C. § 4541, et seq.

hh. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 U.S.C. § 4541, et seq.

ii. Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions – 31 U.S.C. § 1352.

EXECUTIVE ORDERS

a. Executive Order 11990 – Protection of Wetlands

b. Executive Order 11988 – Floodplain Management

c. Executive Order 12372 – Intergovernmental Review of Federal Programs

d. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction[1]

e. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers

f. Executive Order 14149 – Restoring Freedom of Speech and Ending Federal Censorship

g. Executive Order 14151 – Ending Radical and Wasteful Government DEI Programs and Preferencing

h. Executive Order 14154 – Unleashing American Energy

i. Executive Order 14168 – Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government

j. Executive Order 14173 – Ending Illegal Discrimination and Restoring Merit-Based Opportunity

FEDERAL REGULATIONS

a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).

b. 2 CFR Part 200 and 1201 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. [3, 4, 5]

c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.

d. 14 CFR Part 13 – Investigative and Enforcement Procedures.

e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.

f. 14 CFR Part 150 – Airport Noise Compatibility Planning.

g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.

h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.

i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.[1]

j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.[1]

k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).[1]

l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).[1]

m. 49 CFR Part 20 – New Restrictions on Lobbying.

n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.

o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.

p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.[1, 2]

q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.

r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.[1]

s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.

t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.

u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).

v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).

w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.

x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

[1] These laws do not apply to airport planning sponsors.
[2] These laws do not apply to private sponsors.
[3] 2 CFR Part 200 contains requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by this regulation shall apply where applicable to private sponsors receiving Federal assistance under Title 49, United States Code.
[4] Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
[5] Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

b. Subject to 49 U.S.C. 47107(a)(16) and (x), it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.

c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.

d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.

e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.

f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.

g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for

residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. **Consistency with Local Plans.**

   The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

7. **Consideration of Local Interest.**

   It has given fair consideration to the interest of communities in or near where the project may be located.

8. **Consultation with Users.**

   In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. **Public Hearings.**

   In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. **Metropolitan Planning Organization.**

    In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. **Pavement Preventive Maintenance-Management.**

    With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program, and it assures that it will use such program for the useful life of any pavement constructed, reconstructed, or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. **Terminal Development Prerequisites.**

    For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for

certification of such airport under 49 U.S.C. 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the project in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of $2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 U.S.C. 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 U.S.C. 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.

b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.

c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.

d. It will make such material available for examination by the public and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.

e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.

f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.

g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.

h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:

1. Operating the airport's aeronautical facilities whenever required;
2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.

b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:

1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.

d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.

e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.

g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.

h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and

b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not

conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a Grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:

   1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.

   2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor’s acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.

   3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 U.S.C. 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.

b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or

transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.

c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 U.S.C. 47107.

26. Reports and Inspections.

It will:

a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;

c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and

d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

   1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and

   2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or

b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

a. The airport owner or operator will maintain a current airport layout plan of the airport showing:

1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;

2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;

3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and

4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.

b. Subject to subsection 49 U.S.C. 47107(x), the Secretary will review and approve or disapprove the plan and any revision or modification of the plan before the plan, revision, or modification takes effect.

c. The owner or operator will not make or allow any alteration in the airport or any of its facilities unless the alteration—

1. is outside the scope of the Secretary's review and approval authority as set forth in subsection (x); or

2. complies with the portions of the plan approved by the Secretary.

d. When the airport owner or operator makes a change or alteration in the airport or the facilities which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:

1. eliminate such adverse effect in a manner approved by the Secretary; or

2. bear all costs of relocating such property or its replacement to a site acceptable to the Secretary and of restoring the property or its replacement to the level of safety, utility, efficiency, and cost of operation that existed before the alteration was made, except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d to 2000d-4); creed and sex per 49 U.S.C. 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this Grant.

a. Using the definitions of activity, facility, and program as found and defined in 49 CFR 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.

b. Applicability

   1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.

   2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.

   3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

   The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

   1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or

   2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source: "The City of Sanford, Maine, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all businesses will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of

race, color, national origin (including limited English proficiency), creed, sex , age, or disability in consideration for an award."

e. Required Contract Provisions.

1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.

2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.

4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:

a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and

b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

1. Reinvestment in an approved noise compatibility project;

2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. 47117(e);

3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. 47114, 47115, or 47117;
4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
   1. Reinvestment in an approved noise compatibility project;
   2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. 47117(e);
   3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. 47114, 47115, or 47117;
   4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
   5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.
c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.
d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received Federal funds under Chapter 471 subchapter 1 of Title 49 U.S.C., it will award each contract, or sub-contract for program management, construction

management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this Grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars for AIP projects as of May 13, 2026

35. Relocation and Real Property Acquisition.

a. It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.

b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.

c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin, or sex, in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for

enforcement under 18 U.S.C. § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

a. If the airport owner or operator of a medium or large hub airport (as defined in 49 U.S.C. § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:

   1. Describes the requests;
   2. Provides an explanation as to why the requests could not be accommodated; and
   3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.

b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six-month period prior to the applicable due date.

40. **Access to Leaded Aviation Gasoline**

a. If 100-octane low lead aviation gasoline (100LL) was made available at an airport, at any time during calendar year 2022, an airport owner or operator may not restrict or prohibit the sale of, or self-fueling with 100-octane low lead aviation gasoline.

b. This requirement remains until the earlier of December 31, 2030, or the date on which the airport or any retail fuel seller at the airport makes available an unleaded aviation gasoline that has been authorized for use by the FAA as a replacement for 100-octane low lead aviation gasoline for use in nearly all piston-engine aircraft and engine models; and meets either an industry consensus standard or other standard that facilitates the safe use, production, and distribution of such unleaded aviation gasoline, as determined appropriate by the FAA.

c. An airport owner or operator understands and agrees, that any violation of this grant assurance is subject to civil penalties as provided for in 49 U.S.C. § 46301(a)(8).

FAA
Airports

Current FAA Advisory Circulars Required for Use in AIP Funded, IIJA Funded, and PFC Approved Projects

Updated: 03/05/2025

View current and previous versions of these ACs and any associated changes at:
http://www.faa.gov/airports/resources/advisory_circulars and
http://www.faa.gov/regulations_policies/advisory_circulars/. [1]

NUMBER	TITLE
70/7460-1M	Obstruction Marking and Lighting
150/5000-9B	Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations
150/5000-17	Critical Aircraft and Regular Use Determination
150/5020-1	Noise Control and Compatibility Planning for Airports
150/5070-6B, Changes 1 - 2	Airport Master Plans
150/5070-7 Change 1	The Airport System Planning Process
150/5100-13C	Development of State Aviation Standards for Airport Pavement Construction
150/5200-28G	Notices to Airmen (NOTAMs) for Airport Operators
150/5200-30D, Changes 1 - 2	Airport Field Condition Assessments and Winter Operations Safety
150/5200-31C, Changes 1 - 2	Airport Emergency Plan
150/5200-33C	Hazardous Wildlife Attractants on or near Airports

[1] All grant recipients are responsible for reviewing errata sheets and addendums pertaining to these Advisory Circulars.

NUMBER	TITLE
150/5200-34A	Construction or Establishment of Landfills Near Public Airports
150/5200-38	Protocol for the Conduct and Review of Wildlife Hazard Site Visits, Wildlife Hazard Assessments, and Wildlife Hazard Management Plans
150/5210-5D	Painting, Marking, and Lighting of Vehicles Used on an Airport
150/5210-7E	Aircraft Rescue and Fire Fighting Communications
150/5210-13C	Airport Water Rescue Plans and Equipment
150/5210-14C	Aircraft Rescue Fire Fighting Equipment, Tools and Clothing
150/5210-15A	Aircraft Rescue and Firefighting Station Building Design
150/5210-18A	Systems for Interactive Training of Airport Personnel
150/5210-19B	Driver's Enhanced Vision System (DEVs)
150/5220-10E	Guide Specification for Aircraft Rescue and Fire Fighting (ARFF) Vehicles
150/5220-16E, Change 1	Automated Weather Observing Systems (AWOS) for Non-Federal Applications
150/5220-17B	Aircraft Rescue and Fire Fighting (ARFF) Training Facilities
150/5220-18A	Buildings for Storage and Maintenance of Airport Snow and Ice Control Equipment and Materials
150/5220-20A	Airport Snow and Ice Control Equipment
150/5220-21C	Aircraft Boarding Equipment
150/5220-22B	Engineered Materials Arresting Systems (EMAS) for Aircraft Overruns
150/5220-23A	Frangible Connections
150/5220-24	Airport Foreign Object Debris (FOD) Detection Equipment
150/5220-25	Airport Avian Radar Systems
150/5220-26, Changes 1 - 2	Airport Ground Vehicle Automatic Dependent Surveillance - Broadcast (ADS-B) Out Squitter Equipment
150/5230-4C	Aircraft Fuel Storage, Handling, Training, and Dispensing on Airports
150/5300-13B, Change 1	Airport Design
150/5300-14D	Design of Aircraft Deicing Facilities
150/5300-15A	Use of Value Engineering for Engineering and Design of Airport Grant Projects

NUMBER	TITLE
150/5300-16B	General Guidance and Specifications for Aeronautical Surveys: Establishment of Geodetic Control and Submission to the National Geodetic Survey
150/5300-17C, Change 1	Standards for Using Remote Sensing Technologies in Airport Surveys
150/5300-18B, Change 1	General Guidance and Specifications for Submission of Aeronautical Surveys to NGS: Field Data Collection and Geographic Information System (GIS) Standards
150/5300-19	Airport Data and Information Program
150/5300-20	Submission of On-Airport Proposals for Aeronautical Study
150/5320-5D	Airport Drainage Design
150/5320-6G	Airport Pavement Design and Evaluation
150/5320-12C, Changes 1 - 8	Measurement, Construction, and Maintenance of Skid Resistant Airport Pavement Surfaces
150/5320-15A	Management of Airport Industrial Waste
150/5320-17A	Airfield Pavement Surface Evaluation and Rating Manuals
150/5325-4B	Runway Length Requirements for Airport Design
150/5335-5D	Standardized Method of Reporting Airport Pavement Strength - PCR
150/5340-1M, Change 1	Standards for Airport Markings
150/5340-5D	Segmented Circle Airport Marker System
150/5340-18H	Standards for Airport Sign Systems
150/5340-26C	Maintenance of Airport Visual Aid Facilities
150/5340-30J	Design and Installation Details for Airport Visual Aids
150/5345-3G	Specification for L-821, Panels for the Control of Airport Lighting
150/5345-5B	Specifications for Airport Lighting Circuit Selector Switch
150/5345-7F	Specification for L-824 Underground Electrical Cable for Airport Lighting Circuits
150/5345-10H	Specification for Constant Current Regulators and Regulator Monitors

NUMBER	TITLE
150/5345-12F	Specification for Airport and Heliport Beacons
150/5345-13B	Specification for L-841 Auxiliary Relay Cabinet Assembly for Pilot Control of Airport Lighting Circuits
150/5345-26E	FAA Specification For L-823 Plug and Receptacle, Cable Connectors
150/5345-27F	FAA Specification for Wind Cone Assemblies
150/5345-28H	Precision Approach Path Indicator (PAPI) Systems
150/5345-39E	Specification for L-853, Runway and Taxiway Retroreflective Markers
150/5345-42K	Specification for Airport Light Bases, Transformer Housings, Junction Boxes, and Accessories
150/5345-43J	Specification for Obstruction Lighting Equipment
150/5345-44L	Specification for Runway and Taxiway Signs
150/5345-45C	Low-Impact Resistant (LIR) Structures
150/5345-46F	Specification for Runway, Taxiway, Heliport, and Vertiport Light Fixtures
150/5345-47C	Specification for Series to Series Isolation Transformers for Airport Lighting Systems
150/5345-49D	Specification L-854, Radio Control Equipment
150/5345-50B	Specification for Portable Runway and Taxiway Lights
150/5345-51B	Specification for Discharge-Type Flashing Light Equipment
150/5345-52A	Generic Visual Glideslope Indicators (GVGI)
150/5345-53D	Airport Lighting Equipment Certification Program
150/5345-54B	Specification for L-884, Power and Control Unit for Land and Hold Short Lighting Systems
150/5345-55A	Specification for L-893, Lighted Visual Aid to Indicate Temporary Runway Closure
150/5345-56B	Specification for L-890 Airport Lighting Control and Monitoring System (ALCMS)
150/5360-12F	Airport Signing and Graphics
150/5360-13A	Airport Terminal Planning
150/5360-14A	Access to Airports By Individuals With Disabilities

NUMBER	TITLE
150/5370-2G	Operational Safety on Airports During Construction
150/5370-10H	Standard Specifications for Construction of Airports
150/5370-11B	Use of Nondestructive Testing in the Evaluation of Airport Pavements
150/5370-13A	Off-Peak Construction of Airport Pavements Using Hot-Mix Asphalt
150/5370-15B	Airside Applications for Artificial Turf
150/5370-16	Rapid Construction of Rigid (Portland Cement Concrete) Airfield Pavements
150/5370-17	Airside Use of Heated Pavement Systems
150/5380-6C	Guidelines and Procedures for Maintenance of Airport Pavements
150/5380-7B	Airport Pavement Management Program
150/5380-9	Guidelines and Procedures for Measuring Airfield Pavement Roughness
150/5390-2D	Heliport Design
150/5395-1B	Seaplane Bases

THE FOLLOWING ADDITIONAL ADVISORY CIRCULARS APPLY TO AIP AND IIJA PROJECTS ONLY

NUMBER	TITLE
150/5100-14E, Change 1	Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects
150/5100-17, Changes 1 - 7	Land Acquisition and Relocation Assistance for Airport Improvement Program Assisted Projects
150/5100-21	State Block Grant Program
150/5370-12B	Quality Management for Federally Funded Airport Construction Projects

Memo

Number: 26-132-01
To: City Council
From: Allison Navia, Airport Manager
Date: 2026-05-19
Subject: Ordered, to accept a Grant Agreement with the United States of America, Department of Transportation, Federal Aviation Administration, identified as Grant No. AIG-042-2026 with a date of offer of to be determined in an amount not to exceed $332,861 (the “Grant Agreement”), and authorizes Steven Buck, in his capacity as City Manager, to execute the Grant Agreement on behalf of the City of Sanford. The Grant Agreement is made pursuant to the BIL Program to Reconstruct Taxilane Seacoast 1.

RECOMMENDATION

Accept an anticipated grant offer

Background Information:

The grant is for the construction, including construction and grant administration, for the following:
Taxilane Seacoast 1 Reconstruction. The Taxilane Seacoast 1 reconstruction will address existing pavement failures such as alligator cracking and drainage issues.

A companion grant to the Airport Improvement Program Grant #43. This AIG Grant #42 covers about 53.74% of the project and costs will be pro-rated to each grant accordingly. This makes it a bit more cumbersome on the administrative side, but it is the only way to use the funding (the two pots of money can't be combined into one at the federal level).

Schedule:
The following is the approximate project schedule:
Scoping Meeting ..... April 2, 2026
Draft Scope of Work ..... April 3, 2026
FAA / MaineDOT Review ..... April 10, 2026
Independent Fee Estimate ..... April 22, 2026
Negotiations ..... April 24, 2026
Grant Application (IIJA AIG & AIP) ..... May 1, 2026
Grant Award (Anticipated at the latest) ..... September 2026
Notice of Award to Contractor (Anticipated at the latest) .....October 2026
Notice to Proceed for Construction.....TBD
Anticipated Construction Complete .....TBD

Final Acceptance (Depends on Construction Dates) ..... June 30, 2027
Grant Closeout (To follow Spring ’27 punch list work) ..... December 2027

Legal Review Status:
Complete

Administrative or Department Review:
This project is being administered by the Airport manager with close coordination and approvals by the City Manager and Finance Director as appropriate.

Financial Impact or Review:
The FAA and MDOT share of the project make up 97.5%. The resulting local share is 2.5%, appropriated through the approved FY 27 municipal budget in the Airport's CIP.

ATTACHMENT(S):
_ SFM 042-2026 Taxilane Seacoast 1 AIG Grant Application Signed.pdf

OMB Number: 2120-0569
Expiration Date: 12/31/2026

Application for Federal Assistance SF-424

*1. Type of Submission:
- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

*2. Type of Application
- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify)

*3. Date Received: 04/24/2026

4. Applicant Identifier:

5a. Federal Entity Identifier: 3-23-0044-042-2026

*5b. Federal Award Identifier: 3-23-0044-042-2026

State Use Only:

6. Date Received by **State**:

7. **State** Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Sanford, Maine

*b. Employer/Taxpayer Identification Number (EIN/TIN): 01-6000355

*c. UEI: K6BGW6B1VCD5

d. Address:

*Street 1: 199 Airport Road

Street 2:

*City: Sanford

County/Parish: York County

*State: Province: ME

*Country: USA

*Zip / Postal Code 04073

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*First Name: Allison

Middle Name:

*Last Name: Navia

Suffix:

Title: Airport Manager

Organizational Affiliation: Sanford Seacoast Regional Airport

*Telephone Number: (207) 324-3172

Fax Number:

*Email: anavia@sanfordmaine.org

Application for Federal Assistance SF-424

***9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

*Other (Specify)

***10. Name of Federal Agency:**

Federal Aviation Administration

***11. Catalog of Federal Domestic Assistance Number**:

CFDA No: CFDA Title:

20.117 Airport Infrastructure Grants (AIG)

***12. Funding Opportunity Number**:

20.117

*Title:

Airport Infrastructure Grants (AIG)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Sanford, York County, Maine

***15. Descriptive Title of Applicant's Project**:

Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 (AIG)

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a. Applicant: ME-01 *b. Program/Project: ME-01

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 10/01/2026 *b. End Date: 12/31/2027

18. Estimated Funding ($):

*a. Federal	332,861.00
*b. Applicant	8,760.00
*c. State	8,760.00
*d. Local	0.00
*e. Other	0.00
*f. Program Income	0.00
*g. TOTAL	350,381.00

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____ .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

***20. Is the Applicant Delinquent On Any Federal Debt?**

☐ Yes ☒ No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: _____ *First Name: Allison

Middle Name: _____

*Last Name: Navia

Suffix: _____

*Title: Airport Manager

*Telephone Number: (207) 324-3172 Fax Number:

* Email: anavia@sanfordmaine.org

*Signature of Authorized Representative: Allison *Date Signed: MAY 13 2026

Application for Federal Assistance (Development and Equipment Projects)

PART II – PROJECT APPROVAL INFORMATION

Part II - SECTION A

The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.

Item 1.
Does Sponsor maintain an active registration in the System for Award Management (www.SAM.gov)?
☒ Yes ☐ No

Item 2.
Can Sponsor commence the work identified in the application in the fiscal year the grant is made or within six months after the grant is made, whichever is later?
☒ Yes ☐ No ☐ N/A

Item 3.
Are there any foreseeable events that would delay completion of the project? If yes, provide attachment to this form that lists the events.
☐ Yes ☒ No ☐ N/A

Item 4.
Will the project(s) covered by this request have impacts or effects on the environment that require mitigating measures? If yes, attach a summary listing of mitigating measures to this application and identify the name and date of the environmental document(s).
☐ Yes ☒ No ☐ N/A

Item 5.
Is the project covered by this request included in an approved Passenger Facility Charge (PFC) application or other Federal assistance program? If yes, please identify other funding sources by checking all applicable boxes.
☐ Yes ☒ No ☐ N/A

☐ The project is included in an *approved* PFC application.
If included in an approved PFC application,
does the application *only* address AIP matching share? ☐ Yes ☐ No

☐ The project is included in another Federal Assistance program. Its CFDA number is below.

Item 6.
Will the requested Federal assistance include Sponsor indirect costs as described in 2 CFR Appendix VII to Part 200, States and Local Government and Indian Tribe Indirect Cost Proposals?
☐ Yes ☒ No ☐ N/A

If the request for Federal assistance includes a claim for allowable indirect costs, select the applicable indirect cost rate the Sponsor proposes to apply:

☐ De Minimis rate of 10% as permitted by 2 CFR § 200.414.

☐ Negotiated Rate equal to % as approved by (the Cognizant Agency) on (Date) (2 CFR part 200, appendix VII).

Note: Refer to the instructions for limitations of application associated with claiming Sponsor indirect costs.

PART II - SECTION B

Certification Regarding Lobbying

The declarations made on this page are under the signature of the authorized representative as identified in box 21 of form SF-424, to which this form is attached. The term “Sponsor” refers to the applicant name provided in box 8 of the associated SF-424 form.

The Authorized Representative certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Sponsor, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Authorized Representative shall complete and submit Standard Form-LLL, ‘‘Disclosure Form to Report Lobbying,’’ in accordance with its instructions.

(3) The Authorized Representative shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

PART II – SECTION C

The Sponsor hereby represents and certifies as follows:

1. Compatible Land Use – The Sponsor has taken the following actions to assure compatible usage of land adjacent to or in the vicinity of the airport:

The Sponsor has encouraged developers to develop areas adjacent to the Airport for uses that are compatible with the Airport.

2. Defaults – The Sponsor is not in default on any obligation to the United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport, except as stated herewith:

The Sponsor is not in default on obligations to the United States or any agency of the United States Government.

3. Possible Disabilities – There are no facts or circumstances (including the existence of effective or proposed leases, use agreements or other legal instruments affecting use of the Airport or the existence of pending litigation or other legal proceedings) which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances, either by limiting its legal or financial ability or otherwise, except as follows:

There are not circumstances that preclude the Sponsor from successfully completing the project.

4. Consistency with Local Plans – The project is reasonably consistent with plans existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

This Project Meets the City of Sanford's existing Master Plan.

5. Consideration of Local Interest – It has given fair consideration to the interest of communities in or near where the project may be located.

The City of Sanford, Maine has given fair consideration to the interest of the communities near the Airport.

6. Consultation with Users – In making a decision to undertake an airport development project under Title 49, United States Code, it has consulted with airport users that will potentially be affected by the project (§ 47105(a)(2)).

The City of Sanford, Maine has undertaken reasonable consultation with affected Airport Users.

7. Public Hearings – In projects involving the location of an airport, an airport runway or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

This project did not require a public hearing.

8. Air and Water Quality Standards – In projects involving airport location, a major runway extension, or runway location it will provide for the Governor of the state in which the project is located to certify in writing to the Secretary that the project will be located, designed, constructed, and operated so as to comply with applicable and air and water quality standards. In any case where such standards have not been approved and where applicable air and water quality standards have been promulgated by the Administrator of the Environmental Protection Agency, certification shall be obtained from such Administrator. Notice of certification or refusal to certify shall be provided within sixty days after the project application has been received by the Secretary.

This project complies with Air and Water Quality Standards.

PART II – SECTION C (Continued)

9. **Exclusive Rights** – There is no grant of an exclusive right for the conduct of any aeronautical activity at any airport owned or controlled by the Sponsor except as follows:

Exclusive Rights do not exist at this Airport.

10. **Land** – (a) The sponsor holds the following property interest in the following areas of land, which are to be developed or used as part of or in connection with the Airport subject to the following exceptions, encumbrances, and adverse interests, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

The Sponsor maintains property interest as depicted within the property table on the Exhibit A Property Map dated January 27, 2025 and attached to AIP #3-23-0044-039-2025.

The Sponsor further certifies that the above is based on a title examination by a qualified attorney or title company and that such attorney or title company has determined that the Sponsor holds the above property interests.

(b) The Sponsor will acquire within a reasonable time, but in any event prior to the start of any construction work under the Project, the following property interest in the following areas of land on which such construction work is to be performed, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

No additional land is needed for this project.

(c) The Sponsor will acquire within a reasonable time, and if feasible prior to the completion of all construction work under the Project, the following property interest in the following areas of land which are to be developed or used as part of or in connection with the Airport as it will be upon completion of the Project, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

No additional land is needed for this project.

[1] State the character of property interest in each area and list and identify for each all exceptions, encumbrances, and adverse interests of every kind and nature, including liens, easements, leases, etc. The separate areas of land need only be identified here by the area numbers shown on the property map.

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL	
1. Assistance Listing Number:	20.117
2. Functional or Other Breakout:	

SECTION B – CALCULATION OF FEDERAL GRANT			
Cost Classification	**Latest Approved Amount (Use only for revisions)**	**Adjustment + or (-) Amount (Use only for revisions)**	**Total Amount Required**
1. Administration expense	1,167	0	1,167
2. Preliminary expense	0	0	0
3. Land, structures, right-of-way	0	0	0
4. Architectural engineering basic fees	0	0	0
5. Other Architectural engineering fees	0	0	0
6. Project inspection fees	69,271	0	69,271
7. Land development	0	0	0
8. Relocation Expenses	0	0	0
9. Relocation payments to Individuals and Businesses	0	0	0
10. Demolition and removal	0	0	0
11. Construction and project improvement	279,943	0	279,943
12. Equipment	0	0	0
13. Miscellaneous	0	0	0
14. **Subtotal** (Lines 1 through 13)	350,381	0	350,381
15. Estimated Income (if applicable)	0	0	0
16. Net Project Amount (Line 14 minus 15)	350,381	0	350,381
17. **Less**: Ineligible Exclusions (Section C, line 23 g.)	0	0	0
18. **Subtotal** (Lines 16 through 17)	350,381	0	350,381
19. Federal Share requested of Line 18	332,861	0	332,861
20. Grantee share	8,760	0	8,760
21. Other shares	8,760	0	8,760
22. **TOTAL PROJECT** (Lines 19, 20 & 21)	350,381	0	350,381

SECTION C – EXCLUSIONS	
23. Classification (Description of non-participating work)	**Amount Ineligible for Participation**
a.	0
b.	0
c.	0
d.	0
e.	0
f.	0
g. **Total**	0

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE	
24. Grantee Share – Fund Categories	**Amount**
a. Securities	0
b. Mortgages	0
c. Appropriations (by Applicant)	8,760
d. Bonds	0
e. Tax Levies	0
f. Non-Cash	0
g. Other (Explain):	0
h. **TOTAL** - Grantee share	8,760
25. Other Shares	**Amount**
a. State	8,760
b. Other	0
c. **TOTAL** - Other Shares	8,760
26. TOTAL NON-FEDERAL FINANCING	17,520

SECTION E – REMARKS
(Attach sheets if additional space is required)

I hereby certify that the Exhibit A Property Map dated January 27, 2025, and attached to the Grant Application for AIP 3-23-0044-039-2025 reflects, to the best of my knowledge, the current information as of this date.

The above-mentioned Exhibit A Property Map is, therefore, incorporated into this Grant Application by reference and made a part thereof.

PART IV – PROGRAM NARRATIVE

(Suggested Format)

PROJECT: Project Administration and Construction Phase Services for Reconstruct Taxilane

AIRPORT: Sanford Seacoast Regional Airport

1. Objective:

Please See Attached Part IV - Program Narrative

2. Benefits Anticipated:

Please See Attached Part IV - Program Narrative

3. Approach: (See approved Scope of Work in Final Application)

Please See Attached Part IV - Program Narrative

4. Geographic Location:

Please See Attached Part IV - Program Narrative

5. If Applicable, Provide Additional Information:

Please See Attached Part IV - Program Narrative

6. Sponsor's Representative: (include address & telephone number)

Please See Attached Part IV - Program Narrative

Part IV
Program Narrative

Project: **Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 (AIG)**

Airport: Sanford Seacoast Regional Airport (SFM) – Sanford, ME

Date: May 12, 2026

1. Objective:

The objective of this project is to reconstruct the Taxilane Seacoast 1 pavement in accordance with the Airport's Pavement Management Plan.

2. Benefits Anticipated:

The existing Taxilane Seacoast 1 pavement has exceeded its useful life and is exhibiting severe distresses and poses a risk of generating foreign object debris (FOD). This project will address the issues with this pavement through a reconstruction project to minimize the risk of FOD and extend the useful life of Taxilane Seacoast 1.

3. Approach:
See approved Scope of Work following this section. The permitting and design of this project was completed under IIJA AIG 3-23-0044-040-2025.

4. Geographic Location:
This project is located at the Sanford Seacoast Regional Airport in the City of Sanford, York County, Maine.

5. Additional Information:

PROJECT DESCRIPTION:

This project includes professional services of project administration, construction administration, and resident engineering in addition to the contractor costs and ancillary sponsor administration expenses associated with the reconstruction of Taxilane Seacoast 1. Taxilane Seacoast 1 has been assigned a PCI of 28 based on the 2025 inspection with the MaineDOT Statewide PCI Study. The proposed length of reconstruction is 536 linear feet, with a nominal width is 25ft and varies at transitions and fillets at intersections. No guidance signs are proposed, but base-mounted taxilane edge lights will be removed and new cable and lights will be installed along the new geometry. Underdrain will be installed below the 60% frost depth for the protection of the subbase material from fluctuations in ground water.

The project was bid with the removal of existing, and installation of new drainage infrastructure included; however, due to available funding, select drainage items will be removed from the project to meet budgetary constraints. This reduction in work elements cause new work tasks to be conducted to ensure a complete and working system. A summary of these changes to the project is included in the attached Project Cost Summary.

This project is being submitted for funding assistance through two (2) FAA Grants: one (1) Infrastructure Investment and Jobs Act (IIJA) Airport Infrastructure Grant (AIG), and one (1) Airport Improvement Program (AIP) grant as companion grants. The shared percentage of participation for reach grant will be 53.74% AIG, and 46.26% AIP, and. These details are included in the attached Project Cost Summary.

COST BREAKDOWN

See attached Project Cost Summary.

ENVIRONMENTAL STATUS:

This project is Categorically Excluded from NEPA review in accordance with FAA Order 5050.4B and FAA Order 1050.1G, paragraph B-2.4. A documented CATEX in accordance with FAA SOP 5.2 was completed and accepted by Cheryl Quaine on January 6, 2026.

Permitting approvals from the State of Maine for this project include a Site Location of development Permit Amendment with the Maine Department of Environmental Protection. Applications has been submitted December 31, 2025. The MaineDEP reviewed the application issued a letter stating that the Agency has found it to be acceptable for processing on 1/22/2026. The MaineDEP further stated that, "The Department [of Environmental Protection] expects to issue a decision on the application by August 5, 2026."

The contractor is required to hold their bid costs until October 15, 2026 and the City of Sanford will not authorize a Notice to Proceed until this MaineDEP permit is in hand.

STATEMENT ON DISADVANTAGED BUSINESS:

The City of Sanford, Sanford Seacoast Regional Airport has filed a Disadvantage Business Enterprise (DBE) plan through fiscal years 2024 to 2026. No goal has been set for this project contract.

Approval of the DBE plan was provided to Ms. Allison Navia, City of Sanford, dated November 2023.

The DBE plan is on file at Sanford Seacoast Regional Airport, Sanford, Maine.

COORDINATION WITH MaineDOT:

This project has been coordinated with MaineDOT throughout the project scoping process and by providing them a copy of this grant application.

COORDINATION WITH USF&W, SHPO, AND CZM

This project has been coordinated with the US Fish and Wildlife (USF&W) for potential impacts to federally listed threatened and endangered species by using the department's Information for Planning and Consultation website. There is no designated critical habitat within the project area.

This project is not in a Coastal Zone and so Coastal Zone Management coordination is not required.

Coordination with the Maine Department of Inland Fisheries and Wildlife (MDIFW) was performed, and a response from MDIFW on April 3, 2025 stated that project impacts to any Maine Endangered Species Act (MESA) protected species are anticipated to be insignificant.

Coordination with the United States Department of the Interior Fish and Wildlife Service, Maine Natural Areas Program, the Maine Historic Preservation Commission, and the Tribal Historic Preservation Offices was completed as a part of this project with no impacts found related to this project.

No wetlands existing in the vicinity of the project area.

6. Sponsor's Representative:

The Sponsor's representative for this project is:

Ms. Allison Navia
Airport Manager
Sanford Seacoast Regional Airport
9 Presidential Lane
Sanford, ME 04073
Phone: (207) 324-3172
Email: anavia@sanfordmaine.org

PROJECT COST SUMMARY

Project Name: Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 (AIG)

Airport: Sanford Seacoast Regional Airport
Date: May 13, 2026

Line 1. Administrative Expenses

TASK	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	IFE - Construction Services - Taxilane Project	$ 1,750.00	Performed by: Shane McDougall, P.E. (Split 50/50)
	Legal Review	$ 422.43	Estimate for Taxilane AIG Grant
	Line 1 Total:	**$ 2,172.43**	AIG 53.74% $1,167.46

Line 4. Architectural Engineering Basic Fees

TASK	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	Line 4 Total:	**$ -**	

Line 6. Project Inspection Fees

Task	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	Task 1A - Taxilane Project Administration	$ 48,000.00	
	Task 2A - Taxilane Construction Administration	$ 41,400.00	
	Task 3A - Taxilane Resident Engineering	$ 46,050.00	
	Proposed Consultant Contract Reductions	$ (6,550.00)	**See Memo dated 4/28/26**
	Line 6 Total:	**$ 128,900.00**	AIG 53.74% $69,270.86

Line 11. Construction and Project Improvement

Task	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	Schedule A - Base Bid		
	Reconstruct Taxilane Seacoast 1 - Bid Amount	$ 607,872.60	
	Proposed Contract Reductions		
P-101-5.2	REMOVE EXISTING CATCH BASIN	$ (4,780.00)	
P-101-5.3	REMOVAL OF PIPE	$ (11,550.00)	
D-701-5.1	INSTALL NEW 8" PVC PIPE	$ (6,300.00)	
D-701-5.2	INSTALL NEW 30" REINFORCED CONCRETE PIPE	$ (34,200.00)	
D-751-5.2a	4' DIAMETER CATCH BASINS	$ (18,200.00)	
D-751-5.2b	5' DIAMETER CATCH BASINS	$ (23,222.00)	Total Contract Reductions: $98,252.00
	Additional Work Resulting from Contract Reductions		
D-751-5.2c	REMOVE AND RESET EXISTING CATCH BASIN FRAME AND GRATE	$ 5,400.00	Add 3 at a unit cost of $1,800 per each
New	Core Existing Catch Basin	$ 4,300.00	Add 4 at unit cost of $1,075 per each
New	Connect New Catch Basin to Existing Pipe	$ 1,600.00	Add 1 at unit cost of $1,600 per each
			Total Additional Work: $11,300.00
	Line 11 Total:	**$ 520,920.60**	AIG 53.74% $279,942.73

Line 14. Total	**Total Project Cost**	**$ 651,993.03**	
Line 17. Less: Ineligible Exclusions	Ineligible in this Grant	$ -	
Line 18. Total Project Amount	**FAA Eligible**	**$ 651,993.03**	AIG 53.74% $350,381.05
Line 19. Federal Share Requested	**FAA Share (95% of FAA Eligible)**	**$ 332,862.00**	Companion Grant (53.74% AIG / 46.26% AIP at 95%)
Line 23. Grantee Share	**Local Share (2.5% of FAA Eligible)**	**$ 8,759.53**	2.5% of $350,381.05
Line 24. Other Shares	**State Share (2.5% of FAA Eligible)**	**$ 8,759.53**	2.5% of $350,381.05

APPENDIX B – DETAILED SCOPE OF WORK

WORK ORDER NO. 4

CITY OF SANFORD

SANFORD SEACOST REGIONAL AIRPORT

SANFORD, MAINE

for

Project Administration and Construction Phase Services
for
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road

April 17, 2026

A. PROJECT DESCRIPTION

The City of Sanford, Maine (SPONSOR), operator of the Sanford Seacoast Regional Airport (SFM), has tasked McFarland-Johnson, Inc. (CONSULTANT) with the project administration and construction phase services for the Reconstruct Taxilane Seacoast 1 and New Runway 14 Vehicle Service Road (PROJECT) at SFM. The attached sketches Layout Plans GE-01 and GE-02, dated March 2026 show the approximate project limits for the Vehicle Service Road and Taxilane, respectively.

The PROJECT is anticipated to receive funding assistance from the Federal Aviation Administration (FAA) and Maine Department of Transportation (MaineDOT):

- (2) Infrastructure Investment and Jobs Act (IIJA) Airport Infrastructure Grant (AIG),
- (1) Airport Improvement Program (AIP)

Due to the funding breakdown and various grants, construction and CONSULTANT costs will be be itemized per grant.

The estimated construction cost of the Reconstruct Taxilane Seacoast 1 is $600,000, and the New Runway 14 Vehicle Service Road is $450,000.

This Scope of Work will be limited to the following tasks:

TASK 1 – PROJECT ADMINISTRATION
TASK 2 – CONSTRUCTION ADMINISTRATION
TASK 3 – RESIDENT ENGINEERING

Each task applies to the Taxilane and Vehicle Service Road. The fee will breakout these tasks separately by sharing common subtasks costs at 50% and itemizing tasks that are only applicable to reach project area.

B. SCOPE OF WORK

Below is a list of tasks to be completed by the CONSULTANT, limited to the estimated hours allocated in the attached Appendix B: Consultant's Cost Proposal.

TASK 1 - PROJECT ADMINISTRATION

SPONSOR will conduct the following:

- Coordinate City of Sanford approvals.
- Attend coordination meetings.

Subtasks of the CONSULTANT are limited to the following:

1.1 Prepare an agenda and conduct scoping meetings with the SPONSOR, FAA, MaineDOT, and CONSULTANT. Two (2) CONSULTANT staff members will participate. Prepare meeting notes.

1.2 Assist the SPONSOR in the development of a Scope of Work (SOW) for the PROJECT. The SOW will be in MS Word with sufficient detail for the SPONSOR to obtain an Independent Fee Estimate (IFE) for use in evaluating CONSULTANT fee proposal. Additionally, CONSULTANT will prepare a "zeroed-out" spreadsheet in MS Excel format for use by the IFE preparer. CONSULTANT will review the proposed fee with SPONSOR and negotiate a contract price.

1.3 Prepare one (1) project contract and coordinate signature with SPONSOR. This does not include work necessary for future contract modifications.

1.4 Prepare for and conduct up to 18 remote project update meetings on a monthly basis.

1.5 Prepare an initial project schedule and update on a monthly basis.

1.6 Prepare an initial project budget and monitor it on a monthly basis.

1.7 Develop a FAA IIJA AIG grant application in PDF, anticipating a vehicle service road construction grant application for Federal Fiscal Year (FFY) 2026. Coordinate grant application with MaineDOT. (AIG VSR).

1.8 Develop a FAA IIJA AIG grant application in PDF, anticipating a Reconstruct Taxilane Seacoast 1 construction grant application for Federal Fiscal Year (FFY) 2026. Coordinate grant application with MaineDOT. (AIG Taxilane).

1.9 Develop a FAA AIP grant application in PDF, anticipating a Reconstruct Taxilane Seacoast 1 construction grant application for Federal Fiscal Year (FFY) 2026. Coordinate grant application with MaineDOT. (AIP Taxilane).

1.10 Develop up to four (4) grant reimbursements requests for IIJA AIG (AIG VSR).
- FAA (2)
- MaineDOT (2).

1.11 Develop up to four (4) grant reimbursements requests for IIJA AIG (AIG Taxilane).
- FAA (2)
- MaineDOT (2).

1.12 Develop up to four (4) grant reimbursements requests for AIP (AIP Taxilane).
- FAA (2)
- MaineDOT (2).

1.13 Develop up to 28 IIJA AIG progress reports for the MaineDOT and FAA (AIG VSR):
a. FAA quarterly progress reports over the life of grant (6)
b. FAA monthly progress reports during construction (2)
c. FAA Fiscal Year End Reports (2)
d. MaineDOT monthly progress reports (18)

1.14 Develop up to 28 IIJA AIG progress reports for the MaineDOT and FAA (AIG Taxilane):
a. FAA quarterly progress reports over the life of grant (6)
b. FAA monthly progress reports during construction (2)
c. FAA Fiscal Year End Reports (2)
d. MaineDOT monthly progress reports (18)

1.15 Develop up to 28 AIP progress reports for the MaineDOT and FAA (AIP Taxilane):
a. FAA quarterly progress reports over the life of grant (6)
b. FAA monthly progress reports during construction (2)
c. FAA Fiscal Year End Reports (2)
d. MaineDOT monthly progress reports (18)

1.16 Develop a Request for Proposals (RFP) to solicit proposals for quality assurance material testing services. Review the MATERIAL TESTING SUBCONSULTANT's proposal and address insurance issues, scope, fee, and basis of payment.

1.17 Assist the SPONSOR in the preparation of FAA IIJA AIG closeout report for IIJA AIG grant, coordinate printing, and retain project records. (AIG VSR).

1.18 Assist the SPONSOR in the preparation of FAA IIJA AIG closeout report for IIJA AIG grant, coordinate printing, and retain project records. (AIG Taxilane).

1.19 Assist the SPONSOR in the preparation of FAA AIP closeout report, coordinate printing, and retain project records. (AIP Taxilane).

1.20 Coordinate submission of deliverables:
- Scoping meeting notes (PDF)
- Scope of work (PDF)

- Blank fee estimate (EXCEL)
- Contract (PDF)
- Reporting (PDF)
- FAA Closeout Reports (PDF)

TASK 2 - CONSTRUCTION ADMINISTRATION

Construction administration services are limited to up to 30 calendar days from the date of the Notice of Award to the Notice to Proceed; up to 30 calendar days from Notice to Proceed to Substantial Completion; and up to 30 calendar days from substantial completion to Final Acceptance.

SPONSOR will conduct the following:

- Coordinate approval and signature of Notice of Award, Contract, and Notice to Proceed.
- Attend Pre-Construction Conference
- Coordinate CSPP requirements with users and NOTAMs
- Attend construction job meetings
- Coordinate payment of Contractor Pay applications.
- Coordinate approval of change orders.
- Attend Final inspection.

Subtasks of the CONSULTANT are limited to the following:

2.1 Assist the SPONSOR with the award of the construction contract and review contract bonds, insurance certificates and other contract documents.

2.2 Prepare a subconsultant agreement with the material testing firm for the proposed work.

2.3 Provide assistance and support prior to issuance of Contractor's Notice to Proceed and coordinate project startup date and schedule. CONSULTANT will draft correspondence for Notice to Proceed.

2.4 Develop a conformed drawing set incorporating the addendum items from the bidding process. CONSULTANT will produce up to two (2) full size construction contract books and plan sets and distribute the materials to the appropriate parties.

2.5 Schedule, prepare for, and conduct a pre-construction conference followed by a Quality Control (QC)/Quality Assurance (QA) workshop at the airport. CONSULTANT will develop meeting notes and distribute them to SPONSOR, contractor, and FAA. Limited to one (1) CONSULTANT member for an extended day travel.

2.6 Review, comment on, and distribute the contractor's Safety Plan Compliance Document (SPCD).

2.7 Process shop drawings, certificates of compliance, and other contractor submittals. This task is limited to up to 30 submittals. The submittal process includes the review of material for compliance to the Buy American requirements. All submittals will be received, returned, and transmitted to third parties electronically.

- Preparation of project submittal logs.
- Recording each submittal upon receipt from the contractor.
- Distribution of submittals to third parties.
- Review of each submittal for compliance to the applicable specifications.
- Providing written justification for submittal revisions and/or rejection.
- Review of third-party review comments.
- Recording the review status of each submittal on the submittal log.
- Distribution of reviewed submittals to the contractor and the SPONSOR.
- Multiple non-compliant shop drawing submissions is excluded.

2.8 Review the material testing program and material testing reports and compile them for inclusion in the closeout report.

2.9 Prepare for and attend up to three (3) on-site field visits for construction job meetings at the Airport. Field visits are anticipated to take place at the start of construction, midway through the construction duration, and at the end of construction. Field visit will be performed by up to one (1) CONSULTANT member and will retain notes.

2.10 Coordinate and host up to four (4) conference calls for construction job meetings during construction on a weekly basis and retain notes.

2.11 Prepare for and attend a pre-paving conference at the Airport with the CONSULTANT's Construction Administrator attending.

2.12 Prepare supplementary sketches and technical interpretations to resolve actual field or unknown conditions encountered. This subtask is limited to two (2) supplemental sketches.

2.13 Review, respond, and distribute responses for up to two (2) Requests for Information (RFIs).

2.14 Review up to three (3) Periodic Cost Estimates (PCE) and include in the reimbursement requests. This subtask is limited to one (1) PCE during construction, one (1) to reduce retainage, and one (1) as final retainage release.

2.15 Review up to 20 certified payrolls and review them for compliance with federal wage rates contained in the contract documents. This task is limited to the contractor (1) and up to four (4) subcontractors per week.

2.16 Assist in the preparation and processing of up to two (2) construction change orders when requested by the SPONSOR. Change orders will require eligibility review by the FAA and MaineDOT. Change orders are limited to up to two (2) items each.

2.17 Provide up to four (4) weeks of assistance and support during construction to answer questions regarding plan interpretations and minor changes. This effort is limited to an average of six (6) hours per week.

2.18 Attend the final inspection at the Airport. This task assumes the CONSULTANT Project Manager will attend the final inspection for extended day.

2.19 Prepare the project punch list and coordinate the completion of the punch list with the contractor. This effort is limited to up to four (4) weeks with an average of six (6) hours per week.

2.20 Prepare and sign "as-built" plans prepared from information and survey data provided by the contractor.

2.21 Prepare a “pen-and-ink” change to the Airport Layout Plan (ALP) that denotes the final conditions of the design of this project. This task does not include changes to the ALP that are not constructed as a part of this project.

2.22 Submit Condition of compliance for the MaineDEP permit approval, if necessary. Provide permit closeout documentation.

2.23 Coordinate submission of deliverables:

- Conformed Plans and Specifications (PDF and hard copy)
- Reporting (PDF)
- “As-Built” Plans (PDF)
- Pen-and-ink change to ALP (PDF)

TASK 5 - RESIDENT ENGINEERING

CONSULTANT will provide one (1) full-time, on-site observation to monitor construction for reasonable conformity with the contract documents. The construction period is limited to 30 calendar days. The budget for the observation is limited to up to four (4) weeks of construction at 60 hours per week using premium overtime rates of 150% for work in addition to standard 40 hours per week. In addition, it is assumed that three (3) days prior to the start of construction for layout and project start-up will be required, as well as 10 days for follow-up to monitor punch list work, record keeping, and project close out.

Subtasks of the CONSULTANT are limited to the following:

- Act as the SPONSOR's representative on the construction site and assist with the coordination of the project with the SPONSOR.
- Assist the SPONSOR in the implementation of the CSPP for the project.
- Preparation of daily construction reports.
- Observe the work for general compliance with the specifications and plan requirements. Indicate revisions made or unforeseen conditions encountered.
- Track the Contractor's construction progress against the contractor's approved schedule.
- Maintain records of measurement of quantities for payment items.
- Review monthly periodic payment requests made by the Contractor and make recommendations to accept or not.
- Provide assistance to the Contractor in clarification of the design.
- Assist with the review of certified payrolls and conduct one (1) day of wage rate interviews with the Contractor's and subcontractor's workers.
- Field coordination with the material testing firm for the scheduling of field tests.
- Review of material testing reports for conformance to plans and specifications and maintain field records of tests performed, their results, and corrective actions taken (if required).

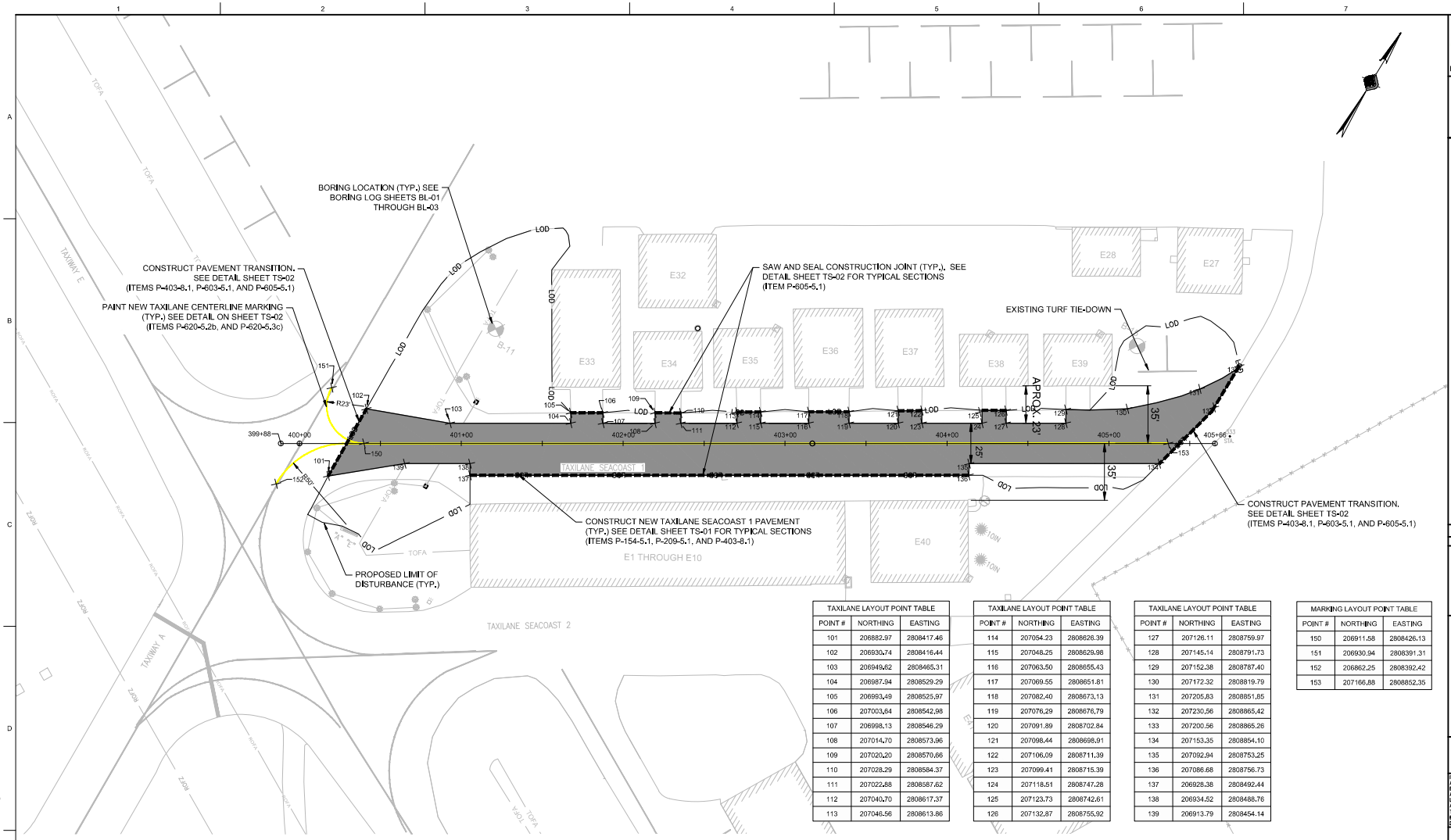
C. CLARIFICATIONS

1. The Runway 14-32 PAPI's are owned by SPONSOR. Strategic Event Coordination with FAA is not included.
2. Estimated construction cost of subbase, base course, and asphalt materials is under $500k. Development of a Construction Management Plan is not included.
3. All deliverables are in PDF format unless noted.
4. All meetings unless otherwise specified will be remote TEAMS® meetings.
5. Schedule of permitting approval is subject to MaineDEP process.

D. SCHEDULE

CONSULTANT will perform the above tasks and deliver the related documents based on the approximate schedule:

Scoping Meeting ..... April 2, 2026
Anticipated Notice of Award ..... October 2026
Submit Condition of Compliance (if necessary) ..... October 2026
Project Notice to Proceed ..... TBD
Anticipated Construction Start ..... TBD
Anticipated Substantial Completion ..... 30 days after Construction Start
Final Acceptance ..... June 30, 2027
Grant Closeout ..... December 2027



TAXILANE LAYOUT POINT TABLE		
POINT #	NORTHING	EASTING
101	206882.97	2808417.46
102	206930.74	2808416.44
103	206949.62	2808465.31
104	206987.94	2808529.29
105	206993.49	2808525.97
106	207003.64	2808542.98
107	206998.13	2808546.29
108	207014.70	2808573.96
109	207020.20	2808570.66
110	207028.29	2808584.37
111	207022.88	2808587.62
112	207040.70	2808617.37
113	207046.56	2808613.86

TAXILANE LAYOUT POINT TABLE		
POINT #	NORTHING	EASTING
114	207054.23	2808626.39
115	207048.25	2808629.98
116	207063.50	2808655.43
117	207069.55	2808651.81
118	207082.40	2808673.13
119	207076.29	2808676.79
120	207091.89	2808702.84
121	207098.44	2808698.91
122	207106.09	2808711.39
123	207099.41	2808715.39
124	207118.51	2808747.28
125	207123.73	2808742.61
126	207132.87	2808755.92

TAXILANE LAYOUT POINT TABLE		
POINT #	NORTHING	EASTING
127	207126.11	2808759.97
128	207145.14	2808791.73
129	207152.38	2808787.40
130	207172.32	2808819.79
131	207205.83	2808851.85
132	207230.56	2808865.42
133	207200.56	2808865.26
134	207153.35	2808854.10
135	207092.94	2808753.25
136	207086.68	2808756.73
137	206928.38	2808492.44
138	206934.52	2808488.76
139	206913.79	2808454.14

MARKING LAYOUT POINT TABLE		
POINT #	NORTHING	EASTING
150	206911.58	2808426.13
151	206930.94	2808391.31
152	206862.25	2808392.42
153	207166.88	2808852.35

LEGEND:

- ROFA — RUNWAY OBJECT FREE AREA
- ROFZ — RUNWAY OBSTACLE FREE ZONE
- LOD — PROPOSED LIMIT OF DISTURBANCE
- TOFA — TAXIWAY OBJECT FREE AREA
- EXISTING CENTERLINE MARKING
- SAW AND SEAL JOINT
- NEW PAVEMENT
- NEW TAXILANE CENTERLINE
- EXISTING BUILDING

NOTES:

1. PREPARATION OF NEW AND EXISTING PAVEMENT IMMEDIATELY BEFORE APPLICATION OF PAVEMENT MARKING SHALL BE INCIDENTAL TO THE APPLICATION OF PAINT ITEM P-620-5.2b MARKING.

0 30 60 90 FT
SCALE

McFARLAND JOHNSON
273 CORPORATE DRIVE; SUITE 200
PORTSMOUTH, NEW HAMPSHIRE 03801

Sanford Seacoast Regional Airport

CLIENT: SANFORD SEACOAST REGIONAL AIRPORT
CITY OF SANFORD

PROJECT: RECONSTRUCT TAXILANE SEACOAST 1 & NEW RW 14 VEHICLE SERVICE ROAD

REVISIONS

NO.	DATE	DESCRIPTION

STAMP

STATE OF MAINE — SYDNEY R. BENEY — NO. 17845 — LICENSED PROFESSIONAL ENGINEER

PROJECT MILESTONE

BID DOCUMENTS

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWN	ABS
DESIGNED	SRG
CHECKED	DAN
SCALE	1"=30'
DATE	MARCH 2026
PROJECT	19459.01

DRAWING TITLE

LAYOUT PLAN (SHEET 2 OF 2)

DRAWING NUMBER

GE-02

14 OF 32

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

Task and Description	Payment Terms	Taxilane Hours	Taxilane Fee	VSR Hours	VSR Fee
Task 1A - Taxilane Project Administration	Lump Sum	271	$ 48,000.00		
Task 1B - VSR Project Administration	Lump Sum			170	$ 32,250.00
Task 2A - Taxilane Construction Administration	Actual Cost + Fixed Fee	195	$ 41,400.00		
Task 2B - VSR Construction Administration	Actual Cost + Fixed Fee			195	$ 41,500.00
Task 3A - Taxilane Resident Engineering	Actual Cost + Fixed Fee	242	$ 46,050.00		
Task 3B - VSR Resident Engineering	Actual Cost + Fixed Fee			242	$ 43,400.00
Total Project Costs	**TOTAL**	**708**	**$ 135,450.00**	**607**	**$ 117,150.00**

	Breakdown	
	Taxilane	VSR
Material Testing Subconsultant - S.W. Cole Engineering, Inc.	$ 9,541.00	$ 6,803.00
MJ Expenses	$ 7,791.55	$ 7,867.76
MJ Professional Services	$ 118,117.45	$ 102,479.24
Total	$135,450.00	$ 117,150.00

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 1A - Taxilane Project Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
1.1.	Conduct Scoping Meeting		1		2			3
1.2.	Develop Scope of Work, assist IFE, negotiate		10	2	4			16
1.3.	Prepare Project Contract		2					2
1.4.	Prepare for and conduct project update meetings (18).		9					9
1.5.	Prepare project schedule and update monthly		9					9
1.6.	Prepare project budget and monitor monthly		9					9
1.7.	Develop FAA IIJA AIG Grant Application (AIG VSR)							
1.8.	Develop FAA IIJA AIG Grant Application (AIG Taxilane)		4		8		8	20
1.9.	Develop a FAA AIP Grant Application (AIP Taxilane)		4		8		8	20
1.10.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG VSR)							
1.11.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG Taxilane)		4				16	20
1.12.	Develop AIP Requests for Reimbusement. FAA (2), MaineDOT (2) (AIP Taxilane)		4				16	20
1.13.	Develop IIJA AIG progress reports (28) (AIG VSR)							
1.14.	Develop IIJA AIG progress reports (28) (AIG Taxilane)		6		28		12	46
1.15.	Develop AIP progress reports (28) (AIP Taxilane)		6		28		12	46
1.16.	Develop RFP for Material Testing Services		2		6		1	9
1.17.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG VSR)							0
1.18.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG Taxilane)		2		4		12	18
1.19.	Prepare AIP closeout report, coordinate printing, and retain project records. (AIP Taxilane)		2		4		12	18
1.20.	Coordinate submission of deliverables (6)		3		3			6
	TOTAL Hours	0	77	2	95	0	97	**271**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ -	$ 6,468.00	$ 136.00	$ 4,607.50	$ -	$ 3,734.50	

Expenses

Meals	$	-
Hotel	$	-
Mileage	$	-
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	45.76
Total Expenses	**$**	**45.76**

Outside Services

None.	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		271
TOTAL DIRECT LABOR COST	$	14,946.00
OVERHEAD @ 179.00%	$	26,753.34
TOTAL LABOR COST	$	41,699.34
FEE @ 15%	$	6,254.90
SUBTOTAL	$	47,954.24
TOTAL EXPENSES	$	45.76
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**48,000.00**
USE LUMP SUM	**$**	**48,000.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 1B - VSR Project Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
1.1.	Conduct Scoping Meeting		1		2			3
1.2.	Develop Scope of Work, assist IFE, negotiate	1	10	2	4			17
1.3.	Prepare Project Contract		2				1	3
1.4.	Prepare for and conduct project update meetings (18). (2) Consultant members		9					9
1.5.	Prepare project schedule and update monthly		9					9
1.6.	Prepare project budget and monitor monthly		9					9
1.7.	Develop FAA IIJA AIG Grant Application (AIG VSR)		4		8		8	20
1.8.	Develop FAA IIJA AIG Grant Application (AIG Taxilane)							
1.9.	Develop a FAA AIP Grant Application (AIP Taxilane)							
1.10.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG VSR)		4				16	20
1.11.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG Taxilane)							
1.12.	Develop AIP Requests for Reimbusement. FAA (2), MaineDOT (2) (AIP Taxilane)							
1.13.	Develop IIJA AIG progress reports (28) (AIG VSR)		6		28		12	46
1.14.	Develop IIJA AIG progress reports (28) (AIG Taxilane)							
1.15.	Develop AIP progress reports (28) (AIP Taxilane)							
1.16.	Develop RFP for Material Testing Services	1	2		6		1	10
1.17.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG VSR)		2		4		12	18
1.18.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG Taxilane)							
1.19.	Prepare AIP closeout report, coordinate printing, and retain project records. (AIP Taxilane)							
1.20.	Coordinate submission of deliverables (6)		3		3			6
	TOTAL Hours	2	61	2	55	0	50	**170**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ 184.00	$ 5,124.00	$ 136.00	$ 2,667.50	$ -	$ 1,925.00	

Expenses

Meals	$	-
Hotel	$	-
Mileage	$	-
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	47.88
Total Expenses	**$**	**47.88**

Outside Services

None.	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		170
TOTAL DIRECT LABOR COST	$	10,036.50
OVERHEAD @ 179.00%	$	17,965.34
TOTAL LABOR COST	$	28,001.84
FEE @ 15%	$	4,200.28
SUBTOTAL	$	32,202.12
TOTAL EXPENSES	$	47.88
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**32,250.00**
USE LUMP SUM	**$**	**32,250.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 2A - Taxilane Construction Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
2.1	Assist with award of construction contract and review bonds, insurance certificates and other contract documents		2		4			6
2.2	Prepare subagreement with material testing firm	1	4		2		1	8
2.3	Provide assistance and support prior to Contractor's NTP		4		4			8
2.4	Develop conformed documents. Print and distribute (2) hard copies		2		4	8		14
2.5	Schedule, prepare for, and conduct pre-con meeting and QC workshop at SFM. (1) Consultant member extended day		5		2			7
2.6	Review, comment on, and distribute Contractor's SPCD		1		2			3
2.7	Process shop drawings, certificates of compliance, and other submittals (30)		2	15	15			32
2.8	Review material testing program and reports and compile		1	1	5			7
2.9	Prepare for and attend (3) on-site visits for construction job meetings. (1) consultant member		15					15
2.10	Coordinate and host (4) conference calls for construction job meetings weekly during construction		4		4			8
2.11	Prepare for and attend pre-paving conference at SFM. Construction Administrator in attendance		4		1			5
2.12	Prepare supplementary sketches and technical interpretations to resolve actual field or unknown conditions encountered (2)		1		2	4		7
2.13	Review, respond to, and distribute RFIs (2)		1	2	4			7
2.14	Review Periodic Cost Estimates (3)		1		3			4
2.15	Review contractor certified payrolls (20)		2		6			8
2.16	Assist in preparation and processing of construction change orders (2)		1	2	4			7
2.17	Provide assistance and support during construction. (4) weeks (6) hours/week		12					12
2.18	Attend Final Inspection at SFM. Consultant PM for (1) extended day		4					4
2.19	Prepare punch list and coordinate completion with contractor. (4) weeks (6) hours/week		12					12
2.20	Prepare and sign "as-built" plans		1		2	8		11
2.21	Prepare "pen-and-ink" change to ALP				1	2		3
2.22	Submit Coordination of Compliance for MaineDEP approval. Provide permit closeout information		1		2			3
2.23	Coordinate submission of deliverables (4)		2		2			4
	TOTAL Hours	1	82	20	69	22	1	**195**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ 92.00	$ 6,888.00	$ 1,360.00	$ 3,346.50	$ 1,012.00	$ 38.50	

Expenses

Meals	$	258.00
Hotel	$	-
Mileage	$	239.25
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	36.09
Total Expenses	**$**	**533.34**

Outside Services

None	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		195
TOTAL DIRECT LABOR COST	$	12,737.00
OVERHEAD @ 179.00%	$	22,799.23
TOTAL LABOR COST	$	35,536.23
FEE @ 15%	$	5,330.43
SUBTOTAL	$	40,866.66
TOTAL EXPENSES	$	533.34
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**41,400.00**
USE ACTUAL COST + FIXED FEE	**$**	**41,400.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Travel Expenses

Subtask	Description	Status	Breakfast	Lunch	Dinner	Incidental	Hotel	Toll	Mileage	
2.5	PreCon Mtg	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.9	Site Visits	Extended Day								Concord to SFM
2.9	Site Visits	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.9	Site Visits	Extended Day								Concord to SFM
2.11	PrePaving Mtg	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.18	Final Inspection	Extended Day								Concord to SFM
		Subtotal	$ 66.00	$ 69.00	$ 108.00	$ 15.00	$ -	$ -	$ 239.25	
					Meals Subtotal	**$ 258.00**			**TOTAL**	**$ 497.25**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 2B - VSR Construction Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
2.1	Assist with award of construction contract and review bonds, insurance certificates and other contract documents		2		4			6
2.2	Prepare subagreement with material testing firm	1	4		2		1	8
2.3	Provide assistance and support prior to Contractor's NTP		4		4			8
2.4	Develop conformed documents. Print and distribute (2) hard copies		2		4	8		14
2.5	Schedule, prepare for, and conduct pre-con meeting and QC workshop at SFM. (1) Consultant member extended day		5		2			7
2.6	Review, comment on, and distribute Contractor's SPCD		1		2			3
2.7	Process shop drawings, certificates of compliance, and other submittals (30)		2	15	15			32
2.8	Review material testing program and reports and compile for closeout report		1	1	5			7
2.9	Prepare for and attend (3) on-site visits for construction job meetings. (1) consultant member		15					15
2.10	Coordinate and host (4) conference calls for construction job meetings weekly during construction		4		4			8
2.11	Prepare for and attend pre-paving conference at SFM. Construction Administrator in attendance		4		1			5
2.12	Prepare supplementary sketches and technical interpretations to resolve actual field or unknown conditions encountered (2)		1		2	4		7
2.13	Review, respond to, and distribute RFIs (2)		1	2	4			7
2.14	Review Periodic Cost Estimates (3)		1		3			4
2.15	Review contractor certified payrolls (20)		2		6			8
2.16	Assist in preparation and processing of construction change orders (2)		1	2	4			7
2.17	Provide assistance and support during construction. (4) weeks (6) hours/week		12					12
2.18	Attend Final Inspection at SFM. Consultant PM for (1) extended day		4					4
2.19	Prepare punch list and coordinate completion with contractor. (4) weeks (6) hours/week		12					12
2.20	Prepare and sign "as-built" plans		1		2	8		11
2.21	Prepare "pen-and-ink" change to ALP		1			2		3
2.22	Submit Coordination of Compliance for MaineDEP approval. Provide permit closeout information		1		2			3
2.23	Coordinate submission of deliverables (4)		2		2			4
	TOTAL Hours	1	83	20	68	22	1	**195**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ 92.00	$ 6,972.00	$ 1,360.00	$ 3,298.00	$ 1,012.00	$ 38.50	

Expenses

Meals	$	258.00
Hotel	$	-
Mileage	$	239.25
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	22.18
Total Expenses	**$**	**519.43**

Outside Services

None	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		195
TOTAL DIRECT LABOR COST	$	12,772.50
OVERHEAD @ 179.00%	$	22,862.78
TOTAL LABOR COST	$	35,635.28
FEE @ 15%	$	5,345.29
SUBTOTAL	$	40,980.57
TOTAL EXPENSES	$	519.43
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**41,500.00**
USE ACTUAL COST + FIXED FEE	**$**	**41,500.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Travel Expenses

Subtask	Description	Status	Breakfast	Lunch	Dinner	Incidental	Hotel	Toll	Mileage	
2.5	PreCon Mtg	Extended Day								Concord to SFM
2.9	Site Visits	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.9	Site Visits	Extended Day								Concord to SFM
2.9	Site Visits	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.11	PrePaving Mtg	Extended Day								Concord to SFM
2.18	Final Inspection	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
		Subtotal	$ 66.00	$ 69.00	$ 108.00	$ 15.00	$ -	$ -	$ 239.25	
					Meals Subtotal	**$ 258.00**			**TOTAL**	**$ 497.25**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 3A - Taxilane Resident Engineering	Quality Control	Project Manager	Resident Regular	Resident Overtime	Senior Technician	Assistant Admin Technician	Hours
	Prepare for and attend pre-con meeting and QC workshop at SFM			4				4
	Start-up coordination (3 extended days)			15	3			18
	(4) weeks on-site observation (60 hours/week)			120	40			160
	Post construction coordination (10 extended days)			50	10			60
	TOTAL Hours	0	0	189	53	0	0	**242**
	Hourly Rate	$ -	$ -	$ 46.00	$ 23.00			
	Direct labor Cost	$ -	$ -	$ 8,694.00	$ 1,219.00	$ -	$ -	

Expenses

Meals	$	1,158.00
Hotel	$	3,286.35
Mileage	$	478.50
Transportation Costs (Rental Car + Gas)	$	1,895.00
Postage/Copies	$	394.60
Total Expenses	**$**	**7,212.45**

Outside Services

Material Testing - S.W. Cole Engineering, Inc.		$500.00	50% Pre Con Support
Material Testing - S.W. Cole Engineering, Inc.	$	9,041.00	
Total Outside Services:		**$9,541.00**	

TOTAL HOURS		242
TOTAL DIRECT LABOR COST	$	8,694.00
TOTAL OT PREMIUM COST	$	1,219.00
OVERHEAD @ 179.00%	$	15,562.26
TOTAL LABOR COST	$	25,475.26
FEE @ 15%	$	3,821.29
SUBTOTAL	$	29,296.55
TOTAL EXPENSES	$	7,212.45
TOTAL OUTSIDE SERVICES	$	9,541.00
TOTAL TASK	**$**	**46,050.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

TASK 3A EXPENSES BREAKDOWN (Taxilane)

a. Travel - Vehicle Mileage (Pre & Post Construction)

	Trips	Cost/Mile	Miles	
Concord NH to SFM Round Trip	6	$ 0.725	110.0	$ 478.50
Tolls (Rt 202)				$ -
			Subtotal	$ 478.50

b. Travel - Vehicle Rental - Estimate (Construction)

	Cost / Day	No. of Days	
Rental Car from Concord, NH	$ 95.00	15	$ 1,425.00
Tolls	$ -		$ -
		Subtotal	$ 1,425.00

	Miles R.T/on site	Est. MPG	Cost/Gal	RT	
Fuel for Rental Car	110	20	$ 4.00	2	$ 440.00
Site Miles	10	20	$ 4.00	15	$ 30.00
				Subtotal	$ 470.00

c. Subsistence, Food, Lodging, etc. (Federal Rates)

	Cost / Day	No. of Days	
Lodging	$ 219.09	15	$ 3,286.35
M&EI	$ 86.00	9	$ 774.00
First Last/Day	$ 64.50	4	$ 258.00
Meal day trip	$ 21.00	6	$ 126.00
		Subtotal	$ 4,444.35

d. Printing / Reprographios	Paper	Copies	cost/page	No. pages	
Working Prints	22x34	30	$ 2.50	1	$ 75.00
Spec Book	8.5x11	659	$ 0.20	2	$ 263.60
				Subtotal	$ 338.60

e. Postage / Shipping	$	56.00
	$	56.00
Total Expenses:	**$**	**7,212.45**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 3B - VSR Resident Engineering	Quality Control	Project Manager	Resident Regular	Resident Overtime	Senior Technician	Assistant Admin Technician	Hours
	Prepare for and attend pre-con meeting and QC workshop at SFM			4				4
	Start-up coordination (3 extended days)			15	3			18
	(4) weeks on-site observation (60 hours/week)			120	40			160
	Post construction coordination (10 extended days)			50	10			60
	TOTAL Hours	0	0	189	53	0	0	**242**
	Hourly Rate			$ 46.00	$ 23.00			
	Direct labor Cost	$ -	$ -	$ 8,694.00	$ 1,219.00	$ -	$ -	

Expenses

Meals	$	1,179.00
Hotel	$	3,286.35
Mileage	$	558.25
Transportation Costs (Rental Car + Gas)	$	1,895.00
Postage/Copies	$	381.85
Total Expenses	**$**	**7,300.45**

Outside Services

Material Testing - S.W. Cole Engineering, Inc.		$500.00	50% Pre Con Support
Material Testing - S.W. Cole Engineering, Inc.	$	6,303.00	
Total Outside Services:	**$**	**6,803.00**	

TOTAL HOURS		242
TOTAL DIRECT LABOR COST	$	8,694.00
TOTAL OT PREMIUM COST	$	1,219.00
OVERHEAD @ 179.00%	$	15,562.26
TOTAL LABOR COST	$	25,475.26
FEE @ 15%	$	3,821.29
SUBTOTAL	$	29,296.55
TOTAL EXPENSES	$	7,300.45
TOTAL OUTSIDE SERVICES	$	6,803.00
TOTAL TASK	**$**	**43,400.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

TASK 3A EXPENSES BREAKDOWN (Taxilane)

a. Travel - Vehicle Mileage (Pre & Post Construction)

	Trips	Cost/Mile	Miles	
Concord NH to SFM Round Trip	7	$ 0.725	110.0	$ 558.25
Tolls (Rt 202)				$ -
			Subtotal	$ 558.25

b. Travel - Vehicle Rental - Estimate (Construction)

		Cost / Day	No. of Days	
Rental Car from Concord, NH		$ 95.00	15	$ 1,425.00
Tolls		$ -		$ -
			Subtotal	$ 1,425.00

	Miles R.T/on site	Est. MPG	Cost/Gal	RT	
Fuel for Rental Car	110	20	$ 4.00	2	$ 440.00
Site Miles	10	20	$ 4.00	15	$ 30.00
				Subtotal	$ 470.00

c. Subsistence, Food, Lodging, etc. (Federal Rates)

	Cost / Day	No. of Days	
Lodging	$ 219.09	15	$ 3,286.35
M&EI	$ 86.00	9	$ 774.00
First Last/Day	$ 64.50	4	$ 258.00
Meal day trip	$ 21.00	7	$ 147.00
		Subtotal	$ 4,465.35

d. Printing / Reprographios	Paper	Copies	cost/page	No. pages	
Working Prints	22x34	30	$ 2.50	1	$ 75.00
Spec Book	8.5x11	659	$ 0.20	2	$ 263.60
				Subtotal	$ 338.60

e. Postage / Shipping	$	43.25
	$	43.25
Total Expenses:	**$**	**7,300.45**

McFARLAND JOHNSON
273 Corporate Drive, Suite 200 • Portsmouth, NH 03801
Phone / Fax Number will Auto Update
www.mjinc.com

April 24, 2026 MJ No. 19459.01

Allison Navia, Airport Manager
Sanford Seacoast Regional Airport
199 Airport Rd
Sanford, ME 04073

RE: Bid Review Letter
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road
Sanford Seacoast Regional Airport
A.I.G. No. 3-23-0044-041-2026
A.I.G. No. 3-23-0044-042-2026
A.I.P. No. 3-23-0044-XXX-2026

Dear Ms. Navia,

The Sanford Seacoast Regional Airport received four (4) bids at the April 22, 2026, Bid Opening for the above referenced project. McFarland Johnson (MJ) has reviewed the bids with their supporting documentation. This letter is to advise you of MJ's findings.

The four (4) bid totals received and Engineer's Estimate are as follows from lowest to highest:

Bidder	Schedule A Amount	Schedule B Amount	Total of Schedule A and B	% Difference from Engineer's Estimate
Engineer's Estimate	$613,105.00	$436,130.00	$1,049,235.00	
Shaw Brothers	$607,872.60	$451,298.50	$1,059,171.10	(0.95% Higher)
Sargent	$654,975.00	$509,310.00	$1,164,285.00	(10.97% higher)
RJ Grondin	$907,457.00	$645,900.00	$1,553,357.00	(48.05% higher)
Levesque	$959,258.00	$631,660.00	$1,590,918.00	(51.63% higher)

For a detailed comparison of the Engineer's opinion of probable construction costs, refer to attached Bid Summary.

All four (4) bidders submitted their bids in sealed envelopes on time and on the prescribed proposal forms. Each bidder acknowledged receipt of the three (3) addenda, and the acknowledgement was signed by an appropriate corporate officer with a company corporate seal.

The bid review included a comparison of each bidder's unit prices, line-item total costs and totals for the Base Bid of Schedule A and Schedule B. Only one (1) bid, the highest bid, contained a mathematical error. That error is corrected on the attached Bid Summary.

Shaw Brothers Construction, Inc. (Shaw) is the apparent low bidder. Shaw included a signed and sealed Bid Bond in the amount of five percent (5%) of their bid value using the provided bid surety form. The surety's bond affidavit was countersigned by the Attorney-in-Fact. The surety company was checked and is listed in the Department of Treasury's List of Certified Companies (Department Circular 570), updated August 1, 2025, for issuance of bonds in Maine. MJ reviewed the database held by the State of Maine, Secretary of State to confirm that Shaw was not listed for debarment or other delinquencies in both the federal and State databases.

Shaw committed to a 0% Disadvantage Business Enterprise (DBE) utilization which meets the Airport's overall DBE neutral goal of 0.0%.

Shaw stated in their bid that they can comply with the 100% Buy American Preferences (BAP) of 49 USC § 50101(a)). Therefore, no BAP waiver would be required if the project is awarded to Shaw.

The following forms have also been provided and executed satisfactory by Shaw:

- Proposal Forms
- Backup information for bidder's qualifications
- Proposal Surety as specified in the Instructions to Bidders
- Surety's Bond Affidavit/Attorney-in-Fact Certification
- List of Potential Subcontractors and Suppliers
- Certificate of Buy American Compliance for Manufactured Products (Form MJ-101)
- Certificate of Offeror/Bidder Regarding Debarment (Form MJ-102)
- Proposed Disadvantaged Business Enterprise (DBE) and Small Business Utilization (Form MJ-103A).
- Subcontractor/Supplier – DBE/Small Business Letter of Intent (Form MJ-104)
- Prime Contractor – DBE/Small Business Reporting Information Form (Form MJ-105)
- Subcontractor/Supplier – DBE/Small Business Reporting Information Form (Form MJ-106)
- Certification Regarding Lobbying (Form MJ-107)
- US Government and State of Maine Certification of Taxes Paid (Form MJ-109)
- Trade Restriction Certification (Form MJ-110)
- Non-Collusion Affidavit (Form MJ-111)

Shaw's Schedule A bid ($607,872.60) is 0.9% lower than the Engineer's Opinion of Probable Construction Costs for Schedule A ($613,105.00), and 7.2% lower than the next lowest bidder, Sargent ($654,975.00). Shaw's Schedule B bid ($451,298.50) is 3.5% higher than the Engineer's Opinion of Probable Construction Costs for Schedule B ($436,130.00), and 11.4% lower than the next lowest bidder, Sargent ($509,310.00). Shaw's total base bid ($1,059,171.10) is 1.0% higher than the Engineer's Opinion of Probable Construction Costs for the total base bid ($1,049,235.00), and 9.0% lower than the next lowest bidder, Sargent ($1,164,285.00). In MJ's

opinion, Shaw's bid represents a fair and reasonable value for the work proposed. See attached bid summary.

The project was advertised in the Sanford Springvale Maine News on March 27, 2026, and MJ reached out to the contractors listed on the MaineDOT's Prequalified Contractors List on March 25, 2026. The solicitation was also posted on the Construction Summary of Maine and New Hampshire website. In reference to MJ's bid portal, a total of forty-six (46) plan holders registered and reviewed plans for the Project. In MJ's opinion, sufficient awareness was made of the Project to potential bidders.

If you choose to award the project to the low bidder (Shaw Brothers Construction, Inc), MJ recommends the following:

1. Concur the validity of Shaw Brothers' bid with the City of Sanford procurement official.
2. Verify that sufficient funding is available for the award of the Schedule A Base Bid in the amount of $607,872.60 and Schedule B Base Bid in the amount of $451,298.50.
3. Obtain concurrence with FAA and MaineDOT for the award of the Contract to Shaw Brothers for the Schedule A Base Bid and Schedule B Base Bid.
4. Seek funding assistance from the FAA and MaineDOT.
5. Upon receipt of FAA and MaineDOT funding assistance, award the project to Shaw Brothers before October 14, 2026.
6. Execute a Contract between City of Sanford and Shaw Brothers contingent upon the delivery of acceptable Insurance Certificates and Performance and Payment Bonds.

If you have any questions on the above, or if we can be of further assistance, please do not hesitate to call or email.

Sincerely,
McFarland-Johnson, Inc.

Matthew O'Brien, PE
Project Manager

Attachments: Bid Summary

Cc: David Chamberlain, FAA
Alan Lambert, MaineDOT
File

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Sanford Seacoast Regional Airport
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road **BID SUMMARY** **McFARLAND-JOHNSON, INC.**
BID DATE: APRIL 22, 2026

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Shaw Brothers Construction		Sargent Corporation		RJ Grondin & Sons		Levesque Excavation	
				ESTIMATED UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
Schedule A - Reconstruct Taxilane Seacoast 1													
M-150-1	PROJECT SURVEY AND STAKEOUT	LS	1	$ 10,000.00	$ 10,000.00	$ 12,000.00	$ 12,000.00	$ 15,000.00	$ 15,000.00	$ 50,000.00	$ 50,000.00	$ 30,000.00	$ 30,000.00
M-200-1	MAINTENANCE AND PROTECTION OF TRAFFIC	LS	1	$ 15,000.00	$ 15,000.00	$ 35,280.00	$ 35,280.00	$ 25,000.00	$ 25,000.00	$ 127,000.00	$ 127,000.00	$ 94,678.00	$ 94,678.00
C-100	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	LS	1	$ 12,500.00	$ 12,500.00	$ 10,000.00	$ 10,000.00	$ 22,000.00	$ 22,000.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00
C-102-5.1b	INSTALLATION AND REMOVAL OF INLET PROTECTION	EA	7	$ 250.00	$ 1,750.00	$ 400.00	$ 2,800.00	$ 400.00	$ 2,800.00	$ 460.00	$ 3,220.00	$ 300.00	$ 2,100.00
C-102-5.1c	STABILIZED CONSTRUCTION ENTRANCE	EA	1	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 4,500.00	$ 4,500.00	$ 5,000.00	$ 5,000.00
C-105	MOBILIZATION (10%)	LS	1	$ 55,800.00	$ 55,800.00	$ 51,245.00	$ 51,245.00	$ 65,000.00	$ 65,000.00	$ 90,700.00	$ 90,700.00	$ 79,235.00	$ 79,235.00
P-101-5.1	PAVEMENT REMOVAL	SY	2,760	$ 12.00	$ 33,120.00	$ 2.50	$ 6,900.00	$ 5.00	$ 13,800.00	$ 2.00	$ 5,520.00	$ 12.00	$ 33,120.00
P-101-5.2	REMOVE EXISTING CATCH BASIN	EA	4	$ 5,000.00	$ 20,000.00	$ 1,195.00	$ 4,780.00	$ 2,000.00	$ 8,000.00	$ 800.00	$ 3,200.00	$ 750.00	$ 3,000.00
P-101-5.3	REMOVAL OF PIPE	LF	165	$ 35.00	$ 5,775.00	$ 70.00	$ 11,550.00	$ 30.00	$ 4,950.00	$ 24.00	$ 3,960.00	$ 25.00	$ 4,125.00
P-152-4.1a	UNCLASSIFIED EXCAVATION	CY	2,520	$ 25.00	$ 63,000.00	$ 23.00	$ 57,960.00	$ 22.00	$ 55,440.00	$ 24.00	$ 60,480.00	$ 70.00	$ 176,400.00
P-152-4.1b	UNSUITABLE EXCAVATION	CY	70	$ 45.00	$ 3,150.00	$ 23.00	$ 1,610.00	$ 22.00	$ 1,540.00	$ 64.00	$ 4,480.00	$ 105.00	$ 7,350.00
P-154-5.1	SUBBASE COURSE	CY	1,670	$ 50.00	$ 83,500.00	$ 51.00	$ 85,170.00	$ 60.00	$ 100,200.00	$ 66.00	$ 110,220.00	$ 75.00	$ 125,250.00
P-209-5.1	CRUSHED AGGREGATE BASE COURSE	CY	350	$ 80.00	$ 28,000.00	$ 77.00	$ 26,950.00	$ 102.00	$ 35,700.00	$ 130.00	$ 45,500.00	$ 85.00	*$ 29,750.00*
P-403-8.1	ASPHALT MIXTURE SURFACE COURSE	TON	490	$ 145.00	$ 71,050.00	$ 181.00	$ 88,690.00	$ 210.00	$ 102,900.00	$ 212.00	$ 103,880.00	$ 235.00	$ 115,150.00
P-603-5.1	EMULSIFIED ASPHALT TACK COAT	GAL	150	$ 30.00	$ 4,500.00	$ 18.00	$ 2,700.00	$ 10.00	$ 1,500.00	$ 10.00	$ 1,500.00	$ 8.00	$ 1,200.00
P-605-5.1	JOINT SEALING FILLER	LF	570	$ 25.00	$ 14,250.00	$ 9.00	$ 5,130.00	$ 10.00	$ 5,700.00	$ 5.00	$ 2,850.00	$ 45.00	$ 25,650.00
P-620-5.1a	SURFACE PREPARATION	SF	30	$ 10.00	$ 300.00	$ 5.00	$ 150.00	$ 50.00	$ 1,500.00	$ 64.00	$ 1,920.00	$ 35.00	$ 1,050.00
P-620-5.2b	MARKING	SF	1,950	$ 7.00	$ 13,650.00	$ 3.85	$ 7,507.50	$ 5.00	$ 9,750.00	$ 3.00	$ 5,850.00	$ 3.00	$ 5,850.00
P-620-5.3c	REFLECTIVE MEDIA	LB	60	$ 30.00	$ 1,800.00	$ 8.00	$ 480.00	$ 10.00	$ 600.00	$ 38.00	$ 2,280.00	$ 10.00	$ 600.00
T-901-5.1	SEEDING	1KSF	25	$ 65.00	$ 1,625.00	$ 45.00	$ 1,125.00	$ 95.00	$ 2,375.00	$ 57.00	$ 1,425.00	$ 450.00	$ 11,250.00
T-905-5.2	TOPSOIL (FURNISHED ON-SITE)	CY	130	$ 25.00	$ 3,250.00	$ 56.00	$ 7,280.00	$ 30.00	$ 3,900.00	$ 80.00	$ 10,400.00	$ 45.00	$ 5,850.00
T-908-5.1	MULCHING	SY	2,310	$ 0.50	$ 1,155.00	$ 0.41	$ 947.10	$ 1.00	$ 2,310.00	$ 0.50	$ 1,155.00	$ 1.00	$ 2,310.00
L-108-5.1	No. 8 AWG ,5 kV , L-824, Type C Cable, Installed in Trench, Duct Bank or Conduit	LF	470	$ 4.00	$ 1,880.00	$ 3.75	$ 1,762.50	$ 4.00	$ 1,880.00	$ 4.50	$ 2,115.00	$ 4.00	$ 1,880.00
L-108-5.2	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH, ABOVE THE DUCT BANK OR CONDUIT, INCLUDING CONNECTIONS/TERMINATIONS	LF	410	$ 10.00	$ 4,100.00	$ 1.75	$ 717.50	$ 2.00	$ 820.00	$ 2.20	$ 902.00	$ 2.00	$ 820.00
L-110-5.1	NON-ENCASED ELECTRICAL CONDUIT, 1-WAY2 INCH SCH. 40 PVC	LF	380	$ 15.00	$ 5,700.00	$ 18.00	$ 6,840.00	$ 20.00	$ 7,600.00	$ 22.50	$ 8,550.00	$ 18.00	$ 6,840.00
L-110-5.3a	REMOVE ELECTRICAL CONDUIT AND CABLING	LF	340	$ 5.00	$ 1,700.00	$ 6.00	$ 2,040.00	$ 6.00	$ 2,040.00	$ 7.50	$ 2,550.00	$ 5.00	$ 1,700.00
L-110-5.3b	REMOVE AND RESET EXISTING DUCT MARKER	EA	2	$ 100.00	$ 200.00	$ 200.00	$ 400.00	$ 220.00	$ 440.00	$ 250.00	$ 500.00	$ 200.00	$ 400.00
L-125-5.1	L-861T BASE MOUNTED ELEVATED TAXIWAY EDGE LIGHT	EA	10	$ 2,000.00	$ 20,000.00	$ 1,540.00	$ 15,400.00	$ 2,000.00	$ 20,000.00	$ 2,000.00	$ 20,000.00	$ 1,540.00	$ 15,400.00
L-125-5.2	REMOVE EXISTING ELEVATED TAXIWAY EDGE LIGHT	EA	6	$ 250.00	$ 1,500.00	$ 500.00	$ 3,000.00	$ 650.00	$ 3,900.00	$ 775.00	$ 4,650.00	$ 500.00	$ 3,000.00
L-200-1	SPARE PARTS	ALL	1	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
D-701-5.1	INSTALL NEW 8" PVC PIPE	LF	45	$ 40.00	$ 1,800.00	$ 140.00	$ 6,300.00	$ 102.00	$ 4,590.00	$ 160.00	$ 7,200.00	$ 60.00	$ 2,700.00
D-701-5.2	INSTALL NEW 30" REINFORCED CONCRETE PIPE	LF	120	$ 250.00	$ 30,000.00	$ 285.00	$ 34,200.00	$ 240.00	$ 28,800.00	$ 340.00	$ 40,800.00	$ 450.00	$ 54,000.00
D-705-5.1	6" PERFORATED DOUBLE WALL HIGH DENSITY POLYETHYLENE PIPE (SMOOTH INT./CORRUGATED EXT.)	LF	1,070	$ 45.00	$ 48,150.00	$ 45.50	$ 48,685.00	$ 52.00	$ 55,640.00	$ 95.00	$ 101,650.00	$ 60.00	$ 64,200.00
D-751-5.2a	4' DIAMETER CATCH BASINS	EA	2	$ 8,000.00	$ 16,000.00	$ 9,100.00	$ 18,200.00	$ 6,000.00	$ 12,000.00	$ 8,000.00	$ 16,000.00	$ 7,500.00	$ 15,000.00
D-751-5.2b	5' DIAMETER CATCH BASINS	EA	3	$ 8,800.00	$ 26,400.00	$ 11,611.00	$ 34,833.00	$ 8,000.00	$ 24,000.00	$ 10,000.00	$ 30,000.00	$ 8,000.00	$ 24,000.00
D-751-5.2c	REMOVE AND RESET EXISTING CATCH BASIN FRAME AND GRATE	EA	1	$ 2,000.00	$ 2,000.00	$ 1,800.00	$ 1,800.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00	$ 1,000.00	$ 1,000.00
D-751-5.4	UNDERDRAIN CLEAN OUT	EA	4	$ 1,500.00	$ 6,000.00	$ 2,235.00	$ 8,940.00	$ 1,200.00	$ 4,800.00	$ 2,000.00	$ 8,000.00	$ 600.00	$ 2,400.00
	SCHEDULE A BASE BID AMOUNT				**$ 613,105.00**		**$ 607,872.60**		**$ 654,975.00**		**$ 907,457.00**		*Adjusted* ***$ 959,258.00***

Sanford Seacoast Regional Airport
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road **BID SUMMARY** **McFARLAND-JOHNSON, INC.**
BID DATE: APRIL 22, 2026

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Shaw Brothers Construction		Sargent Corporation		RJ Grondin & Sons		Levesque Excavation	
				ESTIMATED UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
Schedule B - New Runway 14 Vehicle Service Road													
M-150-1	PROJECT SURVEY AND STAKEOUT	LS	1	$10,000.00	$ 10,000.00	$ 18,000.00	$ 18,000.00	$ 12,000.00	$ 12,000.00	$ 50,000.00	$ 50,000.00	$ 20,000.00	$ 20,000.00
M-200-1	MAINTENANCE AND PROTECTION OF TRAFFIC	LS	1	$60,000.00	$ 60,000.00	$ 45,190.00	$ 45,190.00	$ 30,000.00	$ 30,000.00	$ 140,000.00	$ 140,000.00	$ 62,600.00	$ 62,600.00
M-500-1	TRAFFIC SIGNS	EA	2	$1,200.00	$ 2,400.00	$ 500.00	$ 1,000.00	$ 2,200.00	$ 4,400.00	$ 600.00	$ 1,200.00	$ 500.00	$ 1,000.00
C-100	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	LS	1	$12,500.00	$ 12,500.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00
C-102-5.1a	EROSION CONTROL MATTING	SY	340	$5.00	$ 1,700.00	$ 4.00	$ 1,360.00	$ 4.00	$ 1,360.00	$ 3.50	$ 1,190.00	$ 5.00	$ 1,700.00
C-102-5.1b	INSTALLATION AND REMOVAL OF INLET PROTECTION	EA	3	$250.00	$ 750.00	$ 400.00	$ 1,200.00	$ 400.00	$ 1,200.00	$ 500.00	$ 1,500.00	$ 300.00	$ 900.00
C-102-5.1c	STABILIZED CONSTRUCTION ENTRANCE	EA	1	$2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
C-102-5.1d	INSTALLATION AND REMOVAL OF EROSION CONTROL BARRIER	LF	1,720	$7.00	$ 12,040.00	$ 3.50	$ 6,020.00	$ 4.00	$ 6,880.00	$ 4.50	$ 7,740.00	$ 25.00	$ 43,000.00
C-105	MOBILIZATION (10%)	LS	1	$39,700.00	$ 39,700.00	$ 37,120.00	$ 37,120.00	$ 46,000.00	$ 46,000.00	$ 64,400.00	$ 64,400.00	$ 49,000.00	$ 49,000.00
P-152-4.1a	UNCLASSIFIED EXCAVATION	CY	1,650	$25.00	$ 41,250.00	$ 23.00	$ 37,950.00	$ 22.00	$ 36,300.00	$ 26.00	$ 42,900.00	$ 70.00	$ 115,500.00
P-152-4.1b	UNSUITABLE EXCAVATION	CY	50	$45.00	$ 2,250.00	$ 23.00	$ 1,150.00	$ 22.00	$ 1,100.00	$ 64.00	$ 3,200.00	$ 105.00	$ 5,250.00
P-152-4.2	BORROW EXCAVATION (ON SITE)	CY	350	$12.00	$ 4,200.00	$ 10.00	$ 3,500.00	$ 14.00	$ 4,900.00	$ 20.00	$ 7,000.00	$ 40.00	$ 14,000.00
P-209-5.1	CRUSHED AGGREGATE BASE COURSE	CY	1,310	$80.00	$ 104,800.00	$ 77.00	$ 100,870.00	$ 102.00	$ 133,620.00	$ 96.00	$ 125,760.00	$ 85.00	$ 111,350.00
P-403-8.1	ASPHALT MIXTURE SURFACE COURSE	TON	650	$145.00	$ 94,250.00	$ 181.00	$ 117,650.00	$ 210.00	$ 136,500.00	$ 160.00	$ 104,000.00	$ 175.00	$ 113,750.00
P-605-5.1	JOINT SEALING FILLER	LF	60	$25.00	$ 1,500.00	$ 9.00	$ 540.00	$ 10.00	$ 600.00	$ 5.00	$ 300.00	$ 45.00	$ 2,700.00
P-620-5.2b	MARKING	SF	170	$7.00	$ 1,190.00	$ 3.85	$ 654.50	$ 5.00	$ 850.00	$ 3.00	$ 510.00	$ 3.00	$ 510.00
P-620-5.3c	REFLECTIVE MEDIA	LB	10	$30.00	$ 300.00	$ 8.00	$ 80.00	$ 10.00	$ 100.00	$ 38.00	$ 380.00	$ 10.00	$ 100.00
T-901-5.1	SEEDING	1KSF	60	$65.00	$ 3,900.00	$ 45.00	$ 2,700.00	$ 95.00	$ 5,700.00	$ 57.00	$ 3,420.00	$ 450.00	$ 27,000.00
T-905-5.2	TOPSOIL (FURNISHED ON-SITE)	CY	380	$25.00	$ 9,500.00	$ 56.00	$ 21,280.00	$ 30.00	$ 11,400.00	$ 80.00	$ 30,400.00	$ 45.00	$ 17,100.00
T-908-5.1	MULCHING	SY	6,800	$0.50	$ 3,400.00	$ 0.41	$ 2,788.00	$ 1.00	$ 6,800.00	$ 0.50	$ 3,400.00	$ 1.00	$ 6,800.00
F-162-5.1	INSTALL NEW 8' CHAINLINK FENCE WITH BARBED WIRE	LF	280	$80.00	$ 22,400.00	$ 101.95	$ 28,546.00	$ 180.00	$ 50,400.00	$ 105.00	$ 29,400.00	$ 100.00	$ 28,000.00
F-162-5.2	FENCE REMOVAL	LF	280	$20.00	$ 5,600.00	$ 40.00	$ 11,200.00	$ 15.00	$ 4,200.00	$ 15.00	$ 4,200.00	$ 5.00	$ 1,400.00
	SCHEDULE B BASE BID AMOUNT				**$ 436,130.00**		**$ 451,298.50**		**$ 509,310.00**		**$ 645,900.00**		**$ 631,660.00**
	Summary												
	Schedule A Base Bid				**$ 613,105.00**		**$ 607,872.60**		**$ 654,975.00**		**$ 907,457.00**		***$ 959,258.00***
	Schedulel B Base Bid				**$ 436,130.00**		**$ 451,298.50**		**$ 509,310.00**		**$ 645,900.00**		**$ 631,660.00**
	Total Bid Amount (Schedule A + Schedule B)				**$ 1,049,235.00**		**$ 1,059,171.10**		**$ 1,164,285.00**		**$ 1,553,357.00**		***$ 1,590,918.00***
	Note: Adjusted Amounts Shown in *Italics*												*Adjusted*

McFARLAND JOHNSON
53 Regional Drive, Box 3 • Concord, NH 03301
Phone: (603) 225-2978
www.mjinc.com

DATE: April 28, 2026
TO: Allison Navia, Airport Manager, SFM
FROM: Matthew O'Brien, P.E., McFarland Johnson
PROJECT: Sanford Seacoast Regional Airport (SFM)
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road
FAA GRANT #s: AIG-041-2026 VSR
AIG-042-2026 Taxilane
AIP-043-2026 Taxilane
RE: **Summary of Proposed Cost Reductions**

PURPOSE

This memorandum is intended to document and summarize the proposed modifications to the Consultant and Contractor's scope in attempt to stay within the available project funding.

BACKGROUND

The Bid Opening for the Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road project at Sanford Seacoast Regional Airport (SFM) was held on April 22, 2026. The apparent low bidder's bid price was within one percent (1%) of the Engineer's Estimate; however, when combined with Sponsor Admin and Consultant Services, the anticipated expenditures associated with the project exceeded the available FAA funding for both AIG and AIP. This was a catalyst to review the bid and consultant services for cost reductions.

COST REDUCTIONS

McFarland Johnson (MJ) reviewed the Consultant Fee Estimate and found that there was an error in the calculation of Resident Project Representative (RPR) Expenses, resulting in a duplication instead of the intended 50/50 split between grants. Correcting this resulted in a reduction of approximately $13,000.

Consultant Fee Estimate Cost Reductions			
Task	**Description**	**Payment**	**Total**
3A	Taxilane Resident Engineering	AC+FF	(-$6,550)
3B	VSR Resident Engineering	AC+FF	(-$6,450)
		Totals	**(-$13,000)**

MJ reviewed the Bid Documents and identified items that could be removed from the construction scope without being detrimental to key objectives which were the installation of the Vehicle Service Road, and the Reconstruction of Taxilane.

The reduction in construction scope includes eliminating the removal and installation of fence associated with the construction of the new Runway 14 vehicle service road (Schedule B, AIG); and eliminating portions of the drainage improvements associated with the reconstruction of Taxilane Seacoast 1 (Schedule A, AIG & AIP).

The table below shows the items that have been removed from the project and the associated cost savings for each item, as well as the additional work required and associated costs.

Contractor Cost Reductions New Runway 14 Vehicle Service Road					
Item No.	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total**
F-162-5.1	Install New 8' Chainlink Fence with Barbed Wire	280	LF	$101.95	(-$28,546.00)
F-162-5.2	Fence Removal	280	LF	$40.00	(-$11,200.00)
				Total	**(-$39,746.00)**

Contractor Cost Reductions Reconstruct Taxilane Seacoast 1					
Item No.	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total**
P-101-5.2	Remove Existing Catch Basin	4	EA	$1,195.00	(-$28,546.00)
P-101-5.3	Removal of Pipe	165	LF	$70.00	(-$11,550.00)
D-701-5.1	Install New 8" PVC Pipe	45	LF	$140.00	(-$6,300.00)
D-701-5.2	Install New 30" Reinforced Concrete Pipe	120	LF	$285.00	(-$34,200.00)
D-751-5.2a	4' Diameter Catch Basin	2	EA	$9,100.00	(-$18,200.00)
D-751-5.2b	5' Diameter Catch Basin	2	EA	$11,611.00	(-$23,222.00)
				Subtotal	**(-$98,252.00)**
New Contractor Costs that Result from Cost Reductions					
D-751-5.2c	Remove and Reset Existing Catch Basin Frame and Grate	3	EA	$1,800.00	$5,400.00
NEW	Core Existing Catch Basin	4	EA	$1,075.00	$4,300.00
NEW	Adjust Existing 30" Pipe	1	EA	$1,600.00	$1,600.00
				Subtotal	**$11,300.00**
				TOTAL	**(-$86,952.00)**

Eliminating the items described above requires additional work to be performed that was not included in the Bid Documents to ensure a complete and working system. MJ has coordinated with the apparent low bidder to confirm the contractor would take no exception to this request and obtained quotes for the additional work.

MJ has conducted an independent engineer's estimate of the work required for the additional tasks and reviewed the quotes provided. These Engineer's Estimates are provided as an attachment. Based on our analysis, the quotes provided are within 10% of the estimate and therefore considered Fair and Reasonable.

Attachments

Contractor Quote

Engineer estimate

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Robert Law

From: Bob Brady <BBrady@shawbrothers.com>
Sent: Monday, April 27, 2026 3:45 PM
To: Robert Law
Subject: Sanford Airport

> You don't often get email from bbrady@shawbrothers.com. Learn why this is important

Robert,

It was a pleasure speaking with you today about the Sanford Airport project. The following are our responses

1. Shaw Brothers has no issue with eliminating the fence items (install and removal).
2. Shaw Brothers has no issue with eliminating the 8" & 30" pipe.
3. Shaw Brothers has no issue with eliminating 2 – 4' diam catch basins and 2 – 5' diam catch basins
4. Shaw Brothers would request an additional item for core and boot existing structure for the 6" underdrain. There would be 4 required at a unit cost of $1,075
5. Shaw Brothers would request an additional $1,600 to connect CB 1500 to the existing 30" HDPE storm drain piping.

We hope that this addresses all the issues discussed. If there is anything else that we can help with, please feel free to call us at your convenience.

Thank you,

Bob Brady
Estimator.

Phone: 207-839-2552
Direct : 207-222-8119
Mobile: 207-615-2507
Email: bbrady@shawbrothers.com

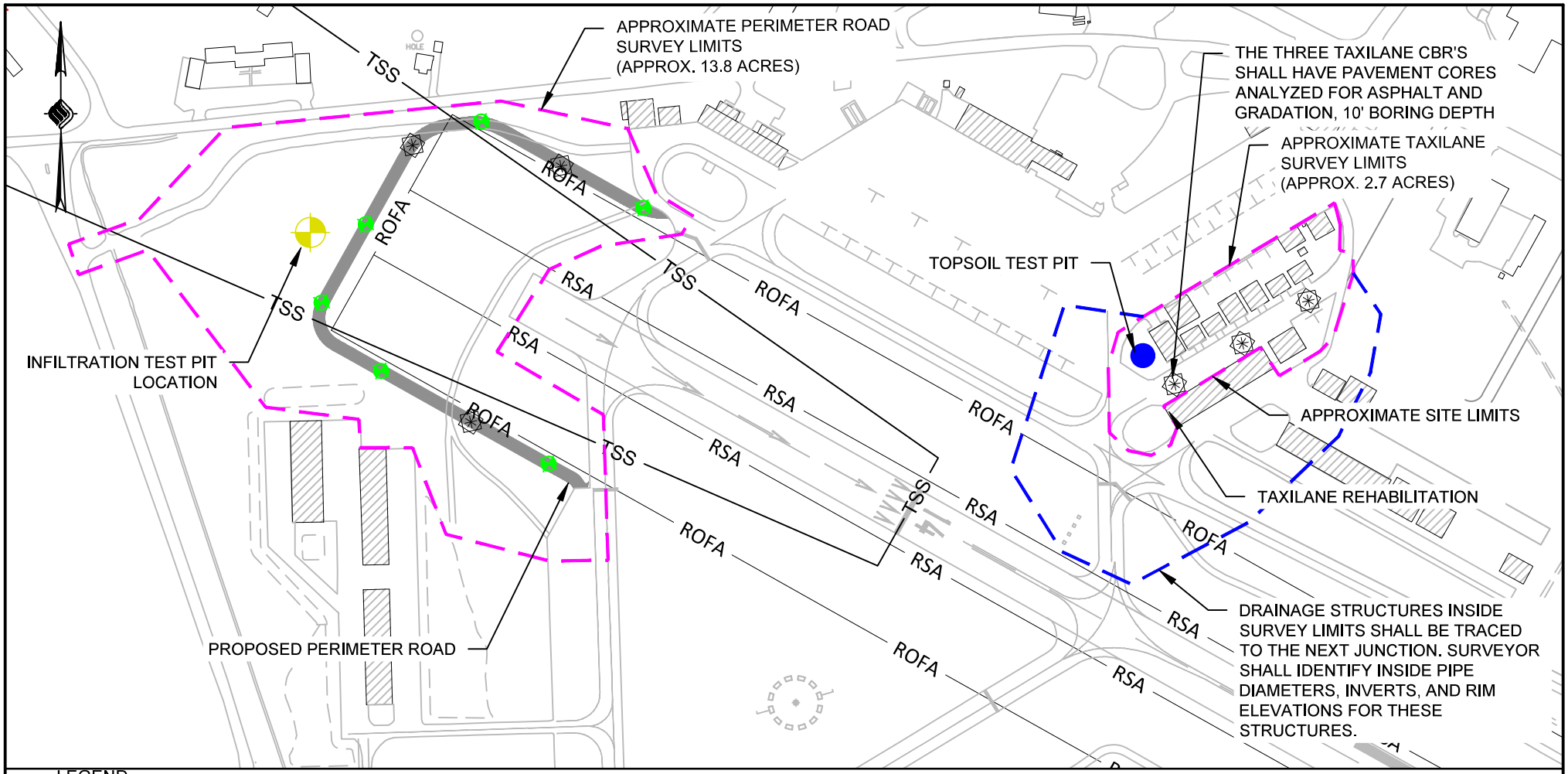
341 Mosher Road
Gorham, ME 04038

www.shawbrothers.com

Engineer's Estimate of Probable Construction Costs
Reconstruct Taxilane Seacoast 1
Sanford Seacoast Regional Airport (SFM)
McFarland Johnson, Inc.
April 28, 2026

EOPCC - Core Existing Structure for 6" Underdrain					
Item	**Quantity**	**Rate**		**Hours/Days**	**Total**
Site Foreman	1	$ 55.00	/hour	4	$ 220.00
Pick Up Truck	1	$ 350.00	/day	0.5	$ 175.00
Core Machine Rental	1	$ 260.00	/day	3	$ 780.00
Generator Rental	1	$ 84.00	/day	3	$ 252.00
12 in Core Bit	1	$ 600.00	purchase		$ 600.00
Water Supply	1	$ 200.00	/day	3	$ 600.00
Laborers	2	$ 35.00	/hour	16	$ 1,120.00
				Subtotal	$ 3,747.00
				10% Markup	$ 374.70
				Total Estimated Cost	**$ 4,121.70**
				Contractor Quote	$ 4,300.00
				Difference	4.1%

EOPCC - Connect Existing 30 in. HDPE Pipe to New Catch Basin					
Item	**Quantity**	**Cost/Rate**		**Hours/Days**	**Total**
Site Foreman	1	$ 55.00	/hour	2	$ 110.00
Pick Up Truck	1	$ 350.00	/day	0.25	$ 87.50
1 stick 30 in. HDPE	1	$ 1,000.00	/20' stick	N/A	$ 1,000.00
Laborers	2	$ 35.00	/hour	4	$ 280.00
				Subtotal	$ 1,477.50
				10% Markup	$ 147.75
				Total Estimated Cost	**$ 1,625.25**
				Contractor Quote	$ 1,600.00
				Difference	-1.6%



LEGEND

- LIMITS OF SURVEY AREA
- 10' BORING
- CBR AND 10' BORING
- TOPSOIL TEST PIT
- INFILTRATION TEST PIT LOCATION
- APPROXIMATE LIMITS OF SURVEYING DRAINAGE STRUCTURE RIMS AND INVERTS ONLY

0 150 300 450 FT
SCALE

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

McFarland Johnson
) INTERNATIONAL DRIVE; SUITE 300
RTSMOUTH, NEW HAMPSHIRE 03801
779

SANFORD SEACOAST REGIONAL AIRPORT
DESIGN TAXILANE SEACOAST 1 & RW 14 PERIMETER RD

PROJECT OVERVIEW

SCALE:	1" = 300'
DRAWN:	KNV
CHECKED:	SRS
DESIGN:	KNV
PROJECT:	18735.XX
DATE:	FEB. 2025

EXHIBIT
1 OF 1

K:\SANFORD SEACOAST\-1 AGREEMENT-BUDGET\TAXILANE SEACOAST 1 & PERIMETER ROAD DESIGN AND PERMITTING\PROJECT FIGURE\TAXIWAY AND PERIMITER ROAD SOW FIGURE 2025-0225.DWG

Drug-Free Workplace
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-042-2026

Description of Work: Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 (AIG)

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on the drug-free workplace within federal grant programs are described in 2 CFR part 182. Sponsors are required to certify they will be, or will continue to provide, a drug-free workplace in accordance with the regulation. The AIP project grant agreement contains specific assurances on the Drug-Free Workplace Act of 1988.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A statement has been or will be published prior to commencement of project notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sponsor's workplace, and specifying the actions to be taken against employees for violation of such prohibition (2 CFR § 182.205).

   ☒ Yes ☐ No ☐ N/A

2. An ongoing drug-free awareness program (2 CFR § 182.215) has been or will be established prior to commencement of project to inform employees about:

   a. The dangers of drug abuse in the workplace;

   b. The sponsor's policy of maintaining a drug-free workplace;

   c. Any available drug counseling, rehabilitation, and employee assistance programs; and

   d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

   ☒ Yes ☐ No ☐ N/A

3. Each employee to be engaged in the performance of the work has been or will be given a copy of the statement required within item 1 above prior to commencement of project (2 CFR § 182.210).

   ☒ Yes ☐ No ☐ N/A

4. Employees have been or will be notified in the statement required by item 1 above that, as a condition employment under the grant (2 CFR § 182.205(c)), the employee will:

   a. Abide by the terms of the statement; and

   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

   ☒ Yes ☐ No ☐ N/A

5. The Federal Aviation Administration (FAA) will be notified in writing within 10 calendar days after receiving notice under item 4b above from an employee or otherwise receiving actual notice of such conviction (2 CFR § 182.225). Employers of convicted employees must provide notice, including position title of the employee, to the FAA (2 CFR § 182.300).

   ☒ Yes ☐ No ☐ N/A

6. One of the following actions (2 CFR § 182.225(b)) will be taken within 30 calendar days of receiving a notice under item 4b above with respect to any employee who is so convicted:

   a. Take appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; and

   b. Require such employee to participate satisfactorily in drug abuse assistance or rehabilitation programs approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

   ☒ Yes ☐ No ☐ N/A

7. A good faith effort will be made, on a continuous basis, to maintain a drug-free workplace through implementation of items 1 through 6 above (2 CFR § 182.200).

   ☒ Yes ☐ No ☐ N/A

Site(s) of performance of work (2 CFR § 182.230):

Location 1
Name of Location: Sanford Seacoast Regional Airport
Address: 199 Airport Road, Sanford, Maine 04073

Location 2 (if applicable)
Name of Location: McFarland-Johnson, Inc.
Address: 53 Regional Drive, Concord, NH 03301

Location 3 (if applicable)
Name of Location:
Address:

Attach documentation clarifying any above item marked with a "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of MAY 13 2026.

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Certification and Disclosure Regarding Potential Conflicts of Interest
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-042-2026

Description of Work: Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 (AIG)

Application

Title 2 CFR § 200.112 and § 1201.112 address Federal Aviation Administration (FAA) requirements for conflict of interest. As a condition of eligibility under the Airport Improvement Program (AIP), sponsors must comply with FAA policy on conflict of interest. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

a) The employee, officer or agent,

b) Any member of his immediate family,

c) His or her partner, or

d) An organization which employs, or is about to employ, any of the above.

Selecting “Yes” represents sponsor or sub-recipient acknowledgement and confirmation of the certification statement. Selecting “No” represents sponsor or sub-recipient disclosure that it cannot fully comply with the certification statement. If “No” is selected, provide support information explaining the negative response as an attachment to this form. This includes whether the sponsor has established standards for financial interest that are not substantial or unsolicited gifts are of nominal value (2 CFR § 200.318(c)). The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance.

Certification Statements

1. The sponsor or sub-recipient maintains a written standards of conduct governing conflict of interest and the performance of their employees engaged in the award and administration of contracts (2 CFR § 200.318(c)). To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the sponsor’s and sub-recipient’s officers, employees, or agents, or by contractors or their agents.

   ☒ Yes ☐ No

2. The sponsor's or sub-recipient's officers, employees or agents have not and will not solicit or accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements (2 CFR § 200.318(c)).

   ☒ Yes ☐ No

3. The sponsor or sub-recipient certifies that is has disclosed and will disclose to the FAA any known potential conflict of interest (2 CFR § 1200.112).

   ☒ Yes ☐ No

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and have the explanation for any item marked "no" is correct and complete.

Executed on this day of MAY 13 2026 .

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

* APPLICANT'S ORGANIZATION	
City of Sanford, Maine	
* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	
Prefix:	
*First Name:	Allison
Middle Name:	
*Last Name:	Navia
Suffix:	
*Title:	Airport Manager
* SIGNATURE:	
* DATE:	MAY 13 2026

Selection of Consultants
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-042-2026

Description of Work: Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 (AIG)

Application
49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements for selection of consultant services within federal grant programs are described in 2 CFR §§ 200.317-200.326. Sponsors may use other qualifications-based procedures provided they are equivalent to standards of Title 40 chapter 11 and FAA Advisory Circular 150/5100-14, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects.

Certification Statements
Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. Sponsor acknowledges their responsibility for the settlement of all contractual and administrative issues arising out of their procurement actions (2 CFR § 200.318(k)).

   ☒ Yes ☐ No ☐ N/A

2. Sponsor procurement actions ensure or will ensure full and open competition that does not unduly limit competition (2 CFR § 200.319).

   ☒ Yes ☐ No ☐ N/A

3. Sponsor has excluded or will exclude any entity that develops or drafts specifications, requirements, or statements of work associated with the development of a request-for-qualifications (RFQ) from competing for the advertised services (2 CFR § 200.319).

   ☒ Yes ☐ No ☐ N/A

4. The advertisement describes or will describe specific project statements-of-work that provide clear detail of required services without unduly restricting competition (2 CFR § 200.319).

☒ Yes ☐ No ☐ N/A

5. Sponsor has publicized or will publicize a RFQ that:

   a. Solicits an adequate number of qualified sources (2 CFR § 200.320(d)); and

   b. Identifies all evaluation criteria and relative importance (2 CFR § 200.320(d)).

☒ Yes ☐ No ☐ N/A

6. Sponsor has based or will base selection on qualifications, experience, and disadvantaged business enterprise participation with price not being a selection factor (2 CFR § 200.320(d)).

☒ Yes ☐ No ☐ N/A

7. Sponsor has verified or will verify that agreements exceeding $25,000 are not awarded to individuals or firms suspended, debarred or otherwise excluded from participating in federally assisted projects (2 CFR §180.300).

☒ Yes ☐ No ☐ N/A

8. A/E services covering multiple projects: Sponsor has agreed to or will agree to:

   a. Refrain from initiating work covered by this procurement beyond five years from the date of selection (AC 150/5100-14); and

   b. Retain the right to conduct new procurement actions for projects identified or not identified in the RFQ (AC 150/5100-14).

☒ Yes ☐ No ☐ N/A

9. Sponsor has negotiated or will negotiate a fair and reasonable fee with the firm they select as most qualified for the services identified in the RFQ (2 CFR § 200.323).

☒ Yes ☐ No ☐ N/A

10. The Sponsor's contract identifies or will identify costs associated with ineligible work separately from costs associated with eligible work (2 CFR § 200.302).

☒ Yes ☐ No ☐ N/A

11. Sponsor has prepared or will prepare a record of negotiations detailing the history of the procurement action, rationale for contract type and basis for contract fees (2 CFR §200.318(i)).

☒ Yes ☐ No ☐ N/A

12. Sponsor has incorporated or will incorporate mandatory contact provisions in the consultant contract for AIP-assisted work (49 U.S.C. Chapter 471 and 2 CFR part 200 Appendix II)

☒ Yes ☐ No ☐ N/A

13. For contracts that apply a time-and-material payment provision (also known as hourly rates, specific rates of compensation, and labor rates), the Sponsor has established or will establish:
    a. Justification that there is no other suitable contract method for the services (2 CFR §200.318(j));
    b. A ceiling price that the consultant exceeds at their risk (2 CFR §200.318(j)); and
    c. A high degree of oversight that assures consultant is performing work in an efficient manner with effective cost controls in place 2 CFR §200.318(j)).

    ☒ Yes ☐ No ☐ N/A

14. Sponsor is not using or will not use the prohibited cost-plus-percentage-of-cost (CPPC) contract method. (2 CFR § 200.323(d)).

    ☐ Yes ☐ No ☒ N/A

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Executed on this day of MAY 13 2026

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Project Plans and Specifications
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-042-2026

Description of Work: Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 (AIG)

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). Labor and civil rights standards applicable to AIP are established by the Department of Labor (www.dol.gov/). AIP Grant Assurance C.1—General Federal Requirements identifies applicable federal laws, regulations, executive orders, policies, guidelines and requirements for assistance under AIP. A list of current advisory circulars with specific standards for procurement, design or construction of airports, and installation of equipment and facilities is referenced in standard airport sponsor Grant Assurance 34 contained in the grant agreement.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The plans and specifications were or will be prepared in accordance with applicable federal standards and requirements, so that no deviation or modification to standards set forth in the advisory circulars, or FAA-accepted state standard, is necessary other than those explicitly approved by the Federal Aviation Administration (FAA) (14 USC § 47105).

   ☒ Yes ☐ No ☐ N/A

2. Specifications incorporate or will incorporate a clear and accurate description of the technical requirement for the material or product that does not contain limiting or proprietary features that unduly restrict competition (2 CFR §200.319).

   ☒ Yes ☐ No ☐ N/A

3. The development that is included or will be included in the plans is depicted on the current airport layout plan as approved by the FAA (14 USC § 47107).

   ☒ Yes ☐ No ☐ N/A

4. Development and features that are ineligible or unallowable for AIP funding have been or will be omitted from the plans and specifications (FAA Order 5100.38, par. 3-43).

   ☒ Yes ☐ No ☐ N/A

5. The specification does not use or will not use “brand name” or equal to convey requirements unless sponsor requests and receives approval from the FAA to use brand name (FAA Order 5100.38, Table U-5).

   ☒ Yes ☐ No ☐ N/A

6. The specification does not impose or will not impose geographical preference in their procurement requirements (2 CFR §200.319(b) and FAA Order 5100.38, Table U-5).

   ☒ Yes ☐ No ☐ N/A

7. The use of prequalified lists of individuals, firms or products include or will include sufficient qualified sources that ensure open and free competition and that does not preclude potential entities from qualifying during the solicitation period (2 CFR §319(d)).

   ☒ Yes ☐ No ☐ N/A

8. Solicitations with bid alternates include or will include explicit information that establish a basis for award of contract that is free of arbitrary decisions by the sponsor (2 CFR § 200.319(a)(7)).

   ☒ Yes ☐ No ☐ N/A

9. Concurrence was or will be obtained from the FAA if Sponsor incorporates a value engineering clause into the contract (FAA Order 5100.38, par. 3-57).

   ☒ Yes ☐ No ☐ N/A

10. The plans and specifications incorporate or will incorporate applicable requirements and recommendations set forth in the federally approved environmental finding (49 USC §47106(c)).

    ☒ Yes ☐ No ☐ N/A

11. The design of all buildings comply or will comply with the seismic design requirements of 49 CFR § 41.120. (FAA Order 5100.38d, par. 3-92)

    ☒ Yes ☐ No ☐ N/A

12. The project specification include or will include process control and acceptance tests required for the project by as per the applicable standard:

    a. Construction and installation as contained in Advisory Circular (AC) 150/5370-10.

       ☒ Yes ☐ No ☐ N/A

b. Snow Removal Equipment as contained in AC 150/5220-20.

☐ Yes ☐ No ☒ N/A

c. Aircraft Rescue and Fire Fighting (ARFF) vehicles as contained in AC 150/5220-10.

☐ Yes ☐ No ☒ N/A

13. For construction activities within or near aircraft operational areas(AOA):

a. The Sponsor has or will prepare a construction safety and phasing plan (CSPP) conforming to Advisory Circular 150/5370-2.

b. Compliance with CSPP safety provisions has been or will be incorporated into the plans and specifications as a contractor requirement.

c. Sponsor will not initiate work until receiving FAA's concurrence with the CSPP (FAA Order 5100.38, Par. 5-29).

☒ Yes ☐ No ☐ N/A

14. The project was or will be physically completed without federal participation in costs due to errors and omissions in the plans and specifications that were foreseeable at the time of project design (49 USC §47110(b)(1) and FAA Order 5100.38d, par. 3-100).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of MAY 13 2026.

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Equipment and Construction Contracts
Airport Improvement Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-042-2026

Description of Work: Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 (AIG)

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General procurement standards for equipment and construction contracts within Federal grant programs are described in 2 CFR §§ 200.317-200.326. Labor and Civil Rights Standards applicable to the AIP are established by the Department of Labor (www.dol.gov) AIP Grant Assurance C.1—General Federal Requirements identifies all applicable Federal Laws, regulations, executive orders, policies, guidelines and requirements for assistance under the AIP. Sponsors may use state and local procedures provided the procurement conforms to these federal standards.

This certification applies to all equipment and construction projects. Equipment projects may or may not employ laborers and mechanics that qualify the project as a "covered contract" under requirements established by the Department of Labor requirements. Sponsor shall provide appropriate responses to the certification statements that reflect the character of the project regardless of whether the contract is for a construction project or an equipment project.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A written code or standard of conduct is or will be in effect prior to commencement of the project that governs the performance of the sponsor's officers, employees, or agents in soliciting, awarding and administering procurement contracts (2 CFR § 200.318).

   ☒ Yes ☐ No ☐ N/A

2. For all contracts, qualified and competent personnel are or will be engaged to perform contract administration, engineering supervision, construction inspection, and testing (Grant Assurance C.17).

   ☒ Yes ☐ No ☐ N/A

3. Sponsors that are required to have a Disadvantage Business Enterprise (DBE) program on file with the FAA have included or will include clauses required by Title VI of the Civil Rights Act and 49 CFR Part 26 for Disadvantaged Business Enterprises in all contracts and subcontracts.

   ☒ Yes ☐ No ☐ N/A

4. Sponsors required to have a DBE program on file with the FAA have implemented or will implement monitoring and enforcement measures that:

   a. Ensure work committed to Disadvantaged Business Enterprises at contract award is actually performed by the named DBEs (49 CFR § 26.37(b));

   b. Include written certification that the sponsor has reviewed contract records and has monitored work sites for performance by DBE firms (49 CFR § 26.37(b)); and

   c. Provides for a running tally of payments made to DBE firms and a means for comparing actual attainments (i.e. payments) to original commitments (49 CFR § 26.37(c)).

   ☒ Yes ☐ No ☐ N/A

5. Sponsor procurement actions using the competitive sealed bid method (2 CFR § 200.320(c)). was or will be:

   a. Publicly advertised, allowing a sufficient response time to solicit an adequate number of interested contractors or vendors;

   b. Prepared to include a complete, adequate and realistic specification that defines the items or services in sufficient detail to allow prospective bidders to respond;

   c. Publicly opened at a time and place prescribed in the invitation for bids; and

   d. Prepared in a manner that result in a firm fixed price contract award to the lowest responsive and responsible bidder.

   ☒ Yes ☐ No ☐ N/A

6. For projects the Sponsor proposes to use the competitive proposal procurement method (2 CFR § 200.320(d)), Sponsor has requested or will request FAA approval prior to proceeding with a competitive proposal procurement by submitting to the FAA the following:

   a. Written justification that supports use of competitive proposal method in lieu of the preferred sealed bid procurement method;

   b. Plan for publicizing and soliciting an adequate number of qualified sources; and

   c. Listing of evaluation factors along with relative importance of the factors.

   ☒ Yes ☐ No ☐ N/A

7. For construction and equipment installation projects, the bid solicitation includes or will include the current federal wage rate schedule(s) for the appropriate type of work classifications (2 CFR Part 200, Appendix II).

   ☒ Yes ☐ No ☐ N/A

8. Concurrence was or will be obtained from the Federal Aviation Administration (FAA) prior to contract award under any of the following circumstances (Order 5100.38D):
    a. Only one qualified person/firm submits a responsive bid;
    b. Award is to be made to other than the lowest responsible bidder; and
    c. Life cycle costing is a factor in selecting the lowest responsive bidder.

    ☒ Yes ☐ No ☐ N/A

9. All construction and equipment installation contracts contain or will contain provisions for:
    a. Access to Records (§ 200.336)
    b. Buy American Preferences (Title 49 U.S.C. § 50101)
    c. Civil Rights - General Provisions and Title VI Assurances(41 CFR part 60)
    d. Federal Fair Labor Standards (29 U.S.C. § 201, et seq)
    e. Occupational Safety and Health Act requirements (20 CFR part 1920)
    f. Seismic Safety – building construction (49 CFR part 41)
    g. State Energy Conservation Requirements - as applicable(2 CFR part 200, Appendix II)
    h. U.S. Trade Restriction (49 CFR part 30)
    i. Veterans Preference (49 USC § 47112(c))

    ☒ Yes ☐ No ☐ N/A

10. All construction and equipment installation contracts exceeding $2,000 contain or will contain the provisions established by:
    a. Davis-Bacon and Related Acts (29 CFR part 5)
    b. Copeland “Anti-Kickback” Act (29 CFR parts 3 and 5)

    ☒ Yes ☐ No ☐ N/A

11. All construction and equipment installation contracts exceeding $3,000 contain or will contain a contract provision that discourages distracted driving (E.O. 13513).

    ☒ Yes ☐ No ☐ N/A

12. All contracts exceeding $10,000 contain or will contain the following provisions as applicable:
    a. Construction and equipment installation projects - Applicable clauses from 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375 on Equal Employment Opportunity;
    b. Construction and equipment installation - Contract Clause prohibiting segregated facilities in accordance with 41 CFR part 60-1.8;
    c. Requirement to maximize use of products containing recovered materials in accordance with 2 CFR § 200.322 and 40 CFR part 247; and
    d. Provisions that address termination for cause and termination for convenience (2 CFR Part 200, Appendix II).

    ☒ Yes ☐ No ☐ N/A

13. All contracts and subcontracts exceeding $25,000: Measures are in place or will be in place (e.g. checking the System for Award Management) that ensure contracts and subcontracts are not awarded to individuals or firms suspended, debarred, or excluded from participating in federally assisted projects (2 CFR parts 180 and 1200).

    ☒ Yes ☐ No ☐ N/A

14. Contracts exceeding the simplified acquisition threshold (currently $250,000) include or will include provisions, as applicable, that address the following:

    a. Construction and equipment installation contracts - a bid guarantee of 5%, a performance bond of 100%, and a payment bond of 100% (2 CFR § 200.325);

    b. Construction and equipment installation contracts - requirements of the Contract Work Hours and Safety Standards Act (40 USC 3701-3708, Sections 103 and 107);

    c. Restrictions on Lobbying and Influencing (2 CFR part 200, Appendix II);

    d. Conditions specifying administrative, contractual and legal remedies for instances where contractor of vendor violate or breach the terms and conditions of the contract (2 CFR §200, Appendix II); and

    e. All Contracts - Applicable standards and requirements issued under Section 306 of the Clean Air Act (42 USC 7401-7671q), Section 508 of the Clean Water Act (33 USC 1251-1387, and Executive Order 11738.

    ☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of MAY 13, 2026.

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: 

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

FAA Title VI Pre-Grant Award Checklist

Submission information

Submission date (Pick a date): 02/10/2025

Name of airport sponsor: City of Sanford, Maine

Submitter's name: Allison Navia

Title: Airport Manager

Phone number: 207-324-3172

Section 1: Questions Concerning Prior Approval of Title VI Program

By selecting "Yes" below, the sponsor certifies that the following documents were provided to, and approved by, the FAA Office of Civil Rights, and documentation of FAA's approval has been received by the sponsor. The FAA Office reviewing this grant application will confirm the FAA's approval of the documents in this Section prior to approving the grant application.

A sponsor that has ***both*** a Title VI* Plan and a Community Participation Plan, ***both*** of which are approved by the FAA and current, and has already received approval for the information outlined in this Checklist, does not need to complete the remaining questions in Sections 2 and 3 of this Checklist.

This information is required based on DOT Order 1000.12C, Ch. II, Secs. 3 and 4 [https://www.transportation.gov/mission/us-department-transportation-title-vi-program].

Criterion	Notes	Response	Comments
1.1 The sponsor has a written Title VI Plan, approved by the FAA Office of Civil Rights, and subsequently adopted by the recipient, and documentation of the approval and adoption.	Sponsors must develop and adopt a Title VI Plan that outlines the recipient's measures to ensure compliance with Title VI. A current Title VI Plan on file with the FAA is sufficient if the Plan is no more than 3 years old. If the sponsor does not have an approved Title VI Plan, select "No" and complete Sections 2 and 3 of this Checklist.	☐ Yes ☒ No	The Airport will be developing the Title IV Plan in Federal Fiscal Year 2025, if required.
1.2 The sponsor has a written Community Participation Plan (CPP), or an equivalent public participation plan (PPP), and documented approval or concurrence of the plan from the FAA Office of Civil Rights.	Sponsors must satisfy CPP requirements as a condition of receiving an award of federal financial assistance. To the extent the sponsor has already prepared a PPP as part of planning or other requirements of FAA or DOT, that plan or plans may satisfy the CPP requirement so long as the plan has incorporated the Title VI requirements as provided in DOT Order 1000.12C, Ch. II, Sec. 4(a-j). If the sponsor does not have an approved CPP or PPP, select "No" and answer question 3.5 in Section 3 of this Checklist.	☐ Yes ☒ No	The Airport will be developing the CPP or PPP in Federal Fiscal Year 2025, if required.

If the answers to 1.1 and 1.2 above are both "Yes," do *not* complete Sections 2 and 3.

Section 2: Questions Concerning Applicant Data

By selecting "Yes" below, the sponsor certifies that the following documents have been collected in its records prior to submitting this grant application and will be timely made available to FAA staff, including from the FAA Offices of Airports, Chief Counsel, and Civil Rights, upon request.

"Timely available" usually means within 1 week or less, depending on the scope and circumstances. The data should already be available in a format that can be forwarded, as-is. No further data collection or summarization efforts should be necessary to respond to the request.

This information is required by DOT Order 1000.12C, Ch. II, Sec. 2; 49 CFR 21.9; and FAA Order 1400.11.

Criterion	Notes	Response	Comments
2.1 The sponsor has, on file, demographic information for the surrounding community and communities otherwise affected by the sponsor's facilities and operations, including any airport noise and relocations.	At a minimum, data is required for race, color, national origin, and limited English proficiency (LEP) populations. The collected data must include the most current U.S. Census Bureau data, where available, such as American Community Survey data. EJScreen [www.epa.gov/ejscreen] is a useful resource for assessing project areas.	☒ Yes ☐ No	
2.2 The sponsor has, on file, demographic information for beneficiaries. For example, if the applicant is an airport operator, it has collected information for its airport customers.	In most cases, this type of information is available through voluntary disclosures by customers, lessees, community meeting attendees, and businesses seeking opportunities with the applicant. If not applicable or after reasonable efforts, no information was collected, respond, "Yes."	☒ Yes ☐ No	Not applicable/no voluntary disclosures.

Criterion	Notes	Response	Comments
2.3 The sponsor has, on file, demographic information for their staff.	In most cases, this type of information is available through voluntary disclosures. See also 49 CFR § 21.5(c). If not applicable or after reasonable efforts, no information was collected, respond, "Yes."	☒ Yes ☐ No	
2.4 The sponsor has, on file, demographic information for individuals who are members of planning or advisory boards overseeing the applicant's programs, including its airport operations (if applicable).	Airport sponsors, the most common FAA grant applicants, commonly have appointed boards or are overseen directly by elected bodies, such as city councils. In addition, input for specific projects or sponsor priorities is often provided by standing appointed committees. If not already available, the information can be requested on a voluntary basis. If not applicable or after reasonable efforts, no information was collected, respond, "Yes."	☒ Yes ☐ No	

Section 3: Questions about the Sponsor's Programs

By choosing "Yes" below, the sponsor certifies that the related statements are true.

This information is required by DOT Order 1000.12C, Ch. II, Secs. 2, 3, and 4.

Criterion	Notes	Response	Comments
3.1 The sponsor's programs, including any airport operations, have been evaluated for potential impact based on race, color, national origin (including limited English proficiency (LEP)), or low-income status as part of an environmental review process consistent with FAA requirements.	Relevant requirements include Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.) ("Title VI"), DOT's Title VI regulations at 49 CFR part 21, Executive Order 12898, and DOT Order on Environmental Justice (Order 5610.2C). See Title VI of the Civil Rights Act of 1964 [www.justice.gov/crt/fcs/TitleVI]; 49 CFR part 21 [www.ecfr.gov] DOT Order on Environmental Justice [www.transportation.gov/transportation-policy/environmental-justice]	☒ Yes ☐ No	
3.2 The sponsor has evaluated Checklist Section 2 data to identify any potential disparities based on race, color, or national origin (including LEP), as part of an analysis to identify potential discriminatory effects, consistent with FAA requirements.	Relevant requirements include Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.) ("Title VI"), DOT's Title VI regulations at 49 CFR part 21, Executive Order 12898, and DOT Order on Environmental Justice (Order 5610.2C).	☒ Yes ☐ No	

Criterion	Notes	Response	Comments
3.3 The sponsor has performed a "Four-Factor" LEP analysis for the sponsor's programs, including its airport operations (if applicable). Plans and procedures and resources are in place to meet the identified LEP needs, consistent with the analysis.	A "Yes" response means yes to both parts of the question. The LEP analysis must be consistent with Executive Order 13166 and DOT Policy Guidance Concerning Recipients' Responsibilities to LEP Persons (70 FR 74087, December 14, 2005). See DOT's LEP Guidance [https://www.transportation.gov/civil-rights/civil-rights-awareness-enforcement/dots-lep-guidance].	☐ Yes ☒ No	The Airport will perform a Four-Factor LEP, develop plans and procedures, and if application, identify resources to meet LEP needs, if required.
3.4 If the sponsor is an airport sponsor, the FAA Unlawful Discrimination Poster is displayed at its public airport facilities. If the sponsor is ***not*** an airport sponsor, it uses other effective methods to inform its customers, clients, beneficiaries, etc., that it will not discriminate based on race, color, national origin (including LEP), age, sex (including sexual orientation and gender identity), or creed, and of how to file a complaint of discrimination under Title VI against the applicant.	For airport sponsors, areas where the posters should be displayed include, as applicable, airport terminals, fixed base operator facilities, and at businesses that are open to the public and operating on airport property, such as hotels. For larger facilities, posters should be placed so that people can reasonably be expected to see them, no matter where they are in the facility. The poster is available at Airport Civil Rights Program – National Airport Policy and Compliance [https://www.faa.gov/about/office_org/headquarters_offices/acr/com_civ_support/national_airport_policy_compliance/]. If applicant is not an airport, the method used to inform the public must be ongoing and documented.	☒ Yes ☐ No	

Criterion	Notes	Response	Comments
3.5 The sponsor's practices for obtaining proactive and meaningful public participation to ensure that (1) beneficiaries, as well as contractors and sub-recipients (if applicable), are adequately informed about how programs, projects, and other activities will potentially affect them, and (2) diverse views are heard and considered throughout all stages of consultation, planning, and decision-making processes.	To demonstrate compliance with Title VI, the sponsor must specifically be able to show how it affords all members of the community equal opportunity to provide input, regardless of race, color, national origin (including LEP), sex (including sexual orientation and gender identity), creed, or age, in accordance with Title VI, 49 U.S.C. § 47123, Executive Orders 12898 and 13166, DOT Order 5610.2C, and the DOT LEP guidance at 70 FR 74087. Please ***skip*** this question if the sponsor has an FAA-approved community participation plan.	☒ Yes ☐ No	The Airport Board holds regular, published, accessible public meetings. Public meetings can be found on the Sponsor Website.
3.6 Detailed information for all of the sponsor's Title VI lawsuits, investigations, and complaints filed or pending within the last 2 years been uploaded to the FAA Civil Rights Connect System or sent to ACR-4-TitleVI@faa.gov, with receipt acknowledged.	Sponsors must provide the FAA with both the initial notifications for the individual lawsuits, investigation, and complaints, and status updates. The updates are required until at least the time of grant closeout. The updates must include at least the outcome of the lawsuits, investigation, and complaint, and confirmation for resolution of identified deficiencies. See Appendix C to 49 CFR 21, Sub-part (b)(3) [available through www.ecfr.gov]. "Title VI lawsuits, investigations, and complaints" include those alleging discrimination based on race, color, national origin (including LEP), sex (including sexual orientation and gender identity), creed or age.	☒ Yes ☐ No	

Criterion	Notes	Response	Comments
3.7 Detailed information for all Title VI oversight activities (including audits, compliance reviews, and assessments for the sponsor) performed or pending within the last 2 years, has been sent to ACR-4-TitleVI@faa.gov, with receipt acknowledged. This requirement does not apply to oversight activities conducted by FAA.	Sponsors must provide the FAA with both the initial notifications for the individual audits, compliance reviews, and assessment, and status updates. The updates are required until at least the time of grant closeout. The updates must include at least the outcome of the audits, compliance reviews, and assessment, and confirmation for resolution of identified deficiencies. See Appendix C to 49 CFR 21, Sub-part (b)(3) [available through www.ecfr.gov].	☒ Yes ☐ No	No known activities.
3.8 Detailed information for any pending grant applications with Federal agencies other than FAA identified in the grant application.	The information should be included in narrative fields of the pending application.	☒ Yes ☐ No	Not applicable.

ASSURANCES

AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, U.S.C., subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.**

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

3. **Airport Planning Undertaken by a Sponsor.**

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, 37, and 40 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

The Sponsor will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Grant. Performance under this agreement shall be governed by and in compliance with the following requirements, as applicable, to the type of organization of the Sponsor and any applicable sub-recipients. The applicable provisions to this agreement include, but are not limited to, the following:

FEDERAL LEGISLATION

a. 49 U.S.C. subtitle VII, as amended.

b. Davis-Bacon Act, as amended — 40 U.S.C. §§ 3141-3144, 3146, and 3147, et seq.[1]

c. Federal Fair Labor Standards Act – 29 U.S.C. § 201, et seq.

d. Hatch Act – 5 U.S.C. § 1501, et seq.[2]

e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. 4601, et seq.[1, 2]

f. National Historic Preservation Act of 1966 – Section 106 – 54 U.S.C. § 306108.[1]

g. Archeological and Historic Preservation Act of 1974 – 54 U.S.C. § 312501, et seq.[1]

h. Native Americans Grave Repatriation Act – 25 U.S.C. § 3001, et seq.

i. Clean Air Act, P.L. 90-148, as amended – 42 U.S.C. § 7401, et seq.

j. Coastal Zone Management Act, P.L. 92-583, as amended – 16 U.S.C. § 1451, et seq.

k. Flood Disaster Protection Act of 1973 – Section 102(a) - 42 U.S.C. § 4012a.[1]

l. 49 U.S.C. § 303, (formerly known as Section 4(f)).

m. Rehabilitation Act of 1973 – 29 U.S.C. § 794.

n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.) (prohibits discrimination on the basis of race, color, national origin).

o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.) (prohibits discrimination on the basis of disability).

p. Age Discrimination Act of 1975 – 42 U.S.C. § 6101, et seq.

q. American Indian Religious Freedom Act, P.L. 95-341, as amended.

r. Architectural Barriers Act of 1968, as amended – 42 U.S.C. § 4151, et seq.[1]

s. Powerplant and Industrial Fuel Use Act of 1978 – Section 403 – 42 U.S.C. § 8373.[1]

t. Contract Work Hours and Safety Standards Act – 40 U.S.C. § 3701, et seq.[1]

u. Copeland Anti-kickback Act – 18 U.S.C. § 874.[1]

v. National Environmental Policy Act of 1969 – 42 U.S.C. § 4321, et seq.[1]

w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 U.S.C. § 1271, et seq.

x. Single Audit Act of 1984 – 31 U.S.C. § 7501, et seq.[2]

y. Drug-Free Workplace Act of 1988 – 41 U.S.C. §§ 8101 through 8105.

z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).

aa. Civil Rights Restoration Act of 1987, P.L. 100-259.

bb. Infrastructure Investment and Jobs Act, P.L. 117-58, Title VIII.

cc. Build America, Buy America Act, P.L. 117-58, Title IX.

dd. Endangered Species Act – 16 U.S.C. 1531, et seq.

ee. Title IX of the Education Amendments of 1972, as amended – 20 U.S.C. 1681–1683 and 1685–1687.

ff. Drug Abuse Office and Treatment Act of 1972, as amended – 21 U.S.C. 1101, et seq.

gg. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 U.S.C. § 4541, et seq.

hh. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 U.S.C. § 4541, et seq.

ii. Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions – 31 U.S.C. § 1352.

EXECUTIVE ORDERS

a. Executive Order 11990 – Protection of Wetlands

b. Executive Order 11988 – Floodplain Management

c. Executive Order 12372 – Intergovernmental Review of Federal Programs

d. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction[1]

e. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers

f. Executive Order 14149 – Restoring Freedom of Speech and Ending Federal Censorship

g. Executive Order 14151 – Ending Radical and Wasteful Government DEI Programs and Preferencing

h. Executive Order 14154 – Unleashing American Energy

i. Executive Order 14168 – Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government

j. Executive Order 14173 – Ending Illegal Discrimination and Restoring Merit-Based Opportunity

FEDERAL REGULATIONS

a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).

b. 2 CFR Part 200 and 1201 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. [3, 4, 5]

c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.

d. 14 CFR Part 13 – Investigative and Enforcement Procedures.

e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.

f. 14 CFR Part 150 – Airport Noise Compatibility Planning.

g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.

h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.

i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.[1]

j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.[1]

k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).[1]

l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).[1]

m. 49 CFR Part 20 – New Restrictions on Lobbying.

n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.

o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.

p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.[1, 2]

q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.

r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.[1]

s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.

t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.

u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).

v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).

w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.

x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

[1] These laws do not apply to airport planning sponsors.
[2] These laws do not apply to private sponsors.
[3] 2 CFR Part 200 contains requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by this regulation shall apply where applicable to private sponsors receiving Federal assistance under Title 49, United States Code.
[4] Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
[5] Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

b. Subject to 49 U.S.C. 47107(a)(16) and (x), it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.

c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.

d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.

e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.

f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.

g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for

residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. **Consistency with Local Plans.**

   The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

7. **Consideration of Local Interest.**

   It has given fair consideration to the interest of communities in or near where the project may be located.

8. **Consultation with Users.**

   In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. **Public Hearings.**

   In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. **Metropolitan Planning Organization.**

    In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. **Pavement Preventive Maintenance-Management.**

    With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program, and it assures that it will use such program for the useful life of any pavement constructed, reconstructed, or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. **Terminal Development Prerequisites.**

    For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for

certification of such airport under 49 U.S.C. 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the project in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of $2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 U.S.C. 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 U.S.C. 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.

b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.

c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.

d. It will make such material available for examination by the public and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.

e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.

f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.

g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.

h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:

1. Operating the airport's aeronautical facilities whenever required;
2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.

b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:

1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.

d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.

e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.

g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.

h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and

b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not

conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a Grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:

   1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.

   2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor’s acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.

   3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 U.S.C. 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.

b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or

transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.

c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 U.S.C. 47107.

26. Reports and Inspections.

It will:

a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;

c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and

d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

   1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and

   2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or

b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

a. The airport owner or operator will maintain a current airport layout plan of the airport showing:

1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;

2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;

3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and

4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.

b. Subject to subsection 49 U.S.C. 47107(x), the Secretary will review and approve or disapprove the plan and any revision or modification of the plan before the plan, revision, or modification takes effect.

c. The owner or operator will not make or allow any alteration in the airport or any of its facilities unless the alteration—

1. is outside the scope of the Secretary's review and approval authority as set forth in subsection (x); or

2. complies with the portions of the plan approved by the Secretary.

d. When the airport owner or operator makes a change or alteration in the airport or the facilities which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:

1. eliminate such adverse effect in a manner approved by the Secretary; or

2. bear all costs of relocating such property or its replacement to a site acceptable to the Secretary and of restoring the property or its replacement to the level of safety, utility, efficiency, and cost of operation that existed before the alteration was made, except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d to 2000d-4); creed and sex per 49 U.S.C. 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this Grant.

a. Using the definitions of activity, facility, and program as found and defined in 49 CFR 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.

b. Applicability

   1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.

   2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.

   3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

   The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

   1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or

   2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source: "The City of Sanford, Maine, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all businesses will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of

race, color, national origin (including limited English proficiency), creed, sex , age, or disability in consideration for an award."

e. Required Contract Provisions.

   1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.

   2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

   3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.

   4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:

      a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and

      b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

   1. Reinvestment in an approved noise compatibility project;

   2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. 47117(e);

3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. 47114, 47115, or 47117;
4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
   1. Reinvestment in an approved noise compatibility project;
   2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. 47117(e);
   3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. 47114, 47115, or 47117;
   4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
   5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.
c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.
d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received Federal funds under Chapter 471 subchapter 1 of Title 49 U.S.C., it will award each contract, or sub-contract for program management, construction

management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this Grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars for AIP projects as of May 13, 2026

35. Relocation and Real Property Acquisition.

a. It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.

b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.

c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises.

The sponsor shall not discriminate on the basis of race, color, national origin, or sex, in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for

enforcement under 18 U.S.C. § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

a. If the airport owner or operator of a medium or large hub airport (as defined in 49 U.S.C. § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:

   1. Describes the requests;
   2. Provides an explanation as to why the requests could not be accommodated; and
   3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.

b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six-month period prior to the applicable due date.

40. **Access to Leaded Aviation Gasoline**

a. If 100-octane low lead aviation gasoline (100LL) was made available at an airport, at any time during calendar year 2022, an airport owner or operator may not restrict or prohibit the sale of, or self-fueling with 100-octane low lead aviation gasoline.

b. This requirement remains until the earlier of December 31, 2030, or the date on which the airport or any retail fuel seller at the airport makes available an unleaded aviation gasoline that has been authorized for use by the FAA as a replacement for 100-octane low lead aviation gasoline for use in nearly all piston-engine aircraft and engine models; and meets either an industry consensus standard or other standard that facilitates the safe use, production, and distribution of such unleaded aviation gasoline, as determined appropriate by the FAA.

c. An airport owner or operator understands and agrees, that any violation of this grant assurance is subject to civil penalties as provided for in 49 U.S.C. § 46301(a)(8).

FAA
Airports

Current FAA Advisory Circulars Required for Use in AIP Funded, IIJA Funded, and PFC Approved Projects

Updated: 03/05/2025

View current and previous versions of these ACs and any associated changes at:
http://www.faa.gov/airports/resources/advisory_circulars and
http://www.faa.gov/regulations_policies/advisory_circulars/. [1]

NUMBER	TITLE
70/7460-1M	Obstruction Marking and Lighting
150/5000-9B	Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations
150/5000-17	Critical Aircraft and Regular Use Determination
150/5020-1	Noise Control and Compatibility Planning for Airports
150/5070-6B, Changes 1 - 2	Airport Master Plans
150/5070-7 Change 1	The Airport System Planning Process
150/5100-13C	Development of State Aviation Standards for Airport Pavement Construction
150/5200-28G	Notices to Airmen (NOTAMs) for Airport Operators
150/5200-30D, Changes 1 - 2	Airport Field Condition Assessments and Winter Operations Safety
150/5200-31C, Changes 1 - 2	Airport Emergency Plan
150/5200-33C	Hazardous Wildlife Attractants on or near Airports

[1] All grant recipients are responsible for reviewing errata sheets and addendums pertaining to these Advisory Circulars.

NUMBER	TITLE
150/5200-34A	Construction or Establishment of Landfills Near Public Airports
150/5200-38	Protocol for the Conduct and Review of Wildlife Hazard Site Visits, Wildlife Hazard Assessments, and Wildlife Hazard Management Plans
150/5210-5D	Painting, Marking, and Lighting of Vehicles Used on an Airport
150/5210-7E	Aircraft Rescue and Fire Fighting Communications
150/5210-13C	Airport Water Rescue Plans and Equipment
150/5210-14C	Aircraft Rescue Fire Fighting Equipment, Tools and Clothing
150/5210-15A	Aircraft Rescue and Firefighting Station Building Design
150/5210-18A	Systems for Interactive Training of Airport Personnel
150/5210-19B	Driver's Enhanced Vision System (DEVs)
150/5220-10E	Guide Specification for Aircraft Rescue and Fire Fighting (ARFF) Vehicles
150/5220-16E, Change 1	Automated Weather Observing Systems (AWOS) for Non-Federal Applications
150/5220-17B	Aircraft Rescue and Fire Fighting (ARFF) Training Facilities
150/5220-18A	Buildings for Storage and Maintenance of Airport Snow and Ice Control Equipment and Materials
150/5220-20A	Airport Snow and Ice Control Equipment
150/5220-21C	Aircraft Boarding Equipment
150/5220-22B	Engineered Materials Arresting Systems (EMAS) for Aircraft Overruns
150/5220-23A	Frangible Connections
150/5220-24	Airport Foreign Object Debris (FOD) Detection Equipment
150/5220-25	Airport Avian Radar Systems
150/5220-26, Changes 1 - 2	Airport Ground Vehicle Automatic Dependent Surveillance - Broadcast (ADS-B) Out Squitter Equipment
150/5230-4C	Aircraft Fuel Storage, Handling, Training, and Dispensing on Airports
150/5300-13B, Change 1	Airport Design
150/5300-14D	Design of Aircraft Deicing Facilities
150/5300-15A	Use of Value Engineering for Engineering and Design of Airport Grant Projects

NUMBER	TITLE
150/5300-16B	General Guidance and Specifications for Aeronautical Surveys: Establishment of Geodetic Control and Submission to the National Geodetic Survey
150/5300-17C, Change 1	Standards for Using Remote Sensing Technologies in Airport Surveys
150/5300-18B, Change 1	General Guidance and Specifications for Submission of Aeronautical Surveys to NGS: Field Data Collection and Geographic Information System (GIS) Standards
150/5300-19	Airport Data and Information Program
150/5300-20	Submission of On-Airport Proposals for Aeronautical Study
150/5320-5D	Airport Drainage Design
150/5320-6G	Airport Pavement Design and Evaluation
150/5320-12C, Changes 1 - 8	Measurement, Construction, and Maintenance of Skid Resistant Airport Pavement Surfaces
150/5320-15A	Management of Airport Industrial Waste
150/5320-17A	Airfield Pavement Surface Evaluation and Rating Manuals
150/5325-4B	Runway Length Requirements for Airport Design
150/5335-5D	Standardized Method of Reporting Airport Pavement Strength - PCR
150/5340-1M, Change 1	Standards for Airport Markings
150/5340-5D	Segmented Circle Airport Marker System
150/5340-18H	Standards for Airport Sign Systems
150/5340-26C	Maintenance of Airport Visual Aid Facilities
150/5340-30J	Design and Installation Details for Airport Visual Aids
150/5345-3G	Specification for L-821, Panels for the Control of Airport Lighting
150/5345-5B	Specifications for Airport Lighting Circuit Selector Switch
150/5345-7F	Specification for L-824 Underground Electrical Cable for Airport Lighting Circuits
150/5345-10H	Specification for Constant Current Regulators and Regulator Monitors

NUMBER	TITLE
150/5345-12F	Specification for Airport and Heliport Beacons
150/5345-13B	Specification for L-841 Auxiliary Relay Cabinet Assembly for Pilot Control of Airport Lighting Circuits
150/5345-26E	FAA Specification For L-823 Plug and Receptacle, Cable Connectors
150/5345-27F	FAA Specification for Wind Cone Assemblies
150/5345-28H	Precision Approach Path Indicator (PAPI) Systems
150/5345-39E	Specification for L-853, Runway and Taxiway Retroreflective Markers
150/5345-42K	Specification for Airport Light Bases, Transformer Housings, Junction Boxes, and Accessories
150/5345-43J	Specification for Obstruction Lighting Equipment
150/5345-44L	Specification for Runway and Taxiway Signs
150/5345-45C	Low-Impact Resistant (LIR) Structures
150/5345-46F	Specification for Runway, Taxiway, Heliport, and Vertiport Light Fixtures
150/5345-47C	Specification for Series to Series Isolation Transformers for Airport Lighting Systems
150/5345-49D	Specification L-854, Radio Control Equipment
150/5345-50B	Specification for Portable Runway and Taxiway Lights
150/5345-51B	Specification for Discharge-Type Flashing Light Equipment
150/5345-52A	Generic Visual Glideslope Indicators (GVGI)
150/5345-53D	Airport Lighting Equipment Certification Program
150/5345-54B	Specification for L-884, Power and Control Unit for Land and Hold Short Lighting Systems
150/5345-55A	Specification for L-893, Lighted Visual Aid to Indicate Temporary Runway Closure
150/5345-56B	Specification for L-890 Airport Lighting Control and Monitoring System (ALCMS)
150/5360-12F	Airport Signing and Graphics
150/5360-13A	Airport Terminal Planning
150/5360-14A	Access to Airports By Individuals With Disabilities

NUMBER	TITLE
150/5370-2G	Operational Safety on Airports During Construction
150/5370-10H	Standard Specifications for Construction of Airports
150/5370-11B	Use of Nondestructive Testing in the Evaluation of Airport Pavements
150/5370-13A	Off-Peak Construction of Airport Pavements Using Hot-Mix Asphalt
150/5370-15B	Airside Applications for Artificial Turf
150/5370-16	Rapid Construction of Rigid (Portland Cement Concrete) Airfield Pavements
150/5370-17	Airside Use of Heated Pavement Systems
150/5380-6C	Guidelines and Procedures for Maintenance of Airport Pavements
150/5380-7B	Airport Pavement Management Program
150/5380-9	Guidelines and Procedures for Measuring Airfield Pavement Roughness
150/5390-2D	Heliport Design
150/5395-1B	Seaplane Bases

THE FOLLOWING ADDITIONAL ADVISORY CIRCULARS APPLY TO AIP AND IIJA PROJECTS ONLY

NUMBER	TITLE
150/5100-14E, Change 1	Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects
150/5100-17, Changes 1 - 7	Land Acquisition and Relocation Assistance for Airport Improvement Program Assisted Projects
150/5100-21	State Block Grant Program
150/5370-12B	Quality Management for Federally Funded Airport Construction Projects

Memo

Number: 26-133-01
To: City Council
From: Allison Navia, Airport Manager
Date: 2026-05-19
Subject: Ordered, to accept a Grant Agreement with the United States of America, Department of Transportation, Federal Aviation Administration, identified as Grant No. AIP-043-2026 with a date of offer to be determined in an amount not to exceed $298,865 (the “Grant Agreement”), and authorizes Steven Buck, in his capacity as City Manager, to execute the Grant Agreement on behalf of the City of Sanford. The Grant Agreement is made pursuant to the AIP Program to Reconstruct Taxilane Seacoast 1.

RECOMMENDATION

Accept an anticipated grant offer

Background Information:

The grant is for the construction, including construction and grant administration, for the following:
Taxilane Seacoast 1 Reconstruction. The Taxilane Seacoast 1 reconstruction will address existing pavement failures such as alligator cracking and drainage issues.

A companion grant to the AIG Grant #42. This AIP Grant #43 covers about 46.26% of the project and costs will be pro-rated to each grant accordingly. This makes it a bit more cumbersome on the administrative side, but it is the only way to use the funding (the two pots of money can't be combined into one at the federal level).

Schedule:
The following is the approximate project schedule:
Scoping Meeting ..... April 2, 2026
Draft Scope of Work ..... April 3, 2026
FAA / MaineDOT Review ..... April 10, 2026
Independent Fee Estimate ..... April 22, 2026
Negotiations ..... April 24, 2026
Grant Application (IIJA AIG & AIP) ..... May 1, 2026
Grant Award (Anticipated at the latest) ..... September 2026
Notice of Award to Contractor (Anticipated at the latest) .....October 2026
Notice to Proceed for Construction.....TBD
Anticipated Construction Complete .....TBD

Final Acceptance (Depends on Construction Dates) ..... June 30, 2027
Grant Closeout (To follow Spring ’27 punch list work) ..... December 2027

Legal Review Status:
Complete

Administrative or Department Review:
This project is being administered by the Airport Manager in close coordination and with approvals through the City Manager and Finance Director as appropriate.

Financial Impact or Review:
The FAA and MDOT share of the project make up 97.%. The resulting local share is 2.5%, appropriated through the approved FY 27 municipal budget in the Airport's CIP.

ATTACHMENT(S):
SFM Taxilane Seacoast 1 AIP Grant Application Signed 04.29.2026.pdf

OMB Number: 2120-0569
Expiration Date: 12/31/2026

Application for Federal Assistance SF-424

*1. Type of Submission:
- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

*2. Type of Application
- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify)

*3. Date Received: 04/24/2026

4. Applicant Identifier:

5a. Federal Entity Identifier: 3-23-0044-XXX-2026

*5b. Federal Award Identifier: 3-23-0044-XXX-2026

State Use Only:

6. Date Received by **State**:

7. **State** Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: City of Sanford, Maine

*b. Employer/Taxpayer Identification Number (EIN/TIN): 01-6000355

*c. UEI: K6BGW6B1VCD5

d. Address:

*Street 1: 199 Airport Road
Street 2:
*City: Sanford
County/Parish: York County
*State: Province: ME
*Country: USA
*Zip / Postal Code 04073

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
*First Name: Allison
Middle Name:
*Last Name: Navia
Suffix:

Title: Airport Manager

Organizational Affiliation: Sanford Seacoast Regional Airport

*Telephone Number: (207) 324-3172
Fax Number:

*Email: anavia@sanfordmaine.org

Application for Federal Assistance SF-424

***9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

*Other (Specify)

***10. Name of Federal Agency:**

Federal Aviation Administration

***11. Catalog of Federal Domestic Assistance Number**:

CFDA No: CFDA Title:

20.116 Airport Improvement Program (AIP)

***12. Funding Opportunity Number**:

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Sanford, York County, Maine

***15. Descriptive Title of Applicant's Project**:

Reconstruct Taxilane Seacoast 1 AIP

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a. Applicant: ME-01 *b. Program/Project: ME-01

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: *b. End Date:

18. Estimated Funding ($):

*a. Federal	298,865.00
*b. Applicant	7,865.00
*c. State	7,865.00
*d. Local	0.00
*e. Other	0.00
*f. Program Income	0.00
*g. TOTAL	314,595.00

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____ .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

***20. Is the Applicant Delinquent On Any Federal Debt?**

☐ Yes ☒ No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: _____ *First Name: Allison

Middle Name: _____

*Last Name: Navia

Suffix: _____

*Title: Airport Manager

*Telephone Number: (207) 324-3172 Fax Number:

* Email: anavia@sanfordmaine.org

*Signature of Authorized Representative:  *Date Signed: APR 29 2026

Application for Federal Assistance (Development and Equipment Projects)

PART II – PROJECT APPROVAL INFORMATION

Part II - SECTION A

The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.

Item 1.
Does Sponsor maintain an active registration in the System for Award Management (www.SAM.gov)?
☒ Yes ☐ No

Item 2.
Can Sponsor commence the work identified in the application in the fiscal year the grant is made or within six months after the grant is made, whichever is later?
☒ Yes ☐ No ☐ N/A

Item 3.
Are there any foreseeable events that would delay completion of the project? If yes, provide attachment to this form that lists the events.
☐ Yes ☒ No ☐ N/A

Item 4.
Will the project(s) covered by this request have impacts or effects on the environment that require mitigating measures? If yes, attach a summary listing of mitigating measures to this application and identify the name and date of the environmental document(s).
☐ Yes ☒ No ☐ N/A

Item 5.
Is the project covered by this request included in an approved Passenger Facility Charge (PFC) application or other Federal assistance program? If yes, please identify other funding sources by checking all applicable boxes.
☐ Yes ☒ No ☐ N/A

☐ The project is included in an *approved* PFC application.
If included in an approved PFC application,
does the application *only* address AIP matching share? ☐ Yes ☐ No

☐ The project is included in another Federal Assistance program. Its CFDA number is below.

Item 6.
Will the requested Federal assistance include Sponsor indirect costs as described in 2 CFR Appendix VII to Part 200, States and Local Government and Indian Tribe Indirect Cost Proposals?
☐ Yes ☒ No ☐ N/A

If the request for Federal assistance includes a claim for allowable indirect costs, select the applicable indirect cost rate the Sponsor proposes to apply:

☐ De Minimis rate of 10% as permitted by 2 CFR § 200.414.

☐ Negotiated Rate equal to % as approved by (the Cognizant Agency) on (Date) (2 CFR part 200, appendix VII).

Note: Refer to the instructions for limitations of application associated with claiming Sponsor indirect costs.

PART II - SECTION B

Certification Regarding Lobbying

The declarations made on this page are under the signature of the authorized representative as identified in box 21 of form SF-424, to which this form is attached. The term “Sponsor” refers to the applicant name provided in box 8 of the associated SF-424 form.

The Authorized Representative certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Sponsor, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Authorized Representative shall complete and submit Standard Form-LLL, ‘‘Disclosure Form to Report Lobbying,’’ in accordance with its instructions.

(3) The Authorized Representative shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

PART II – SECTION C

The Sponsor hereby represents and certifies as follows:

1. Compatible Land Use – The Sponsor has taken the following actions to assure compatible usage of land adjacent to or in the vicinity of the airport:

The Sponsor has encouraged developers to develop areas adjacent to the Airport for uses that are compatible with the Airport.

2. Defaults – The Sponsor is not in default on any obligation to the United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport, except as stated herewith:

The Sponsor is not in default on obligations to the United States or any agency of the United States Government.

3. Possible Disabilities – There are no facts or circumstances (including the existence of effective or proposed leases, use agreements or other legal instruments affecting use of the Airport or the existence of pending litigation or other legal proceedings) which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances, either by limiting its legal or financial ability or otherwise, except as follows:

There are not circumstances that preclude the Sponsor from successfully completing the project.

4. Consistency with Local Plans – The project is reasonably consistent with plans existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

This Project Meets the City of Sanford's existing Master Plan.

5. Consideration of Local Interest – It has given fair consideration to the interest of communities in or near where the project may be located.

The City of Sanford, Maine has given fair consideration to the interest of the communities near the Airport.

6. Consultation with Users – In making a decision to undertake an airport development project under Title 49, United States Code, it has consulted with airport users that will potentially be affected by the project (§ 47105(a)(2)).

The City of Sanford, Maine has undertaken reasonable consultation with affected Airport Users.

7. Public Hearings – In projects involving the location of an airport, an airport runway or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

This project did not require a public hearing.

8. Air and Water Quality Standards – In projects involving airport location, a major runway extension, or runway location it will provide for the Governor of the state in which the project is located to certify in writing to the Secretary that the project will be located, designed, constructed, and operated so as to comply with applicable and air and water quality standards. In any case where such standards have not been approved and where applicable air and water quality standards have been promulgated by the Administrator of the Environmental Protection Agency, certification shall be obtained from such Administrator. Notice of certification or refusal to certify shall be provided within sixty days after the project application has been received by the Secretary.

This project complies with Air and Water Quality Standards.

PART II – SECTION C (Continued)

9. **Exclusive Rights** – There is no grant of an exclusive right for the conduct of any aeronautical activity at any airport owned or controlled by the Sponsor except as follows:

Exclusive Rights do not exist at this Airport.

10. **Land** – (a) The sponsor holds the following property interest in the following areas of land, which are to be developed or used as part of or in connection with the Airport subject to the following exceptions, encumbrances, and adverse interests, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

The Sponsor maintains property interest as depicted within the property table on the Exhibit A Property Map dated January 27, 2025 and attached to AIP #3-23-0044-039-2025.

The Sponsor further certifies that the above is based on a title examination by a qualified attorney or title company and that such attorney or title company has determined that the Sponsor holds the above property interests.

(b) The Sponsor will acquire within a reasonable time, but in any event prior to the start of any construction work under the Project, the following property interest in the following areas of land on which such construction work is to be performed, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

No additional land is needed for this project.

(c) The Sponsor will acquire within a reasonable time, and if feasible prior to the completion of all construction work under the Project, the following property interest in the following areas of land which are to be developed or used as part of or in connection with the Airport as it will be upon completion of the Project, all of which areas are identified on the aforementioned property map designated as Exhibit "A". [1]

No additional land is needed for this project.

[1] State the character of property interest in each area and list and identify for each all exceptions, encumbrances, and adverse interests of every kind and nature, including liens, easements, leases, etc. The separate areas of land need only be identified here by the area numbers shown on the property map.

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL	
1. Assistance Listing Number:	20.116
2. Functional or Other Breakout:	

SECTION B – CALCULATION OF FEDERAL GRANT			
Cost Classification	**Latest Approved Amount (Use only for revisions)**	**Adjustment + or (-) Amount (Use only for revisions)**	**Total Amount Required**
1. Administration expense	1,027	0	1,027
2. Preliminary expense	0	0	0
3. Land, structures, right-of-way	0	0	0
4. Architectural engineering basic fees	0	0	0
5. Other Architectural engineering fees	0	0	0
6. Project inspection fees	64,709	0	64,709
7. Land development	0	0	0
8. Relocation Expenses	0	0	0
9. Relocation payments to Individuals and Businesses	0	0	0
10. Demolition and removal	0	0	0
11. Construction and project improvement	248,859	0	248,859
12. Equipment	0	0	0
13. Miscellaneous	0	0	0
14. **Subtotal** (Lines 1 through 13)	314,595	0	314,595
15. Estimated Income (if applicable)	0	0	0
16. Net Project Amount (Line 14 minus 15)	314,595	0	314,595
17. **Less**: Ineligible Exclusions (Section C, line 23 g.)	0	0	0
18. **Subtotal** (Lines 16 through 17)	314,595	0	314,595
19. Federal Share requested of Line 18	298,865	0	298,865
20. Grantee share	7,865	0	7,865
21. Other shares	7,865	0	7,865
22. **TOTAL PROJECT** (Lines 19, 20 & 21)	314,595	0	314,595

SECTION C – EXCLUSIONS	
23. Classification (Description of non-participating work)	**Amount Ineligible for Participation**
a.	0
b.	0
c.	0
d.	0
e.	0
f.	0
g. **Total**	0

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE	
24. Grantee Share – Fund Categories	**Amount**
a. Securities	0
b. Mortgages	0
c. Appropriations (by Applicant)	7,865
d. Bonds	0
e. Tax Levies	0
f. Non-Cash	0
g. Other (Explain):	0
h. **TOTAL** - Grantee share	7,865
25. Other Shares	**Amount**
a. State	7,865
b. Other	0
c. **TOTAL** - Other Shares	7,865
26. TOTAL NON-FEDERAL FINANCING	15,730

SECTION E – REMARKS
(Attach sheets if additional space is required)

I hereby certify that the Exhibit A Property Map dated January 27, 2025, and attached to the Grant Application for AIP 3-23-0044-039-2025 reflects, to the best of my knowledge, the current information as of this date.

The above-mentioned Exhibit A Property Map is, therefore, incorporated into this Grant Application by reference and made a part thereof.

PART IV – PROGRAM NARRATIVE

(Suggested Format)

PROJECT: Reconstruct Taxilane Seacoast 1 AIP

AIRPORT: Sanford Seacoast Regional Airport

1. Objective:

Please See Attached Part IV - Program Narrative

2. Benefits Anticipated:

Please See Attached Part IV - Program Narrative

3. Approach: (See approved Scope of Work in Final Application)

Please See Attached Part IV - Program Narrative

4. Geographic Location:

Please See Attached Part IV - Program Narrative

5. If Applicable, Provide Additional Information:

Please See Attached Part IV - Program Narrative

6. Sponsor's Representative: (include address & telephone number)

Please See Attached Part IV - Program Narrative

Part IV
Program Narrative

Project: **Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 (AIP)**

Airport: Sanford Seacoast Regional Airport (SFM) – Sanford, ME

Date: April 28, 2026

1. Objective:

The objective of this project is to reconstruct the Taxilane Seacoast 1 pavement in accordance with the Airport's Pavement Management Plan.

2. Benefits Anticipated:

The existing Taxilane Seacoast 1 pavement has exceeded its useful life and is exhibiting severe distresses and poses a risk of generating foreign object debris (FOD). This project will address the issues with this pavement through a reconstruction project to minimize the risk of FOD and extend the useful life of Taxilane Seacoast 1.

3. Approach:
See approved Scope of Work following this section. The permitting and design of this project was completed under IIJA AIG 3-23-0044-040-2025.

4. Geographic Location:
This project is located at the Sanford Seacoast Regional Airport in the City of Sanford, York County, Maine.

5. Additional Information:

PROJECT DESCRIPTION:

This project includes professional services of project administration, construction administration, and resident engineering in addition to the contractor costs and ancillary sponsor administration expenses associated with the reconstruction of Taxilane Seacoast 1. Taxilane Seacoast 1 has been assigned a PCI of 28 based on the 2025 inspection with the MaineDOT Statewide PCI Study. The proposed length of reconstruction is 536 linear feet, with a nominal width is 25ft and varies at transitions and fillets at intersections. No guidance signs are proposed, but base-mounted taxilane edge lights will be removed and new cable and lights will be installed along the new geometry. Underdrain will be installed below the 60% frost depth for the protection of the subbase material from fluctuations in ground water.

The project was bid with the removal of existing, and installation of new drainage infrastructure included; however, due to available funding, select drainage items will be removed from the project to meet budgetary constraints. This reduction in work elements cause new work tasks to be conducted to ensure a complete and working system. A summary of these changes to the project is included in the attached Project Cost Summary.

This project is being submitted for funding assistance through two (2) FAA Grants: one (1) Infrastructure Investment and Jobs Act (IIJA) Airport Infrastructure Grant (AIG), and one (1) Airport Improvement Program (AIP) grant as companion grants. The shared percentage of participation for reach grant will be 47.773% AIP, and 52.227% AIG. These details are included in the attached Project Cost Summary.

COST BREAKDOWN

See attached Project Cost Summary.

ENVIRONMENTAL STATUS:

This project is Categorically Excluded from NEPA review in accordance with FAA Order 5050.4B and FAA Order 1050.1G, paragraph B-2.4. A documented CATEX in accordance with FAA SOP 5.2 was completed and accepted by Cheryl Quaine on January 6, 2026.

Permitting approvals from the State of Maine for this project include a Site Location of development Permit Amendment with the Maine Department of Environmental Protection. Applications has been submitted December 31, 2025. The MaineDEP reviewed the application issued a letter stating that the Agency has found it to be acceptable for processing on 1/22/2026. The MaineDEP further stated that, "The Department [of Environmental Protection] expects to issue a decision on the application by August 5, 2026."

The contractor is required to hold their bid costs until October 15, 2026 and the City of Sanford will not authorize a Notice to Proceed until this MaineDEP permit is in hand.

STATEMENT ON DISADVANTAGED BUSINESS:

The City of Sanford, Sanford Seacoast Regional Airport has filed a Disadvantage Business Enterprise (DBE) plan through fiscal years 2024 to 2026. No goal has been set for this project contract.

Approval of the DBE plan was provided to Ms. Allison Navia, City of Sanford, dated November 2023.

The DBE plan is on file at Sanford Seacoast Regional Airport, Sanford, Maine.

COORDINATION WITH MaineDOT:

This project has been coordinated with MaineDOT throughout the project scoping process and by providing them a copy of this grant application.

COORDINATION WITH USF&W, SHPO, AND CZM

This project has been coordinated with the US Fish and Wildlife (USF&W) for potential impacts to federally listed threatened and endangered species by using the department's Information for Planning and Consultation website. There is no designated critical habitat within the project area.

This project is not in a Coastal Zone and so Coastal Zone Management coordination is not required.

Coordination with the Maine Department of Inland Fisheries and Wildlife (MDIFW) was performed, and a response from MDIFW on April 3, 2025 stated that project impacts to any Maine Endangered Species Act (MESA) protected species are anticipated to be insignificant.

Coordination with the United States Department of the Interior Fish and Wildlife Service, Maine Natural Areas Program, the Maine Historic Preservation Commission, and the Tribal Historic Preservation Offices was completed as a part of this project with no impacts found related to this project.

No wetlands existing in the vicinity of the project area.

6. Sponsor's Representative:

The Sponsor's representative for this project is:

Ms. Allison Navia
Airport Manager
Sanford Seacoast Regional Airport
9 Presidential Lane
Sanford, ME 04073
Phone: (207) 324-3172
Email: anavia@sanfordmaine.org

PROJECT COST SUMMARY

Project Name: Project Administration and Construction Phase Services for Reconstruct Taxilane Seacoast 1 AIP

Airport: Sanford Seacoast Regional Airport
Date: April 28, 2026

Line 1. Administrative Expenses

TASK	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	IFE - Construction Services - Taxilane Project	$ 1,750.00	Performed by: Shane McDougall, P.E. (Split 50/50)
	Legal Review	$ 400.00	Estimate for Taxilane AIP Grant
	Line 1 Total:	**$ 2,150.00**	AIP 47.773% $1,027.12

Line 4. Architectural Engineering Basic Fees

TASK	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	Line 4 Total:	**$ -**	

Line 6. Project Inspection Fees

Task	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	Task 1A - Taxilane Project Administration	$ 48,000.00	
	Task 2A - Taxilane Construction Administration	$ 41,400.00	
	Task 3A - Taxilane Resident Engineering	$ 46,050.00	
	Line 6 Total:	**$ 135,450.00**	AIP 47.773% $64,708.53

Line 11. Construction and Project Improvement

Task	DESCRIPTION	ELIGIBLE FEE	COMMENTS
	Schedule A - Base Bid		
	Reconstruct Taxilane Seacoast 1 - Bid Amount	$ 607,872.60	
	Proposed Contract Reductions		
P-101-5.2	REMOVE EXISTING CATCH BASIN	$ (4,780.00)	
P-101-5.3	REMOVAL OF PIPE	$ (11,550.00)	
D-701-5.1	INSTALL NEW 8" PVC PIPE	$ (6,300.00)	
D-701-5.2	INSTALL NEW 30" REINFORCED CONCRETE PIPE	$ (34,200.00)	
D-751-5.2a	4' DIAMETER CATCH BASINS	$ (18,200.00)	
D-751-5.2b	5' DIAMETER CATCH BASINS	$ (23,222.00)	Total Contract Reductions: $98,252.00
	Additional Work Resulting from Contract Reductions		
D-751-5.2c	REMOVE AND RESET EXISTING CATCH BASIN FRAME AND GRATE	$ 5,400.00	Add 3 at a unit cost of $1,800 per each
New	Core Existing Catch Basin	$ 4,300.00	Add 4 at unit cost of $1,075 per each
New	Connect New Catch Basin to Existing Pipe	$ 1,600.00	Add 1 at unit cost of $1,600 per each
			Total Additional Work: $11,300.00
	Line 11 Total:	**$ 520,920.60**	AIP 47.773% $248,859.40

Line 14. Total	**Total Project Cost**	**$ 658,520.60**	
Line 17. Less: Ineligible Exclusions	Ineligible in this Grant	$ -	
Line 18. Total Project Amount	**FAA Eligible**	**$ 658,520.60**	AIP 47.773% $314,595.05
Line 19. Federal Share Requested	**FAA Share (95% of FAA Eligible)**	**$ 298,865.29**	Companion Grant (52.227% AIG / 47.773% AIP at 95%)
Line 23. Grantee Share	**Local Share (2.5% of FAA Eligible)**	**$ 7,864.88**	
Line 24. Other Shares	**State Share (2.5% of FAA Eligible)**	**$ 7,864.88**	

APPENDIX B – DETAILED SCOPE OF WORK

WORK ORDER NO. 4

CITY OF SANFORD

SANFORD SEACOST REGIONAL AIRPORT

SANFORD, MAINE

for

Project Administration and Construction Phase Services
for
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road

April 17, 2026

A. PROJECT DESCRIPTION

The City of Sanford, Maine (SPONSOR), operator of the Sanford Seacoast Regional Airport (SFM), has tasked McFarland-Johnson, Inc. (CONSULTANT) with the project administration and construction phase services for the Reconstruct Taxilane Seacoast 1 and New Runway 14 Vehicle Service Road (PROJECT) at SFM. The attached sketches Layout Plans GE-01 and GE-02, dated March 2026 show the approximate project limits for the Vehicle Service Road and Taxilane, respectively.

The PROJECT is anticipated to receive funding assistance from the Federal Aviation Administration (FAA) and Maine Department of Transportation (MaineDOT):

- (2) Infrastructure Investment and Jobs Act (IIJA) Airport Infrastructure Grant (AIG),
- (1) Airport Improvement Program (AIP)

Due to the funding breakdown and various grants, construction and CONSULTANT costs will be be itemized per grant.

The estimated construction cost of the Reconstruct Taxilane Seacoast 1 is $600,000, and the New Runway 14 Vehicle Service Road is $450,000.

This Scope of Work will be limited to the following tasks:

TASK 1 – PROJECT ADMINISTRATION
TASK 2 – CONSTRUCTION ADMINISTRATION
TASK 3 – RESIDENT ENGINEERING

Each task applies to the Taxilane and Vehicle Service Road. The fee will breakout these tasks separately by sharing common subtasks costs at 50% and itemizing tasks that are only applicable to reach project area.

B. SCOPE OF WORK

Below is a list of tasks to be completed by the CONSULTANT, limited to the estimated hours allocated in the attached Appendix B: Consultant's Cost Proposal.

TASK 1 - PROJECT ADMINISTRATION

SPONSOR will conduct the following:

- Coordinate City of Sanford approvals.
- Attend coordination meetings.

Subtasks of the CONSULTANT are limited to the following:

1.1 Prepare an agenda and conduct scoping meetings with the SPONSOR, FAA, MaineDOT, and CONSULTANT. Two (2) CONSULTANT staff members will participate. Prepare meeting notes.

1.2 Assist the SPONSOR in the development of a Scope of Work (SOW) for the PROJECT. The SOW will be in MS Word with sufficient detail for the SPONSOR to obtain an Independent Fee Estimate (IFE) for use in evaluating CONSULTANT fee proposal. Additionally, CONSULTANT will prepare a "zeroed-out" spreadsheet in MS Excel format for use by the IFE preparer. CONSULTANT will review the proposed fee with SPONSOR and negotiate a contract price.

1.3 Prepare one (1) project contract and coordinate signature with SPONSOR. This does not include work necessary for future contract modifications.

1.4 Prepare for and conduct up to 18 remote project update meetings on a monthly basis.

1.5 Prepare an initial project schedule and update on a monthly basis.

1.6 Prepare an initial project budget and monitor it on a monthly basis.

1.7 Develop a FAA IIJA AIG grant application in PDF, anticipating a vehicle service road construction grant application for Federal Fiscal Year (FFY) 2026. Coordinate grant application with MaineDOT. (AIG VSR).

1.8 Develop a FAA IIJA AIG grant application in PDF, anticipating a Reconstruct Taxilane Seacoast 1 construction grant application for Federal Fiscal Year (FFY) 2026. Coordinate grant application with MaineDOT. (AIG Taxilane).

1.9 Develop a FAA AIP grant application in PDF, anticipating a Reconstruct Taxilane Seacoast 1 construction grant application for Federal Fiscal Year (FFY) 2026. Coordinate grant application with MaineDOT. (AIP Taxilane).

1.10 Develop up to four (4) grant reimbursements requests for IIJA AIG (AIG VSR).
- FAA (2)
- MaineDOT (2).

1.11 Develop up to four (4) grant reimbursements requests for IIJA AIG (AIG Taxilane).
- FAA (2)
- MaineDOT (2).

1.12 Develop up to four (4) grant reimbursements requests for AIP (AIP Taxilane).
- FAA (2)
- MaineDOT (2).

1.13 Develop up to 28 IIJA AIG progress reports for the MaineDOT and FAA (AIG VSR):
a. FAA quarterly progress reports over the life of grant (6)
b. FAA monthly progress reports during construction (2)
c. FAA Fiscal Year End Reports (2)
d. MaineDOT monthly progress reports (18)

1.14 Develop up to 28 IIJA AIG progress reports for the MaineDOT and FAA (AIG Taxilane):
a. FAA quarterly progress reports over the life of grant (6)
b. FAA monthly progress reports during construction (2)
c. FAA Fiscal Year End Reports (2)
d. MaineDOT monthly progress reports (18)

1.15 Develop up to 28 AIP progress reports for the MaineDOT and FAA (AIP Taxilane):
a. FAA quarterly progress reports over the life of grant (6)
b. FAA monthly progress reports during construction (2)
c. FAA Fiscal Year End Reports (2)
d. MaineDOT monthly progress reports (18)

1.16 Develop a Request for Proposals (RFP) to solicit proposals for quality assurance material testing services. Review the MATERIAL TESTING SUBCONSULTANT's proposal and address insurance issues, scope, fee, and basis of payment.

1.17 Assist the SPONSOR in the preparation of FAA IIJA AIG closeout report for IIJA AIG grant, coordinate printing, and retain project records. (AIG VSR).

1.18 Assist the SPONSOR in the preparation of FAA IIJA AIG closeout report for IIJA AIG grant, coordinate printing, and retain project records. (AIG Taxilane).

1.19 Assist the SPONSOR in the preparation of FAA AIP closeout report, coordinate printing, and retain project records. (AIP Taxilane).

1.20 Coordinate submission of deliverables:
- Scoping meeting notes (PDF)
- Scope of work (PDF)

- Blank fee estimate (EXCEL)
- Contract (PDF)
- Reporting (PDF)
- FAA Closeout Reports (PDF)

TASK 2 - CONSTRUCTION ADMINISTRATION

Construction administration services are limited to up to 30 calendar days from the date of the Notice of Award to the Notice to Proceed; up to 30 calendar days from Notice to Proceed to Substantial Completion; and up to 30 calendar days from substantial completion to Final Acceptance.

SPONSOR will conduct the following:

- Coordinate approval and signature of Notice of Award, Contract, and Notice to Proceed.
- Attend Pre-Construction Conference
- Coordinate CSPP requirements with users and NOTAMs
- Attend construction job meetings
- Coordinate payment of Contractor Pay applications.
- Coordinate approval of change orders.
- Attend Final inspection.

Subtasks of the CONSULTANT are limited to the following:

2.1 Assist the SPONSOR with the award of the construction contract and review contract bonds, insurance certificates and other contract documents.

2.2 Prepare a subconsultant agreement with the material testing firm for the proposed work.

2.3 Provide assistance and support prior to issuance of Contractor's Notice to Proceed and coordinate project startup date and schedule. CONSULTANT will draft correspondence for Notice to Proceed.

2.4 Develop a conformed drawing set incorporating the addendum items from the bidding process. CONSULTANT will produce up to two (2) full size construction contract books and plan sets and distribute the materials to the appropriate parties.

2.5 Schedule, prepare for, and conduct a pre-construction conference followed by a Quality Control (QC)/Quality Assurance (QA) workshop at the airport. CONSULTANT will develop meeting notes and distribute them to SPONSOR, contractor, and FAA. Limited to one (1) CONSULTANT member for an extended day travel.

2.6 Review, comment on, and distribute the contractor's Safety Plan Compliance Document (SPCD).

2.7 Process shop drawings, certificates of compliance, and other contractor submittals. This task is limited to up to 30 submittals. The submittal process includes the review of material for compliance to the Buy American requirements. All submittals will be received, returned, and transmitted to third parties electronically.

- Preparation of project submittal logs.
- Recording each submittal upon receipt from the contractor.
- Distribution of submittals to third parties.
- Review of each submittal for compliance to the applicable specifications.
- Providing written justification for submittal revisions and/or rejection.
- Review of third-party review comments.
- Recording the review status of each submittal on the submittal log.
- Distribution of reviewed submittals to the contractor and the SPONSOR.
- Multiple non-compliant shop drawing submissions is excluded.

2.8 Review the material testing program and material testing reports and compile them for inclusion in the closeout report.

2.9 Prepare for and attend up to three (3) on-site field visits for construction job meetings at the Airport. Field visits are anticipated to take place at the start of construction, midway through the construction duration, and at the end of construction. Field visit will be performed by up to one (1) CONSULTANT member and will retain notes.

2.10 Coordinate and host up to four (4) conference calls for construction job meetings during construction on a weekly basis and retain notes.

2.11 Prepare for and attend a pre-paving conference at the Airport with the CONSULTANT's Construction Administrator attending.

2.12 Prepare supplementary sketches and technical interpretations to resolve actual field or unknown conditions encountered. This subtask is limited to two (2) supplemental sketches.

2.13 Review, respond, and distribute responses for up to two (2) Requests for Information (RFIs).

2.14 Review up to three (3) Periodic Cost Estimates (PCE) and include in the reimbursement requests. This subtask is limited to one (1) PCE during construction, one (1) to reduce retainage, and one (1) as final retainage release.

2.15 Review up to 20 certified payrolls and review them for compliance with federal wage rates contained in the contract documents. This task is limited to the contractor (1) and up to four (4) subcontractors per week.

2.16 Assist in the preparation and processing of up to two (2) construction change orders when requested by the SPONSOR. Change orders will require eligibility review by the FAA and MaineDOT. Change orders are limited to up to two (2) items each.

2.17 Provide up to four (4) weeks of assistance and support during construction to answer questions regarding plan interpretations and minor changes. This effort is limited to an average of six (6) hours per week.

2.18 Attend the final inspection at the Airport. This task assumes the CONSULTANT Project Manager will attend the final inspection for extended day.

2.19 Prepare the project punch list and coordinate the completion of the punch list with the contractor. This effort is limited to up to four (4) weeks with an average of six (6) hours per week.

2.20 Prepare and sign "as-built" plans prepared from information and survey data provided by the contractor.

2.21 Prepare a “pen-and-ink” change to the Airport Layout Plan (ALP) that denotes the final conditions of the design of this project. This task does not include changes to the ALP that are not constructed as a part of this project.

2.22 Submit Condition of compliance for the MaineDEP permit approval, if necessary. Provide permit closeout documentation.

2.23 Coordinate submission of deliverables:

- Conformed Plans and Specifications (PDF and hard copy)
- Reporting (PDF)
- “As-Built” Plans (PDF)
- Pen-and-ink change to ALP (PDF)

TASK 5 - RESIDENT ENGINEERING

CONSULTANT will provide one (1) full-time, on-site observation to monitor construction for reasonable conformity with the contract documents. The construction period is limited to 30 calendar days. The budget for the observation is limited to up to four (4) weeks of construction at 60 hours per week using premium overtime rates of 150% for work in addition to standard 40 hours per week. In addition, it is assumed that three (3) days prior to the start of construction for layout and project start-up will be required, as well as 10 days for follow-up to monitor punch list work, record keeping, and project close out.

Subtasks of the CONSULTANT are limited to the following:

- Act as the SPONSOR's representative on the construction site and assist with the coordination of the project with the SPONSOR.
- Assist the SPONSOR in the implementation of the CSPP for the project.
- Preparation of daily construction reports.
- Observe the work for general compliance with the specifications and plan requirements. Indicate revisions made or unforeseen conditions encountered.
- Track the Contractor's construction progress against the contractor's approved schedule.
- Maintain records of measurement of quantities for payment items.
- Review monthly periodic payment requests made by the Contractor and make recommendations to accept or not.
- Provide assistance to the Contractor in clarification of the design.
- Assist with the review of certified payrolls and conduct one (1) day of wage rate interviews with the Contractor's and subcontractor's workers.
- Field coordination with the material testing firm for the scheduling of field tests.
- Review of material testing reports for conformance to plans and specifications and maintain field records of tests performed, their results, and corrective actions taken (if required).

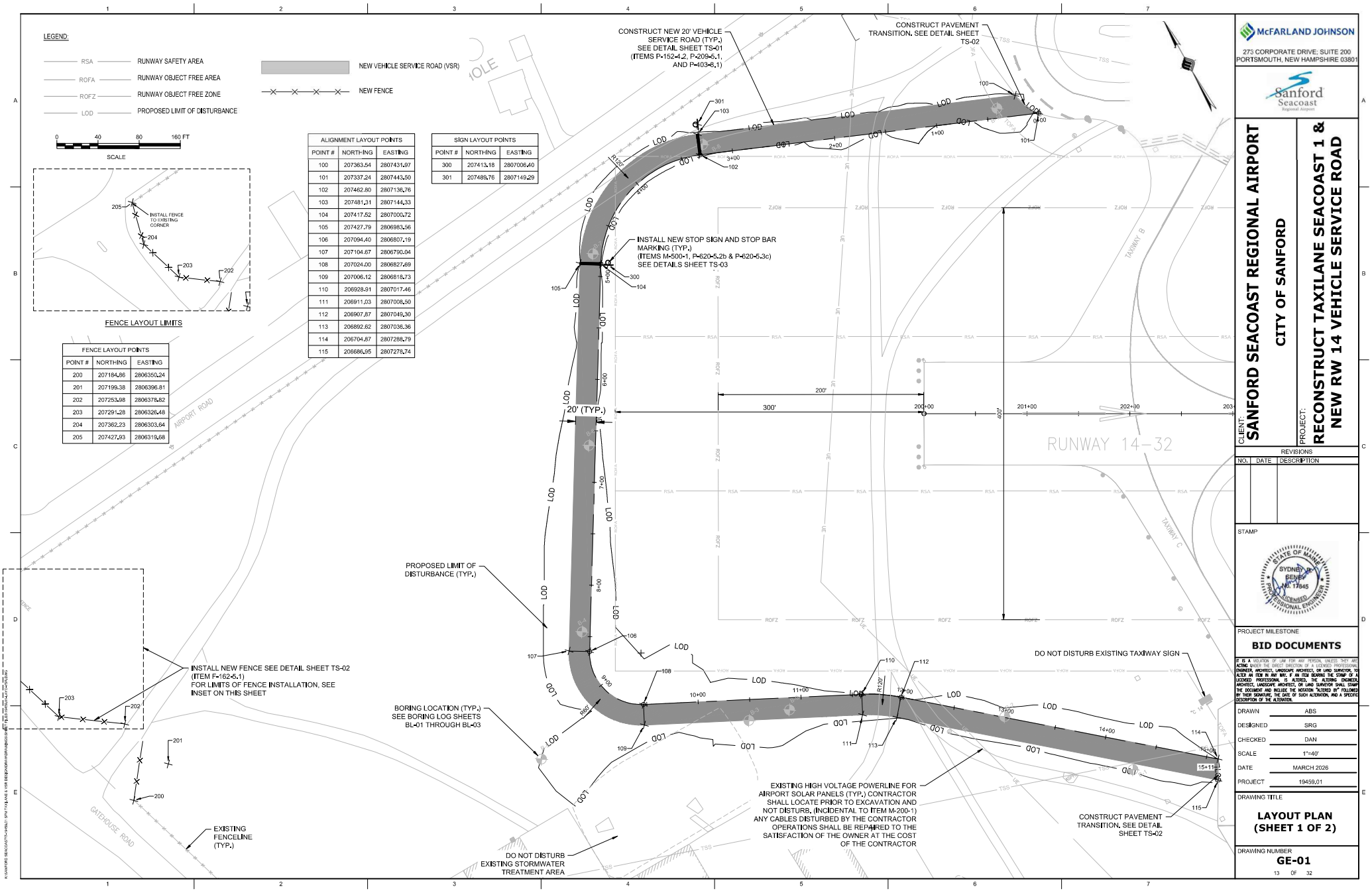
C. CLARIFICATIONS

1. The Runway 14-32 PAPI's are owned by SPONSOR. Strategic Event Coordination with FAA is not included.
2. Estimated construction cost of subbase, base course, and asphalt materials is under $500k. Development of a Construction Management Plan is not included.
3. All deliverables are in PDF format unless noted.
4. All meetings unless otherwise specified will be remote TEAMS® meetings.
5. Schedule of permitting approval is subject to MaineDEP process.

D. SCHEDULE

CONSULTANT will perform the above tasks and deliver the related documents based on the approximate schedule:

Scoping Meeting ..... April 2, 2026
Anticipated Notice of Award ..... October 2026
Submit Condition of Compliance (if necessary) ..... October 2026
Project Notice to Proceed ..... TBD
Anticipated Construction Start ..... TBD
Anticipated Substantial Completion ..... 30 days after Construction Start
Final Acceptance ..... June 30, 2027
Grant Closeout ..... December 2027



ALIGNMENT LAYOUT POINTS		
POINT #	NORTHING	EASTING
100	207363.54	2807431.97
101	207337.24	2807443.50
102	207462.80	2807136.76
103	207481.31	2807144.33
104	207417.52	2807000.72
105	207427.79	2806983.56
106	207094.40	2806807.19
107	207104.67	2806790.04
108	207024.00	2806827.69
109	207006.12	2806818.73
110	206928.91	2807017.46
111	206911.03	2807008.50
112	206907.87	2807049.30
113	206892.62	2807036.36
114	206704.87	2807288.79
115	206686.95	2807278.74

SIGN LAYOUT POINTS		
POINT #	NORTHING	EASTING
300	207413.18	2807006.40
301	207488.76	2807149.29

FENCE LAYOUT POINTS		
POINT #	NORTHING	EASTING
200	207184.86	2806350.24
201	207199.38	2806396.81
202	207253.98	2806378.82
203	207291.28	2806326.48
204	207362.23	2806303.64
205	207427.93	2806319.68

McFARLAND JOHNSON
273 CORPORATE DRIVE; SUITE 200
PORTSMOUTH, NEW HAMPSHIRE 03801

Sanford Seacoast Regional Airport

CLIENT: SANFORD SEACOAST REGIONAL AIRPORT
CITY OF SANFORD

PROJECT: RECONSTRUCT TAXILANE SEACOAST 1 & NEW RW 14 VEHICLE SERVICE ROAD

REVISIONS

NO.	DATE	DESCRIPTION

STAMP

STATE OF MAINE SYDNEY R. SENES NO. 17845 LICENSED PROFESSIONAL ENGINEER

PROJECT MILESTONE

BID DOCUMENTS

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWN	ABS
DESIGNED	SRG
CHECKED	DAN
SCALE	1"=40'
DATE	MARCH 2026
PROJECT	19459.01

DRAWING TITLE

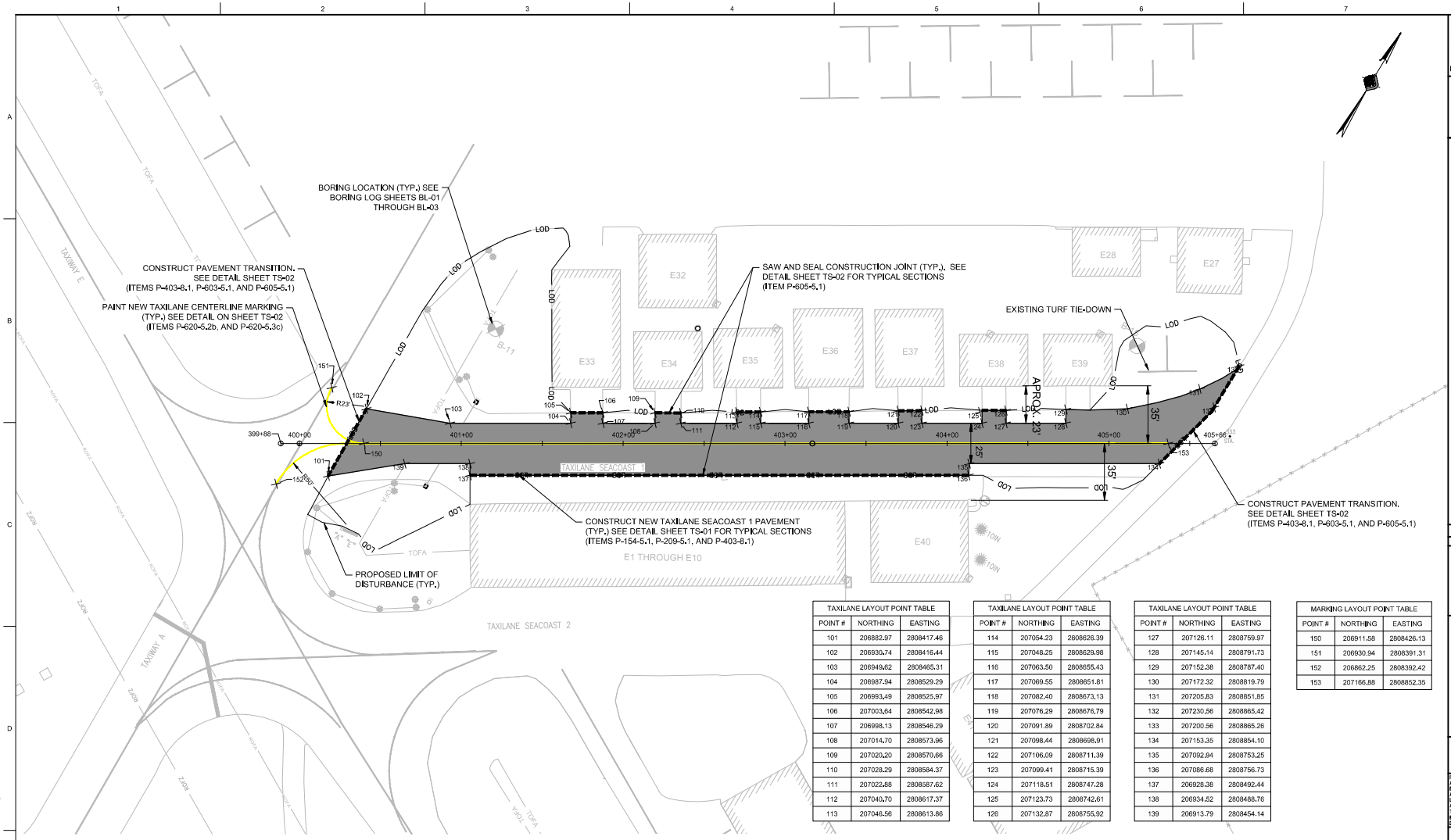
LAYOUT PLAN (SHEET 1 OF 2)

DRAWING NUMBER

GE-01

13 OF 32

851



TAXILANE LAYOUT POINT TABLE		
POINT #	NORTHING	EASTING
101	206882.97	2808417.46
102	206930.74	2808416.44
103	206949.62	2808465.31
104	206987.94	2808529.29
105	206993.49	2808525.97
106	207003.64	2808542.98
107	206998.13	2808546.29
108	207014.70	2808573.96
109	207020.20	2808570.66
110	207028.29	2808584.37
111	207022.88	2808587.62
112	207040.70	2808617.37
113	207046.56	2808613.86

TAXILANE LAYOUT POINT TABLE		
POINT #	NORTHING	EASTING
114	207054.23	2808626.39
115	207048.25	2808629.98
116	207063.50	2808655.43
117	207069.55	2808651.81
118	207082.40	2808673.13
119	207076.29	2808676.79
120	207091.89	2808702.84
121	207098.44	2808698.91
122	207106.09	2808711.39
123	207099.41	2808715.39
124	207118.51	2808747.28
125	207123.73	2808742.61
126	207132.87	2808755.92

TAXILANE LAYOUT POINT TABLE		
POINT #	NORTHING	EASTING
127	207126.11	2808759.97
128	207145.14	2808791.73
129	207152.38	2808787.40
130	207172.32	2808819.79
131	207205.83	2808851.85
132	207230.56	2808865.42
133	207200.56	2808865.26
134	207153.35	2808854.10
135	207092.94	2808753.25
136	207086.68	2808756.73
137	206928.38	2808492.44
138	206934.52	2808488.76
139	206913.79	2808454.14

MARKING LAYOUT POINT TABLE		
POINT #	NORTHING	EASTING
150	206911.58	2808426.13
151	206930.94	2808391.31
152	206862.25	2808392.42
153	207166.88	2808852.35

LEGEND:

- ROFA — RUNWAY OBJECT FREE AREA
- ROFZ — RUNWAY OBSTACLE FREE ZONE
- LOD — PROPOSED LIMIT OF DISTURBANCE
- TOFA — TAXIWAY OBJECT FREE AREA
- EXISTING CENTERLINE MARKING
- SAW AND SEAL JOINT
- NEW PAVEMENT
- NEW TAXILANE CENTERLINE
- EXISTING BUILDING

NOTES:

1. PREPARATION OF NEW AND EXISTING PAVEMENT IMMEDIATELY BEFORE APPLICATION OF PAVEMENT MARKING SHALL BE INCIDENTAL TO THE APPLICATION OF PAINT ITEM P-620-5.2b MARKING.

0 30 60 90 FT
SCALE

McFARLAND JOHNSON
273 CORPORATE DRIVE; SUITE 200
PORTSMOUTH, NEW HAMPSHIRE 03801

Sanford Seacoast Regional Airport

CLIENT: SANFORD SEACOAST REGIONAL AIRPORT
CITY OF SANFORD

PROJECT: RECONSTRUCT TAXILANE SEACOAST 1 & NEW RW 14 VEHICLE SERVICE ROAD

REVISIONS

NO.	DATE	DESCRIPTION

STAMP

STATE OF MAINE — SYDNEY R. SENEY — NO. 17845 — LICENSED PROFESSIONAL ENGINEER

PROJECT MILESTONE

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DRAWN	ABS
DESIGNED	SRG
CHECKED	DAN
SCALE	1"=30'
DATE	MARCH 2026
PROJECT	19459.01

DRAWING TITLE

LAYOUT PLAN (SHEET 2 OF 2)

DRAWING NUMBER

GE-02

14 OF 32

852

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

Task and Description	Payment Terms	Taxilane Hours	Taxilane Fee	VSR Hours	VSR Fee
Task 1A - Taxilane Project Administration	Lump Sum	271	$ 48,000.00		
Task 1B - VSR Project Administration	Lump Sum			170	$ 32,250.00
Task 2A - Taxilane Construction Administration	Actual Cost + Fixed Fee	195	$ 41,400.00		
Task 2B - VSR Construction Administration	Actual Cost + Fixed Fee			195	$ 41,500.00
Task 3A - Taxilane Resident Engineering	Actual Cost + Fixed Fee	242	$ 46,050.00		
Task 3B - VSR Resident Engineering	Actual Cost + Fixed Fee			242	$ 43,400.00
Total Project Costs	**TOTAL**	**708**	**$ 135,450.00**	**607**	**$ 117,150.00**

	Breakdown	
	Taxilane	VSR
Material Testing Subconsultant - S.W. Cole Engineering, Inc.	$ 9,541.00	$ 6,803.00
MJ Expenses	$ 7,791.55	$ 7,867.76
MJ Professional Services	$ 118,117.45	$ 102,479.24
Total	$135,450.00	$ 117,150.00

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 1A - Taxilane Project Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
1.1.	Conduct Scoping Meeting		1		2			3
1.2.	Develop Scope of Work, assist IFE, negotiate		10	2	4			16
1.3.	Prepare Project Contract		2					2
1.4.	Prepare for and conduct project update meetings (18).		9					9
1.5.	Prepare project schedule and update monthly		9					9
1.6.	Prepare project budget and monitor monthly		9					9
1.7.	Develop FAA IIJA AIG Grant Application (AIG VSR)							
1.8.	Develop FAA IIJA AIG Grant Application (AIG Taxilane)		4		8		8	20
1.9.	Develop a FAA AIP Grant Application (AIP Taxilane)		4		8		8	20
1.10.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG VSR)							
1.11.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG Taxilane)		4				16	20
1.12.	Develop AIP Requests for Reimbusement. FAA (2), MaineDOT (2) (AIP Taxilane)		4				16	20
1.13.	Develop IIJA AIG progress reports (28) (AIG VSR)							
1.14.	Develop IIJA AIG progress reports (28) (AIG Taxilane)		6		28		12	46
1.15.	Develop AIP progress reports (28) (AIP Taxilane)		6		28		12	46
1.16.	Develop RFP for Material Testing Services		2		6		1	9
1.17.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG VSR)							0
1.18.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG Taxilane)		2		4		12	18
1.19.	Prepare AIP closeout report, coordinate printing, and retain project records. (AIP Taxilane)		2		4		12	18
1.20.	Coordinate submission of deliverables (6)		3		3			6
	TOTAL Hours	0	77	2	95	0	97	**271**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ -	$ 6,468.00	$ 136.00	$ 4,607.50	$ -	$ 3,734.50	

Expenses

Meals	$	-
Hotel	$	-
Mileage	$	-
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	45.76
Total Expenses	**$**	**45.76**

Outside Services

None.	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		271
TOTAL DIRECT LABOR COST	$	14,946.00
OVERHEAD @ 179.00%	$	26,753.34
TOTAL LABOR COST	$	41,699.34
FEE @ 15%	$	6,254.90
SUBTOTAL	$	47,954.24
TOTAL EXPENSES	$	45.76
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**48,000.00**
USE LUMP SUM	**$**	**48,000.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 1B - VSR Project Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
1.1.	Conduct Scoping Meeting		1		2			3
1.2.	Develop Scope of Work, assist IFE, negotiate	1	10	2	4			17
1.3.	Prepare Project Contract		2				1	3
1.4.	Prepare for and conduct project update meetings (18). (2) Consultant members		9					9
1.5.	Prepare project schedule and update monthly		9					9
1.6.	Prepare project budget and monitor monthly		9					9
1.7.	Develop FAA IIJA AIG Grant Application (AIG VSR)		4		8		8	20
1.8.	Develop FAA IIJA AIG Grant Application (AIG Taxilane)							
1.9.	Develop a FAA AIP Grant Application (AIP Taxilane)							
1.10.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG VSR)		4				16	20
1.11.	Develop IIJA AIG Requests for Reimbursement. FAA (2), MaineDOT (2) (AIG Taxilane)							
1.12.	Develop AIP Requests for Reimbusement. FAA (2), MaineDOT (2) (AIP Taxilane)							
1.13.	Develop IIJA AIG progress reports (28) (AIG VSR)		6		28		12	46
1.14.	Develop IIJA AIG progress reports (28) (AIG Taxilane)							
1.15.	Develop AIP progress reports (28) (AIP Taxilane)							
1.16.	Develop RFP for Material Testing Services	1	2		6		1	10
1.17.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG VSR)		2		4		12	18
1.18.	Prepare IIJA AIG closeout report, coordinate printing, and retain project records. (AIG Taxilane)							
1.19.	Prepare AIP closeout report, coordinate printing, and retain project records. (AIP Taxilane)							
1.20.	Coordinate submission of deliverables (6)		3		3			6
	TOTAL Hours	2	61	2	55	0	50	**170**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ 184.00	$ 5,124.00	$ 136.00	$ 2,667.50	$ -	$ 1,925.00	

Expenses

Meals	$	-
Hotel	$	-
Mileage	$	-
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	47.88
Total Expenses	**$**	**47.88**

Outside Services

None.	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		170
TOTAL DIRECT LABOR COST	$	10,036.50
OVERHEAD @ 179.00%	$	17,965.34
TOTAL LABOR COST	$	28,001.84
FEE @ 15%	$	4,200.28
SUBTOTAL	$	32,202.12
TOTAL EXPENSES	$	47.88
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**32,250.00**
USE LUMP SUM	**$**	**32,250.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 2A - Taxilane Construction Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
2.1	Assist with award of construction contract and review bonds, insurance certificates and other contract documents		2		4			6
2.2	Prepare subagreement with material testing firm	1	4		2		1	8
2.3	Provide assistance and support prior to Contractor's NTP		4		4			8
2.4	Develop conformed documents. Print and distribute (2) hard copies		2		4	8		14
2.5	Schedule, prepare for, and conduct pre-con meeting and QC workshop at SFM. (1) Consultant member extended day		5		2			7
2.6	Review, comment on, and distribute Contractor's SPCD		1		2			3
2.7	Process shop drawings, certificates of compliance, and other submittals (30)		2	15	15			32
2.8	Review material testing program and reports and compile		1	1	5			7
2.9	Prepare for and attend (3) on-site visits for construction job meetings. (1) consultant member		15					15
2.10	Coordinate and host (4) conference calls for construction job meetings weekly during construction		4		4			8
2.11	Prepare for and attend pre-paving conference at SFM. Construction Administrator in attendance		4		1			5
2.12	Prepare supplementary sketches and technical interpretations to resolve actual field or unknown conditions encountered (2)		1		2	4		7
2.13	Review, respond to, and distribute RFIs (2)		1	2	4			7
2.14	Review Periodic Cost Estimates (3)		1		3			4
2.15	Review contractor certified payrolls (20)		2		6			8
2.16	Assist in preparation and processing of construction change orders (2)		1	2	4			7
2.17	Provide assistance and support during construction. (4) weeks (6) hours/week		12					12
2.18	Attend Final Inspection at SFM. Consultant PM for (1) extended day		4					4
2.19	Prepare punch list and coordinate completion with contractor. (4) weeks (6) hours/week		12					12
2.20	Prepare and sign "as-built" plans		1		2	8		11
2.21	Prepare "pen-and-ink" change to ALP				1	2		3
2.22	Submit Coordination of Compliance for MaineDEP approval. Provide permit closeout information		1		2			3
2.23	Coordinate submission of deliverables (4)		2		2			4
	TOTAL Hours	1	82	20	69	22	1	**195**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ 92.00	$ 6,888.00	$ 1,360.00	$ 3,346.50	$ 1,012.00	$ 38.50	

Expenses

Meals	$	258.00
Hotel	$	-
Mileage	$	239.25
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	36.09
Total Expenses	**$**	**533.34**

Outside Services

None	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		195
TOTAL DIRECT LABOR COST	$	12,737.00
OVERHEAD @ 179.00%	$	22,799.23
TOTAL LABOR COST	$	35,536.23
FEE @ 15%	$	5,330.43
SUBTOTAL	$	40,866.66
TOTAL EXPENSES	$	533.34
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**41,400.00**
USE ACTUAL COST + FIXED FEE	**$**	**41,400.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Travel Expenses

Subtask	Description	Status	Breakfast	Lunch	Dinner	Incidental	Hotel	Toll	Mileage	
2.5	PreCon Mtg	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.9	Site Visits	Extended Day								Concord to SFM
2.9	Site Visits	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.9	Site Visits	Extended Day								Concord to SFM
2.11	PrePaving Mtg	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.18	Final Inspection	Extended Day								Concord to SFM
		Subtotal	$ 66.00	$ 69.00	$ 108.00	$ 15.00	$ -	$ -	$ 239.25	
					Meals Subtotal	**$ 258.00**			**TOTAL**	**$ 497.25**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 2B - VSR Construction Administration	Quality Control	Project Manager	Senior Engineer	Project Engineer	Senior Technician	Assistant Admin Technician	Hours
2.1	Assist with award of construction contract and review bonds, insurance certificates and other contract documents		2		4			6
2.2	Prepare subagreement with material testing firm	1	4		2		1	8
2.3	Provide assistance and support prior to Contractor's NTP		4		4			8
2.4	Develop conformed documents. Print and distribute (2) hard copies		2		4	8		14
2.5	Schedule, prepare for, and conduct pre-con meeting and QC workshop at SFM. (1) Consultant member extended day		5		2			7
2.6	Review, comment on, and distribute Contractor's SPCD		1		2			3
2.7	Process shop drawings, certificates of compliance, and other submittals (30)		2	15	15			32
2.8	Review material testing program and reports and compile for closeout report		1	1	5			7
2.9	Prepare for and attend (3) on-site visits for construction job meetings. (1) consultant member		15					15
2.10	Coordinate and host (4) conference calls for construction job meetings weekly during construction		4		4			8
2.11	Prepare for and attend pre-paving conference at SFM. Construction Administrator in attendance		4		1			5
2.12	Prepare supplementary sketches and technical interpretations to resolve actual field or unknown conditions encountered (2)		1		2	4		7
2.13	Review, respond to, and distribute RFIs (2)		1	2	4			7
2.14	Review Periodic Cost Estimates (3)		1		3			4
2.15	Review contractor certified payrolls (20)		2		6			8
2.16	Assist in preparation and processing of construction change orders (2)		1	2	4			7
2.17	Provide assistance and support during construction. (4) weeks (6) hours/week		12					12
2.18	Attend Final Inspection at SFM. Consultant PM for (1) extended day		4					4
2.19	Prepare punch list and coordinate completion with contractor. (4) weeks (6) hours/week		12					12
2.20	Prepare and sign "as-built" plans		1		2	8		11
2.21	Prepare "pen-and-ink" change to ALP		1			2		3
2.22	Submit Coordination of Compliance for MaineDEP approval. Provide permit closeout information		1		2			3
2.23	Coordinate submission of deliverables (4)		2		2			4
	TOTAL Hours	1	83	20	68	22	1	**195**
	Hourly Rate	$ 92.00	$ 84.00	$ 68.00	$ 48.50	$ 46.00	$ 38.50	
	Direct labor Cost	$ 92.00	$ 6,972.00	$ 1,360.00	$ 3,298.00	$ 1,012.00	$ 38.50	

Expenses

Meals	$	258.00
Hotel	$	-
Mileage	$	239.25
Transportation Cost (Tolls/Parking)	$	-
Postage/Copies	$	22.18
Total Expenses	**$**	**519.43**

Outside Services

None	$	-
Total Outside Services:	**$**	**-**

TOTAL HOURS		195
TOTAL DIRECT LABOR COST	$	12,772.50
OVERHEAD @ 179.00%	$	22,862.78
TOTAL LABOR COST	$	35,635.28
FEE @ 15%	$	5,345.29
SUBTOTAL	$	40,980.57
TOTAL EXPENSES	$	519.43
TOTAL OUTSIDE SERVICES	$	-
TOTAL TASK	**$**	**41,500.00**
USE ACTUAL COST + FIXED FEE	**$**	**41,500.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Travel Expenses

Subtask	Description	Status	Breakfast	Lunch	Dinner	Incidental	Hotel	Toll	Mileage	
2.5	PreCon Mtg	Extended Day								Concord to SFM
2.9	Site Visits	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.9	Site Visits	Extended Day								Concord to SFM
2.9	Site Visits	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
2.11	PrePaving Mtg	Extended Day								Concord to SFM
2.18	Final Inspection	Extended Day	$ 22.00	$ 23.00	$ 36.00	$ 5.00	$ -	$ -	$ 79.75	Concord to SFM
		Subtotal	$ 66.00	$ 69.00	$ 108.00	$ 15.00	$ -	$ -	$ 239.25	
					Meals Subtotal	**$ 258.00**			**TOTAL**	**$ 497.25**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 3A - Taxilane Resident Engineering	Quality Control	Project Manager	Resident Regular	Resident Overtime	Senior Technician	Assistant Admin Technician	Hours
	Prepare for and attend pre-con meeting and QC workshop at SFM			4				4
	Start-up coordination (3 extended days)			15	3			18
	(4) weeks on-site observation (60 hours/week)			120	40			160
	Post construction coordination (10 extended days)			50	10			60
	TOTAL Hours	0	0	189	53	0	0	**242**
	Hourly Rate	$ -	$ -	$ 46.00	$ 23.00			
	Direct labor Cost	$ -	$ -	$ 8,694.00	$ 1,219.00	$ -	$ -	

Expenses

Meals	$	1,158.00
Hotel	$	3,286.35
Mileage	$	478.50
Transportation Costs (Rental Car + Gas)	$	1,895.00
Postage/Copies	$	394.60
Total Expenses	**$**	**7,212.45**

Outside Services

Material Testing - S.W. Cole Engineering, Inc.		$500.00	50% Pre Con Support
Material Testing - S.W. Cole Engineering, Inc.	$	9,041.00	
Total Outside Services:		**$9,541.00**	

TOTAL HOURS		242
TOTAL DIRECT LABOR COST	$	8,694.00
TOTAL OT PREMIUM COST	$	1,219.00
OVERHEAD @ 179.00%	$	15,562.26
TOTAL LABOR COST	$	25,475.26
FEE @ 15%	$	3,821.29
SUBTOTAL	$	29,296.55
TOTAL EXPENSES	$	7,212.45
TOTAL OUTSIDE SERVICES	$	9,541.00
TOTAL TASK	**$**	**46,050.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

TASK 3A EXPENSES BREAKDOWN (Taxilane)

a. Travel - Vehicle Mileage (Pre & Post Construction)

	Trips	Cost/Mile	Miles	
Concord NH to SFM Round Trip	6	$ 0.725	110.0	$ 478.50
Tolls (Rt 202)				$ -
			Subtotal	$ 478.50

b. Travel - Vehicle Rental - Estimate (Construction)

	Cost / Day	No. of Days	
Rental Car from Concord, NH	$ 95.00	15	$ 1,425.00
Tolls	$ -		$ -
		Subtotal	$ 1,425.00

	Miles R.T/on site	Est. MPG	Cost/Gal	RT	
Fuel for Rental Car	110	20	$ 4.00	2	$ 440.00
Site Miles	10	20	$ 4.00	15	$ 30.00
				Subtotal	$ 470.00

c. Subsistence, Food, Lodging, etc. (Federal Rates)

	Cost / Day	No. of Days	
Lodging	$ 219.09	15	$ 3,286.35
M&EI	$ 86.00	9	$ 774.00
First Last/Day	$ 64.50	4	$ 258.00
Meal day trip	$ 21.00	6	$ 126.00
		Subtotal	$ 4,444.35

d. Printing / Reprographios	Paper	Copies	cost/page	No. pages	
Working Prints	22x34	30	$ 2.50	1	$ 75.00
Spec Book	8.5x11	659	$ 0.20	2	$ 263.60
				Subtotal	$ 338.60

e. Postage / Shipping	$	56.00
	$	56.00
Total Expenses:	**$**	**7,212.45**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

All tasks split as 50% Taxilane and 50% VSR except as noted

Sub task	Task 3B - VSR Resident Engineering	Quality Control	Project Manager	Resident Regular	Resident Overtime	Senior Technician	Assistant Admin Technician	Hours
	Prepare for and attend pre-con meeting and QC workshop at SFM			4				4
	Start-up coordination (3 extended days)			15	3			18
	(4) weeks on-site observation (60 hours/week)			120	40			160
	Post construction coordination (10 extended days)			50	10			60
	TOTAL Hours	0	0	189	53	0	0	**242**
	Hourly Rate			$ 46.00	$ 23.00			
	Direct labor Cost	$ -	$ -	$ 8,694.00	$ 1,219.00	$ -	$ -	

Expenses

Meals	$	1,179.00
Hotel	$	3,286.35
Mileage	$	558.25
Transportation Costs (Rental Car + Gas)	$	1,895.00
Postage/Copies	$	381.85
Total Expenses	**$**	**7,300.45**

Outside Services

Material Testing - S.W. Cole Engineering, Inc.		$500.00	50% Pre Con Support
Material Testing - S.W. Cole Engineering, Inc.	$	6,303.00	
Total Outside Services:	**$**	**6,803.00**	

TOTAL HOURS		242
TOTAL DIRECT LABOR COST	$	8,694.00
TOTAL OT PREMIUM COST	$	1,219.00
OVERHEAD @ 179.00%	$	15,562.26
TOTAL LABOR COST	$	25,475.26
FEE @ 15%	$	3,821.29
SUBTOTAL	$	29,296.55
TOTAL EXPENSES	$	7,300.45
TOTAL OUTSIDE SERVICES	$	6,803.00
TOTAL TASK	**$**	**43,400.00**

Attachment B: Consultant's Cost Proposal 4/17/2026

McFarland Johnson, Inc.
City of Sanford
Sanford Seacoast Regional Airport
Project Number 01.19459.02
Construction Administration for
Taxiway Seacoast 1 (Schedule A) & New Runway 14 Perimeter Road (Schedule B)

TASK 3A EXPENSES BREAKDOWN (Taxilane)

a. Travel - Vehicle Mileage (Pre & Post Construction)

	Trips	Cost/Mile	Miles	
Concord NH to SFM Round Trip	7	$ 0.725	110.0	$ 558.25
Tolls (Rt 202)				$ -
			Subtotal	$ 558.25

b. Travel - Vehicle Rental - Estimate (Construction)

		Cost / Day	No. of Days	
Rental Car from Concord, NH		$ 95.00	15	$ 1,425.00
Tolls		$ -		$ -
			Subtotal	$ 1,425.00

	Miles R.T/on site	Est. MPG	Cost/Gal	RT	
Fuel for Rental Car	110	20	$ 4.00	2	$ 440.00
Site Miles	10	20	$ 4.00	15	$ 30.00
				Subtotal	$ 470.00

c. Subsistence, Food, Lodging, etc. (Federal Rates)

	Cost / Day	No. of Days	
Lodging	$ 219.09	15	$ 3,286.35
M&EI	$ 86.00	9	$ 774.00
First Last/Day	$ 64.50	4	$ 258.00
Meal day trip	$ 21.00	7	$ 147.00
		Subtotal	$ 4,465.35

d. Printing / Reprographios	Paper	Copies	cost/page	No. pages	
Working Prints	22x34	30	$ 2.50	1	$ 75.00
Spec Book	8.5x11	659	$ 0.20	2	$ 263.60
				Subtotal	$ 338.60

e. Postage / Shipping	$	43.25
	$	43.25
Total Expenses:	**$**	**7,300.45**

McFARLAND JOHNSON
273 Corporate Drive, Suite 200 • Portsmouth, NH 03801
Phone / Fax Number will Auto Update
www.mjinc.com

April 24, 2026 MJ No. 19459.01

Allison Navia, Airport Manager
Sanford Seacoast Regional Airport
199 Airport Rd
Sanford, ME 04073

RE: Bid Review Letter
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road
Sanford Seacoast Regional Airport
A.I.G. No. 3-23-0044-041-2026
A.I.G. No. 3-23-0044-042-2026
A.I.P. No. 3-23-0044-XXX-2026

Dear Ms. Navia,

The Sanford Seacoast Regional Airport received four (4) bids at the April 22, 2026, Bid Opening for the above referenced project. McFarland Johnson (MJ) has reviewed the bids with their supporting documentation. This letter is to advise you of MJ's findings.

The four (4) bid totals received and Engineer's Estimate are as follows from lowest to highest:

Bidder	Schedule A Amount	Schedule B Amount	Total of Schedule A and B	% Difference from Engineer's Estimate
Engineer's Estimate	$613,105.00	$436,130.00	$1,049,235.00	
Shaw Brothers	$607,872.60	$451,298.50	$1,059,171.10	(0.95% Higher)
Sargent	$654,975.00	$509,310.00	$1,164,285.00	(10.97% higher)
RJ Grondin	$907,457.00	$645,900.00	$1,553,357.00	(48.05% higher)
Levesque	$959,258.00	$631,660.00	$1,590,918.00	(51.63% higher)

For a detailed comparison of the Engineer's opinion of probable construction costs, refer to attached Bid Summary.

All four (4) bidders submitted their bids in sealed envelopes on time and on the prescribed proposal forms. Each bidder acknowledged receipt of the three (3) addenda, and the acknowledgement was signed by an appropriate corporate officer with a company corporate seal.

The bid review included a comparison of each bidder's unit prices, line-item total costs and totals for the Base Bid of Schedule A and Schedule B. Only one (1) bid, the highest bid, contained a mathematical error. That error is corrected on the attached Bid Summary.

Shaw Brothers Construction, Inc. (Shaw) is the apparent low bidder. Shaw included a signed and sealed Bid Bond in the amount of five percent (5%) of their bid value using the provided bid surety form. The surety's bond affidavit was countersigned by the Attorney-in-Fact. The surety company was checked and is listed in the Department of Treasury's List of Certified Companies (Department Circular 570), updated August 1, 2025, for issuance of bonds in Maine. MJ reviewed the database held by the State of Maine, Secretary of State to confirm that Shaw was not listed for debarment or other delinquencies in both the federal and State databases.

Shaw committed to a 0% Disadvantage Business Enterprise (DBE) utilization which meets the Airport's overall DBE neutral goal of 0.0%.

Shaw stated in their bid that they can comply with the 100% Buy American Preferences (BAP) of 49 USC § 50101(a)). Therefore, no BAP waiver would be required if the project is awarded to Shaw.

The following forms have also been provided and executed satisfactory by Shaw:

- Proposal Forms
- Backup information for bidder's qualifications
- Proposal Surety as specified in the Instructions to Bidders
- Surety's Bond Affidavit/Attorney-in-Fact Certification
- List of Potential Subcontractors and Suppliers
- Certificate of Buy American Compliance for Manufactured Products (Form MJ-101)
- Certificate of Offeror/Bidder Regarding Debarment (Form MJ-102)
- Proposed Disadvantaged Business Enterprise (DBE) and Small Business Utilization (Form MJ-103A).
- Subcontractor/Supplier – DBE/Small Business Letter of Intent (Form MJ-104)
- Prime Contractor – DBE/Small Business Reporting Information Form (Form MJ-105)
- Subcontractor/Supplier – DBE/Small Business Reporting Information Form (Form MJ-106)
- Certification Regarding Lobbying (Form MJ-107)
- US Government and State of Maine Certification of Taxes Paid (Form MJ-109)
- Trade Restriction Certification (Form MJ-110)
- Non-Collusion Affidavit (Form MJ-111)

Shaw's Schedule A bid ($607,872.60) is 0.9% lower than the Engineer's Opinion of Probable Construction Costs for Schedule A ($613,105.00), and 7.2% lower than the next lowest bidder, Sargent ($654,975.00). Shaw's Schedule B bid ($451,298.50) is 3.5% higher than the Engineer's Opinion of Probable Construction Costs for Schedule B ($436,130.00), and 11.4% lower than the next lowest bidder, Sargent ($509,310.00). Shaw's total base bid ($1,059,171.10) is 1.0% higher than the Engineer's Opinion of Probable Construction Costs for the total base bid ($1,049,235.00), and 9.0% lower than the next lowest bidder, Sargent ($1,164,285.00). In MJ's

opinion, Shaw's bid represents a fair and reasonable value for the work proposed. See attached bid summary.

The project was advertised in the Sanford Springvale Maine News on March 27, 2026, and MJ reached out to the contractors listed on the MaineDOT's Prequalified Contractors List on March 25, 2026. The solicitation was also posted on the Construction Summary of Maine and New Hampshire website. In reference to MJ's bid portal, a total of forty-six (46) plan holders registered and reviewed plans for the Project. In MJ's opinion, sufficient awareness was made of the Project to potential bidders.

If you choose to award the project to the low bidder (Shaw Brothers Construction, Inc), MJ recommends the following:

1. Concur the validity of Shaw Brothers' bid with the City of Sanford procurement official.
2. Verify that sufficient funding is available for the award of the Schedule A Base Bid in the amount of $607,872.60 and Schedule B Base Bid in the amount of $451,298.50.
3. Obtain concurrence with FAA and MaineDOT for the award of the Contract to Shaw Brothers for the Schedule A Base Bid and Schedule B Base Bid.
4. Seek funding assistance from the FAA and MaineDOT.
5. Upon receipt of FAA and MaineDOT funding assistance, award the project to Shaw Brothers before October 14, 2026.
6. Execute a Contract between City of Sanford and Shaw Brothers contingent upon the delivery of acceptable Insurance Certificates and Performance and Payment Bonds.

If you have any questions on the above, or if we can be of further assistance, please do not hesitate to call or email.

Sincerely,
McFarland-Johnson, Inc.



Matthew O'Brien, PE
Project Manager

Attachments: Bid Summary

Cc: David Chamberlain, FAA
Alan Lambert, MaineDOT
File

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Sanford Seacoast Regional Airport
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road **BID SUMMARY** **McFARLAND-JOHNSON, INC.**
BID DATE: APRIL 22, 2026

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Shaw Brothers Construction		Sargent Corporation		RJ Grondin & Sons		Levesque Excavation	
				ESTIMATED UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
Schedule A - Reconstruct Taxilane Seacoast 1													
M-150-1	PROJECT SURVEY AND STAKEOUT	LS	1	$ 10,000.00	$ 10,000.00	$ 12,000.00	$ 12,000.00	$ 15,000.00	$ 15,000.00	$ 50,000.00	$ 50,000.00	$ 30,000.00	$ 30,000.00
M-200-1	MAINTENANCE AND PROTECTION OF TRAFFIC	LS	1	$ 15,000.00	$ 15,000.00	$ 35,280.00	$ 35,280.00	$ 25,000.00	$ 25,000.00	$ 127,000.00	$ 127,000.00	$ 94,678.00	$ 94,678.00
C-100	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	LS	1	$ 12,500.00	$ 12,500.00	$ 10,000.00	$ 10,000.00	$ 22,000.00	$ 22,000.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00
C-102-5.1b	INSTALLATION AND REMOVAL OF INLET PROTECTION	EA	7	$ 250.00	$ 1,750.00	$ 400.00	$ 2,800.00	$ 400.00	$ 2,800.00	$ 460.00	$ 3,220.00	$ 300.00	$ 2,100.00
C-102-5.1c	STABILIZED CONSTRUCTION ENTRANCE	EA	1	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 4,500.00	$ 4,500.00	$ 5,000.00	$ 5,000.00
C-105	MOBILIZATION (10%)	LS	1	$ 55,800.00	$ 55,800.00	$ 51,245.00	$ 51,245.00	$ 65,000.00	$ 65,000.00	$ 90,700.00	$ 90,700.00	$ 79,235.00	$ 79,235.00
P-101-5.1	PAVEMENT REMOVAL	SY	2,760	$ 12.00	$ 33,120.00	$ 2.50	$ 6,900.00	$ 5.00	$ 13,800.00	$ 2.00	$ 5,520.00	$ 12.00	$ 33,120.00
P-101-5.2	REMOVE EXISTING CATCH BASIN	EA	4	$ 5,000.00	$ 20,000.00	$ 1,195.00	$ 4,780.00	$ 2,000.00	$ 8,000.00	$ 800.00	$ 3,200.00	$ 750.00	$ 3,000.00
P-101-5.3	REMOVAL OF PIPE	LF	165	$ 35.00	$ 5,775.00	$ 70.00	$ 11,550.00	$ 30.00	$ 4,950.00	$ 24.00	$ 3,960.00	$ 25.00	$ 4,125.00
P-152-4.1a	UNCLASSIFIED EXCAVATION	CY	2,520	$ 25.00	$ 63,000.00	$ 23.00	$ 57,960.00	$ 22.00	$ 55,440.00	$ 24.00	$ 60,480.00	$ 70.00	$ 176,400.00
P-152-4.1b	UNSUITABLE EXCAVATION	CY	70	$ 45.00	$ 3,150.00	$ 23.00	$ 1,610.00	$ 22.00	$ 1,540.00	$ 64.00	$ 4,480.00	$ 105.00	$ 7,350.00
P-154-5.1	SUBBASE COURSE	CY	1,670	$ 50.00	$ 83,500.00	$ 51.00	$ 85,170.00	$ 60.00	$ 100,200.00	$ 66.00	$ 110,220.00	$ 75.00	$ 125,250.00
P-209-5.1	CRUSHED AGGREGATE BASE COURSE	CY	350	$ 80.00	$ 28,000.00	$ 77.00	$ 26,950.00	$ 102.00	$ 35,700.00	$ 130.00	$ 45,500.00	$ 85.00	*$ 29,750.00*
P-403-8.1	ASPHALT MIXTURE SURFACE COURSE	TON	490	$ 145.00	$ 71,050.00	$ 181.00	$ 88,690.00	$ 210.00	$ 102,900.00	$ 212.00	$ 103,880.00	$ 235.00	$ 115,150.00
P-603-5.1	EMULSIFIED ASPHALT TACK COAT	GAL	150	$ 30.00	$ 4,500.00	$ 18.00	$ 2,700.00	$ 10.00	$ 1,500.00	$ 10.00	$ 1,500.00	$ 8.00	$ 1,200.00
P-605-5.1	JOINT SEALING FILLER	LF	570	$ 25.00	$ 14,250.00	$ 9.00	$ 5,130.00	$ 10.00	$ 5,700.00	$ 5.00	$ 2,850.00	$ 45.00	$ 25,650.00
P-620-5.1a	SURFACE PREPARATION	SF	30	$ 10.00	$ 300.00	$ 5.00	$ 150.00	$ 50.00	$ 1,500.00	$ 64.00	$ 1,920.00	$ 35.00	$ 1,050.00
P-620-5.2b	MARKING	SF	1,950	$ 7.00	$ 13,650.00	$ 3.85	$ 7,507.50	$ 5.00	$ 9,750.00	$ 3.00	$ 5,850.00	$ 3.00	$ 5,850.00
P-620-5.3c	REFLECTIVE MEDIA	LB	60	$ 30.00	$ 1,800.00	$ 8.00	$ 480.00	$ 10.00	$ 600.00	$ 38.00	$ 2,280.00	$ 10.00	$ 600.00
T-901-5.1	SEEDING	1KSF	25	$ 65.00	$ 1,625.00	$ 45.00	$ 1,125.00	$ 95.00	$ 2,375.00	$ 57.00	$ 1,425.00	$ 450.00	$ 11,250.00
T-905-5.2	TOPSOIL (FURNISHED ON-SITE)	CY	130	$ 25.00	$ 3,250.00	$ 56.00	$ 7,280.00	$ 30.00	$ 3,900.00	$ 80.00	$ 10,400.00	$ 45.00	$ 5,850.00
T-908-5.1	MULCHING	SY	2,310	$ 0.50	$ 1,155.00	$ 0.41	$ 947.10	$ 1.00	$ 2,310.00	$ 0.50	$ 1,155.00	$ 1.00	$ 2,310.00
L-108-5.1	No. 8 AWG ,5 kV , L-824, Type C Cable, Installed in Trench, Duct Bank or Conduit	LF	470	$ 4.00	$ 1,880.00	$ 3.75	$ 1,762.50	$ 4.00	$ 1,880.00	$ 4.50	$ 2,115.00	$ 4.00	$ 1,880.00
L-108-5.2	NO. 6 AWG, SOLID, BARE COPPER COUNTERPOISE WIRE, INSTALLED IN TRENCH, ABOVE THE DUCT BANK OR CONDUIT, INCLUDING CONNECTIONS/TERMINATIONS	LF	410	$ 10.00	$ 4,100.00	$ 1.75	$ 717.50	$ 2.00	$ 820.00	$ 2.20	$ 902.00	$ 2.00	$ 820.00
L-110-5.1	NON-ENCASED ELECTRICAL CONDUIT, 1-WAY2 INCH SCH. 40 PVC	LF	380	$ 15.00	$ 5,700.00	$ 18.00	$ 6,840.00	$ 20.00	$ 7,600.00	$ 22.50	$ 8,550.00	$ 18.00	$ 6,840.00
L-110-5.3a	REMOVE ELECTRICAL CONDUIT AND CABLING	LF	340	$ 5.00	$ 1,700.00	$ 6.00	$ 2,040.00	$ 6.00	$ 2,040.00	$ 7.50	$ 2,550.00	$ 5.00	$ 1,700.00
L-110-5.3b	REMOVE AND RESET EXISTING DUCT MARKER	EA	2	$ 100.00	$ 200.00	$ 200.00	$ 400.00	$ 220.00	$ 440.00	$ 250.00	$ 500.00	$ 200.00	$ 400.00
L-125-5.1	L-861T BASE MOUNTED ELEVATED TAXIWAY EDGE LIGHT	EA	10	$ 2,000.00	$ 20,000.00	$ 1,540.00	$ 15,400.00	$ 2,000.00	$ 20,000.00	$ 2,000.00	$ 20,000.00	$ 1,540.00	$ 15,400.00
L-125-5.2	REMOVE EXISTING ELEVATED TAXIWAY EDGE LIGHT	EA	6	$ 250.00	$ 1,500.00	$ 500.00	$ 3,000.00	$ 650.00	$ 3,900.00	$ 775.00	$ 4,650.00	$ 500.00	$ 3,000.00
L-200-1	SPARE PARTS	ALL	1	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
D-701-5.1	INSTALL NEW 8" PVC PIPE	LF	45	$ 40.00	$ 1,800.00	$ 140.00	$ 6,300.00	$ 102.00	$ 4,590.00	$ 160.00	$ 7,200.00	$ 60.00	$ 2,700.00
D-701-5.2	INSTALL NEW 30" REINFORCED CONCRETE PIPE	LF	120	$ 250.00	$ 30,000.00	$ 285.00	$ 34,200.00	$ 240.00	$ 28,800.00	$ 340.00	$ 40,800.00	$ 450.00	$ 54,000.00
D-705-5.1	6" PERFORATED DOUBLE WALL HIGH DENSITY POLYETHYLENE PIPE (SMOOTH INT./CORRUGATED EXT.)	LF	1,070	$ 45.00	$ 48,150.00	$ 45.50	$ 48,685.00	$ 52.00	$ 55,640.00	$ 95.00	$ 101,650.00	$ 60.00	$ 64,200.00
D-751-5.2a	4' DIAMETER CATCH BASINS	EA	2	$ 8,000.00	$ 16,000.00	$ 9,100.00	$ 18,200.00	$ 6,000.00	$ 12,000.00	$ 8,000.00	$ 16,000.00	$ 7,500.00	$ 15,000.00
D-751-5.2b	5' DIAMETER CATCH BASINS	EA	3	$ 8,800.00	$ 26,400.00	$ 11,611.00	$ 34,833.00	$ 8,000.00	$ 24,000.00	$ 10,000.00	$ 30,000.00	$ 8,000.00	$ 24,000.00
D-751-5.2c	REMOVE AND RESET EXISTING CATCH BASIN FRAME AND GRATE	EA	1	$ 2,000.00	$ 2,000.00	$ 1,800.00	$ 1,800.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00	$ 1,000.00	$ 1,000.00
D-751-5.4	UNDERDRAIN CLEAN OUT	EA	4	$ 1,500.00	$ 6,000.00	$ 2,235.00	$ 8,940.00	$ 1,200.00	$ 4,800.00	$ 2,000.00	$ 8,000.00	$ 600.00	$ 2,400.00
	SCHEDULE A BASE BID AMOUNT				**$ 613,105.00**		**$ 607,872.60**		**$ 654,975.00**		**$ 907,457.00**		*Adjusted* ***$ 959,258.00***

Sanford Seacoast Regional Airport
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road **BID SUMMARY** **McFARLAND-JOHNSON, INC.**
BID DATE: APRIL 22, 2026

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Shaw Brothers Construction		Sargent Corporation		RJ Grondin & Sons		Levesque Excavation	
				ESTIMATED UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
Schedule B - New Runway 14 Vehicle Service Road													
M-150-1	PROJECT SURVEY AND STAKEOUT	LS	1	$10,000.00	$ 10,000.00	$ 18,000.00	$ 18,000.00	$ 12,000.00	$ 12,000.00	$ 50,000.00	$ 50,000.00	$ 20,000.00	$ 20,000.00
M-200-1	MAINTENANCE AND PROTECTION OF TRAFFIC	LS	1	$60,000.00	$ 60,000.00	$ 45,190.00	$ 45,190.00	$ 30,000.00	$ 30,000.00	$ 140,000.00	$ 140,000.00	$ 62,600.00	$ 62,600.00
M-500-1	TRAFFIC SIGNS	EA	2	$1,200.00	$ 2,400.00	$ 500.00	$ 1,000.00	$ 2,200.00	$ 4,400.00	$ 600.00	$ 1,200.00	$ 500.00	$ 1,000.00
C-100	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	LS	1	$12,500.00	$ 12,500.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00
C-102-5.1a	EROSION CONTROL MATTING	SY	340	$5.00	$ 1,700.00	$ 4.00	$ 1,360.00	$ 4.00	$ 1,360.00	$ 3.50	$ 1,190.00	$ 5.00	$ 1,700.00
C-102-5.1b	INSTALLATION AND REMOVAL OF INLET PROTECTION	EA	3	$250.00	$ 750.00	$ 400.00	$ 1,200.00	$ 400.00	$ 1,200.00	$ 500.00	$ 1,500.00	$ 300.00	$ 900.00
C-102-5.1c	STABILIZED CONSTRUCTION ENTRANCE	EA	1	$2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
C-102-5.1d	INSTALLATION AND REMOVAL OF EROSION CONTROL BARRIER	LF	1,720	$7.00	$ 12,040.00	$ 3.50	$ 6,020.00	$ 4.00	$ 6,880.00	$ 4.50	$ 7,740.00	$ 25.00	$ 43,000.00
C-105	MOBILIZATION (10%)	LS	1	$39,700.00	$ 39,700.00	$ 37,120.00	$ 37,120.00	$ 46,000.00	$ 46,000.00	$ 64,400.00	$ 64,400.00	$ 49,000.00	$ 49,000.00
P-152-4.1a	UNCLASSIFIED EXCAVATION	CY	1,650	$25.00	$ 41,250.00	$ 23.00	$ 37,950.00	$ 22.00	$ 36,300.00	$ 26.00	$ 42,900.00	$ 70.00	$ 115,500.00
P-152-4.1b	UNSUITABLE EXCAVATION	CY	50	$45.00	$ 2,250.00	$ 23.00	$ 1,150.00	$ 22.00	$ 1,100.00	$ 64.00	$ 3,200.00	$ 105.00	$ 5,250.00
P-152-4.2	BORROW EXCAVATION (ON SITE)	CY	350	$12.00	$ 4,200.00	$ 10.00	$ 3,500.00	$ 14.00	$ 4,900.00	$ 20.00	$ 7,000.00	$ 40.00	$ 14,000.00
P-209-5.1	CRUSHED AGGREGATE BASE COURSE	CY	1,310	$80.00	$ 104,800.00	$ 77.00	$ 100,870.00	$ 102.00	$ 133,620.00	$ 96.00	$ 125,760.00	$ 85.00	$ 111,350.00
P-403-8.1	ASPHALT MIXTURE SURFACE COURSE	TON	650	$145.00	$ 94,250.00	$ 181.00	$ 117,650.00	$ 210.00	$ 136,500.00	$ 160.00	$ 104,000.00	$ 175.00	$ 113,750.00
P-605-5.1	JOINT SEALING FILLER	LF	60	$25.00	$ 1,500.00	$ 9.00	$ 540.00	$ 10.00	$ 600.00	$ 5.00	$ 300.00	$ 45.00	$ 2,700.00
P-620-5.2b	MARKING	SF	170	$7.00	$ 1,190.00	$ 3.85	$ 654.50	$ 5.00	$ 850.00	$ 3.00	$ 510.00	$ 3.00	$ 510.00
P-620-5.3c	REFLECTIVE MEDIA	LB	10	$30.00	$ 300.00	$ 8.00	$ 80.00	$ 10.00	$ 100.00	$ 38.00	$ 380.00	$ 10.00	$ 100.00
T-901-5.1	SEEDING	1KSF	60	$65.00	$ 3,900.00	$ 45.00	$ 2,700.00	$ 95.00	$ 5,700.00	$ 57.00	$ 3,420.00	$ 450.00	$ 27,000.00
T-905-5.2	TOPSOIL (FURNISHED ON-SITE)	CY	380	$25.00	$ 9,500.00	$ 56.00	$ 21,280.00	$ 30.00	$ 11,400.00	$ 80.00	$ 30,400.00	$ 45.00	$ 17,100.00
T-908-5.1	MULCHING	SY	6,800	$0.50	$ 3,400.00	$ 0.41	$ 2,788.00	$ 1.00	$ 6,800.00	$ 0.50	$ 3,400.00	$ 1.00	$ 6,800.00
F-162-5.1	INSTALL NEW 8' CHAINLINK FENCE WITH BARBED WIRE	LF	280	$80.00	$ 22,400.00	$ 101.95	$ 28,546.00	$ 180.00	$ 50,400.00	$ 105.00	$ 29,400.00	$ 100.00	$ 28,000.00
F-162-5.2	FENCE REMOVAL	LF	280	$20.00	$ 5,600.00	$ 40.00	$ 11,200.00	$ 15.00	$ 4,200.00	$ 15.00	$ 4,200.00	$ 5.00	$ 1,400.00
	SCHEDULE B BASE BID AMOUNT				**$ 436,130.00**		**$ 451,298.50**		**$ 509,310.00**		**$ 645,900.00**		**$ 631,660.00**
	Summary												
	Schedule A Base Bid				**$ 613,105.00**		**$ 607,872.60**		**$ 654,975.00**		**$ 907,457.00**		***$ 959,258.00***
	Schedulel B Base Bid				**$ 436,130.00**		**$ 451,298.50**		**$ 509,310.00**		**$ 645,900.00**		**$ 631,660.00**
	Total Bid Amount (Schedule A + Schedule B)				**$ 1,049,235.00**		**$ 1,059,171.10**		**$ 1,164,285.00**		**$ 1,553,357.00**		***$ 1,590,918.00***
	Note: Adjusted Amounts Shown in *Italics*												*Adjusted*

McFARLAND JOHNSON
53 Regional Drive, Box 3 • Concord, NH 03301
Phone: (603) 225-2978
www.mjinc.com

DATE: April 28, 2026
TO: Allison Navia, Airport Manager, SFM
FROM: Matthew O'Brien, P.E., McFarland Johnson
PROJECT: Sanford Seacoast Regional Airport (SFM)
Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road
FAA GRANT #s: AIG-041-2026 VSR
AIG-042-2026 Taxilane
AIP-043-2026 Taxilane
RE: **Summary of Proposed Cost Reductions**

PURPOSE

This memorandum is intended to document and summarize the proposed modifications to the Consultant and Contractor's scope in attempt to stay within the available project funding.

BACKGROUND

The Bid Opening for the Reconstruct Taxilane Seacoast 1 & New Runway 14 Vehicle Service Road project at Sanford Seacoast Regional Airport (SFM) was held on April 22, 2026. The apparent low bidder's bid price was within one percent (1%) of the Engineer's Estimate; however, when combined with Sponsor Admin and Consultant Services, the anticipated expenditures associated with the project exceeded the available FAA funding for both AIG and AIP. This was a catalyst to review the bid and consultant services for cost reductions.

COST REDUCTIONS

McFarland Johnson (MJ) reviewed the Consultant Fee Estimate and found that there was an error in the calculation of Resident Project Representative (RPR) Expenses, resulting in a duplication instead of the intended 50/50 split between grants. Correcting this resulted in a reduction of approximately $13,000.

Consultant Fee Estimate Cost Reductions			
Task	**Description**	**Payment**	**Total**
3A	Taxilane Resident Engineering	AC+FF	(-$6,550)
3B	VSR Resident Engineering	AC+FF	(-$6,450)
		Totals	**(-$13,000)**

MJ reviewed the Bid Documents and identified items that could be removed from the construction scope without being detrimental to key objectives which were the installation of the Vehicle Service Road, and the Reconstruction of Taxilane.

The reduction in construction scope includes eliminating the removal and installation of fence associated with the construction of the new Runway 14 vehicle service road (Schedule B, AIG); and eliminating portions of the drainage improvements associated with the reconstruction of Taxilane Seacoast 1 (Schedule A, AIG & AIP).

The table below shows the items that have been removed from the project and the associated cost savings for each item, as well as the additional work required and associated costs.

Contractor Cost Reductions New Runway 14 Vehicle Service Road					
Item No.	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total**
F-162-5.1	Install New 8' Chainlink Fence with Barbed Wire	280	LF	$101.95	(-$28,546.00)
F-162-5.2	Fence Removal	280	LF	$40.00	(-$11,200.00)
				Total	**(-$39,746.00)**

Contractor Cost Reductions Reconstruct Taxilane Seacoast 1					
Item No.	**Description**	**Quantity**	**Unit**	**Unit Price**	**Total**
P-101-5.2	Remove Existing Catch Basin	4	EA	$1,195.00	(-$28,546.00)
P-101-5.3	Removal of Pipe	165	LF	$70.00	(-$11,550.00)
D-701-5.1	Install New 8" PVC Pipe	45	LF	$140.00	(-$6,300.00)
D-701-5.2	Install New 30" Reinforced Concrete Pipe	120	LF	$285.00	(-$34,200.00)
D-751-5.2a	4' Diameter Catch Basin	2	EA	$9,100.00	(-$18,200.00)
D-751-5.2b	5' Diameter Catch Basin	2	EA	$11,611.00	(-$23,222.00)
				Subtotal	**(-$98,252.00)**
New Contractor Costs that Result from Cost Reductions					
D-751-5.2c	Remove and Reset Existing Catch Basin Frame and Grate	3	EA	$1,800.00	$5,400.00
NEW	Core Existing Catch Basin	4	EA	$1,075.00	$4,300.00
NEW	Adjust Existing 30" Pipe	1	EA	$1,600.00	$1,600.00
				Subtotal	**$11,300.00**
				TOTAL	**(-$86,952.00)**

Eliminating the items described above requires additional work to be performed that was not included in the Bid Documents to ensure a complete and working system. MJ has coordinated with the apparent low bidder to confirm the contractor would take no exception to this request and obtained quotes for the additional work.

MJ has conducted an independent engineer's estimate of the work required for the additional tasks and reviewed the quotes provided. These Engineer's Estimates are provided as an attachment. Based on our analysis, the quotes provided are within 10% of the estimate and therefore considered Fair and Reasonable.

Attachments

Contractor Quote

Engineer estimate

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Robert Law

From: Bob Brady <BBrady@shawbrothers.com>
Sent: Monday, April 27, 2026 3:45 PM
To: Robert Law
Subject: Sanford Airport

> You don't often get email from bbrady@shawbrothers.com. Learn why this is important

Robert,

It was a pleasure speaking with you today about the Sanford Airport project. The following are our responses

1. Shaw Brothers has no issue with eliminating the fence items (install and removal).
2. Shaw Brothers has no issue with eliminating the 8" & 30" pipe.
3. Shaw Brothers has no issue with eliminating 2 – 4' diam catch basins and 2 – 5' diam catch basins
4. Shaw Brothers would request an additional item for core and boot existing structure for the 6" underdrain. There would be 4 required at a unit cost of $1,075
5. Shaw Brothers would request an additional $1,600 to connect CB 1500 to the existing 30" HDPE storm drain piping.

We hope that this addresses all the issues discussed. If there is anything else that we can help with, please feel free to call us at your convenience.

Thank you,

Bob Brady
Estimator.

Phone: 207-839-2552
Direct : 207-222-8119
Mobile: 207-615-2507
Email: bbrady@shawbrothers.com

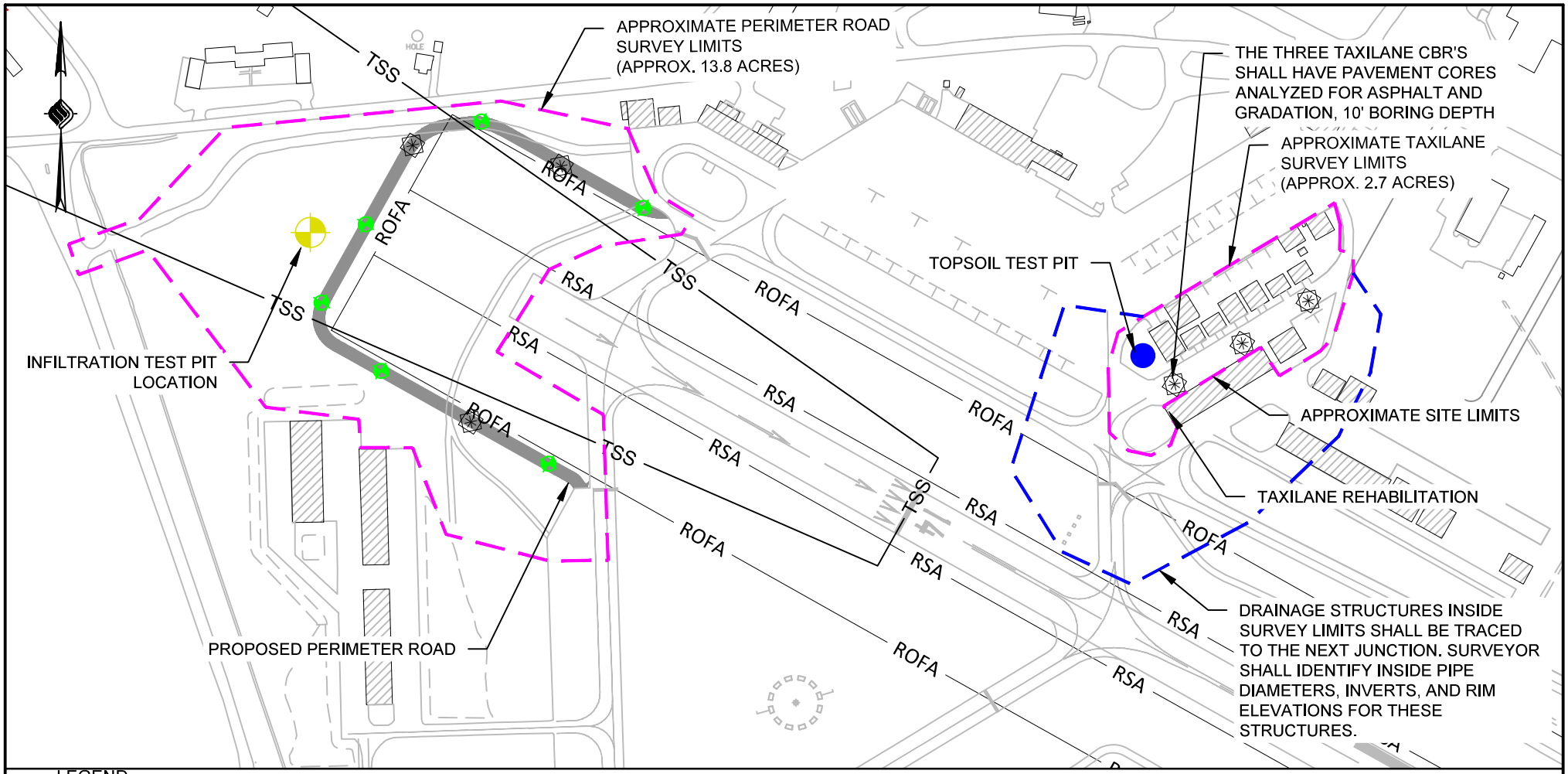
341 Mosher Road
Gorham, ME 04038

www.shawbrothers.com

Engineer's Estimate of Probable Construction Costs
Reconstruct Taxilane Seacoast 1
Sanford Seacoast Regional Airport (SFM)
McFarland Johnson, Inc.
April 28, 2026

EOPCC - Core Existing Structure for 6" Underdrain					
Item	**Quantity**	**Rate**		**Hours/Days**	**Total**
Site Foreman	1	$ 55.00	/hour	4	$ 220.00
Pick Up Truck	1	$ 350.00	/day	0.5	$ 175.00
Core Machine Rental	1	$ 260.00	/day	3	$ 780.00
Generator Rental	1	$ 84.00	/day	3	$ 252.00
12 in Core Bit	1	$ 600.00	purchase		$ 600.00
Water Supply	1	$ 200.00	/day	3	$ 600.00
Laborers	2	$ 35.00	/hour	16	$ 1,120.00
				Subtotal	$ 3,747.00
				10% Markup	$ 374.70
				Total Estimated Cost	**$ 4,121.70**
				Contractor Quote	$ 4,300.00
				Difference	4.1%

EOPCC - Connect Existing 30 in. HDPE Pipe to New Catch Basin					
Item	**Quantity**	**Cost/Rate**		**Hours/Days**	**Total**
Site Foreman	1	$ 55.00	/hour	2	$ 110.00
Pick Up Truck	1	$ 350.00	/day	0.25	$ 87.50
1 stick 30 in. HDPE	1	$ 1,000.00	/20' stick	N/A	$ 1,000.00
Laborers	2	$ 35.00	/hour	4	$ 280.00
				Subtotal	$ 1,477.50
				10% Markup	$ 147.75
				Total Estimated Cost	**$ 1,625.25**
				Contractor Quote	$ 1,600.00
				Difference	-1.6%



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

McFarland Johnson
) INTERNATIONAL DRIVE; SUITE 300
RTSMOUTH, NEW HAMPSHIRE 03801

SANFORD SEACOAST REGIONAL AIRPORT
DESIGN TAXILANE SEACOAST 1 & RW 14 PERIMETER RD

PROJECT OVERVIEW

SCALE:	1" = 300'
DRAWN:	KNV
CHECKED:	SRS
DESIGN:	KNV
PROJECT:	18735.XX
DATE:	FEB. 2025

EXHIBIT
1 OF 1

873

K:\SANFORD SEACOAST\-1 AGREEMENT-BUDGET\TAXILANE SEACOAST 1 & PERIMETER ROAD DESIGN AND PERMITTING\PROJECT FIGURE\TAXIWAY AND PERIMITER ROAD SOW FIGURE 2025-0225.DWG

Drug-Free Workplace
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-XXX-2026

Description of Work: Reconstruct Taxilane Seacoast 1 AIP

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on the drug-free workplace within federal grant programs are described in 2 CFR part 182. Sponsors are required to certify they will be, or will continue to provide, a drug-free workplace in accordance with the regulation. The AIP project grant agreement contains specific assurances on the Drug-Free Workplace Act of 1988.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A statement has been or will be published prior to commencement of project notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sponsor's workplace, and specifying the actions to be taken against employees for violation of such prohibition (2 CFR § 182.205).

   ☒ Yes ☐ No ☐ N/A

2. An ongoing drug-free awareness program (2 CFR § 182.215) has been or will be established prior to commencement of project to inform employees about:

   a. The dangers of drug abuse in the workplace;

   b. The sponsor's policy of maintaining a drug-free workplace;

   c. Any available drug counseling, rehabilitation, and employee assistance programs; and

   d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

   ☒ Yes ☐ No ☐ N/A

3. Each employee to be engaged in the performance of the work has been or will be given a copy of the statement required within item 1 above prior to commencement of project (2 CFR § 182.210).

   ☒ Yes ☐ No ☐ N/A

4. Employees have been or will be notified in the statement required by item 1 above that, as a condition employment under the grant (2 CFR § 182.205(c)), the employee will:

   a. Abide by the terms of the statement; and

   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

   ☒ Yes ☐ No ☐ N/A

5. The Federal Aviation Administration (FAA) will be notified in writing within 10 calendar days after receiving notice under item 4b above from an employee or otherwise receiving actual notice of such conviction (2 CFR § 182.225). Employers of convicted employees must provide notice, including position title of the employee, to the FAA (2 CFR § 182.300).

   ☒ Yes ☐ No ☐ N/A

6. One of the following actions (2 CFR § 182.225(b)) will be taken within 30 calendar days of receiving a notice under item 4b above with respect to any employee who is so convicted:

   a. Take appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; and

   b. Require such employee to participate satisfactorily in drug abuse assistance or rehabilitation programs approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

   ☒ Yes ☐ No ☐ N/A

7. A good faith effort will be made, on a continuous basis, to maintain a drug-free workplace through implementation of items 1 through 6 above (2 CFR § 182.200).

   ☒ Yes ☐ No ☐ N/A

Site(s) of performance of work (2 CFR § 182.230):

Location 1
Name of Location: Sanford Seacoast Regional Airport
Address: 199 Airport Road, Sanford, Maine 04073

Location 2 (if applicable)
Name of Location: McFarland-Johnson, Inc.
Address: 53 Regional Drive, Concord, NH 03301

Location 3 (if applicable)
Name of Location:
Address:

Attach documentation clarifying any above item marked with a "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this APR day 29 2026 ,

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Certification and Disclosure Regarding Potential Conflicts of Interest
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-XXX-2026

Description of Work: Reconstruct Taxilane Seacoast 1 AIP

Application

Title 2 CFR § 200.112 and § 1201.112 address Federal Aviation Administration (FAA) requirements for conflict of interest. As a condition of eligibility under the Airport Improvement Program (AIP), sponsors must comply with FAA policy on conflict of interest. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

a) The employee, officer or agent,

b) Any member of his immediate family,

c) His or her partner, or

d) An organization which employs, or is about to employ, any of the above.

Selecting “Yes” represents sponsor or sub-recipient acknowledgement and confirmation of the certification statement. Selecting “No” represents sponsor or sub-recipient disclosure that it cannot fully comply with the certification statement. If “No” is selected, provide support information explaining the negative response as an attachment to this form. This includes whether the sponsor has established standards for financial interest that are not substantial or unsolicited gifts are of nominal value (2 CFR § 200.318(c)). The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance.

Certification Statements

1. The sponsor or sub-recipient maintains a written standards of conduct governing conflict of interest and the performance of their employees engaged in the award and administration of contracts (2 CFR § 200.318(c)). To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the sponsor’s and sub-recipient’s officers, employees, or agents, or by contractors or their agents.

   ☒ Yes ☐ No

2. The sponsor's or sub-recipient's officers, employees or agents have not and will not solicit or accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements (2 CFR § 200.318(c)).

   ☒ Yes ☐ No

3. The sponsor or sub-recipient certifies that is has disclosed and will disclose to the FAA any known potential conflict of interest (2 CFR § 1200.112).

   ☒ Yes ☐ No

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and have the explanation for any item marked "no" is correct and complete.

Executed on this 29th day of APR 2026.

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

* APPLICANT'S ORGANIZATION	
City of Sanford, Maine	
* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	
Prefix:	
*First Name:	Allison
Middle Name:	
*Last Name:	Navia
Suffix:	
*Title:	Airport Manager
* SIGNATURE:	
* DATE:	APR 29 2026

Selection of Consultants
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-XXX-2026

Description of Work: Reconstruct Taxilane Seacoast 1 AIP

Application
49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements for selection of consultant services within federal grant programs are described in 2 CFR §§ 200.317-200.326. Sponsors may use other qualifications-based procedures provided they are equivalent to standards of Title 40 chapter 11 and FAA Advisory Circular 150/5100-14, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects.

Certification Statements
Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. Sponsor acknowledges their responsibility for the settlement of all contractual and administrative issues arising out of their procurement actions (2 CFR § 200.318(k)).

   ☒ Yes ☐ No ☐ N/A

2. Sponsor procurement actions ensure or will ensure full and open competition that does not unduly limit competition (2 CFR § 200.319).

   ☒ Yes ☐ No ☐ N/A

3. Sponsor has excluded or will exclude any entity that develops or drafts specifications, requirements, or statements of work associated with the development of a request-for-qualifications (RFQ) from competing for the advertised services (2 CFR § 200.319).

   ☒ Yes ☐ No ☐ N/A

4. The advertisement describes or will describe specific project statements-of-work that provide clear detail of required services without unduly restricting competition (2 CFR § 200.319).

☒ Yes ☐ No ☐ N/A

5. Sponsor has publicized or will publicize a RFQ that:

   a. Solicits an adequate number of qualified sources (2 CFR § 200.320(d)); and

   b. Identifies all evaluation criteria and relative importance (2 CFR § 200.320(d)).

☒ Yes ☐ No ☐ N/A

6. Sponsor has based or will base selection on qualifications, experience, and disadvantaged business enterprise participation with price not being a selection factor (2 CFR § 200.320(d)).

☒ Yes ☐ No ☐ N/A

7. Sponsor has verified or will verify that agreements exceeding $25,000 are not awarded to individuals or firms suspended, debarred or otherwise excluded from participating in federally assisted projects (2 CFR §180.300).

☒ Yes ☐ No ☐ N/A

8. A/E services covering multiple projects: Sponsor has agreed to or will agree to:

   a. Refrain from initiating work covered by this procurement beyond five years from the date of selection (AC 150/5100-14); and

   b. Retain the right to conduct new procurement actions for projects identified or not identified in the RFQ (AC 150/5100-14).

☒ Yes ☐ No ☐ N/A

9. Sponsor has negotiated or will negotiate a fair and reasonable fee with the firm they select as most qualified for the services identified in the RFQ (2 CFR § 200.323).

☒ Yes ☐ No ☐ N/A

10. The Sponsor's contract identifies or will identify costs associated with ineligible work separately from costs associated with eligible work (2 CFR § 200.302).

☒ Yes ☐ No ☐ N/A

11. Sponsor has prepared or will prepare a record of negotiations detailing the history of the procurement action, rationale for contract type and basis for contract fees (2 CFR §200.318(i)).

☒ Yes ☐ No ☐ N/A

12. Sponsor has incorporated or will incorporate mandatory contact provisions in the consultant contract for AIP-assisted work (49 U.S.C. Chapter 471 and 2 CFR part 200 Appendix II)

☒ Yes ☐ No ☐ N/A

13. For contracts that apply a time-and-material payment provision (also known as hourly rates, specific rates of compensation, and labor rates), the Sponsor has established or will establish:

    a. Justification that there is no other suitable contract method for the services (2 CFR §200.318(j));

    b. A ceiling price that the consultant exceeds at their risk (2 CFR §200.318(j)); and

    c. A high degree of oversight that assures consultant is performing work in an efficient manner with effective cost controls in place 2 CFR §200.318(j)).

    ☒ Yes ☐ No ☐ N/A

14. Sponsor is not using or will not use the prohibited cost-plus-percentage-of-cost (CPPC) contract method. (2 CFR § 200.323(d)).

    ☐ Yes ☐ No ☒ N/A

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Executed on this APR day of 29 2026 ,

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Project Plans and Specifications
Airport Improvement Program Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-XXX-2026

Description of Work: Reconstruct Taxilane Seacoast 1 AIP

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). Labor and civil rights standards applicable to AIP are established by the Department of Labor (www.dol.gov/). AIP Grant Assurance C.1—General Federal Requirements identifies applicable federal laws, regulations, executive orders, policies, guidelines and requirements for assistance under AIP. A list of current advisory circulars with specific standards for procurement, design or construction of airports, and installation of equipment and facilities is referenced in standard airport sponsor Grant Assurance 34 contained in the grant agreement.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The plans and specifications were or will be prepared in accordance with applicable federal standards and requirements, so that no deviation or modification to standards set forth in the advisory circulars, or FAA-accepted state standard, is necessary other than those explicitly approved by the Federal Aviation Administration (FAA) (14 USC § 47105).

   ☒ Yes ☐ No ☐ N/A

2. Specifications incorporate or will incorporate a clear and accurate description of the technical requirement for the material or product that does not contain limiting or proprietary features that unduly restrict competition (2 CFR §200.319).

   ☒ Yes ☐ No ☐ N/A

3. The development that is included or will be included in the plans is depicted on the current airport layout plan as approved by the FAA (14 USC § 47107).

   ☒ Yes ☐ No ☐ N/A

4. Development and features that are ineligible or unallowable for AIP funding have been or will be omitted from the plans and specifications (FAA Order 5100.38, par. 3-43).

   ☒ Yes ☐ No ☐ N/A

5. The specification does not use or will not use “brand name” or equal to convey requirements unless sponsor requests and receives approval from the FAA to use brand name (FAA Order 5100.38, Table U-5).

   ☒ Yes ☐ No ☐ N/A

6. The specification does not impose or will not impose geographical preference in their procurement requirements (2 CFR §200.319(b) and FAA Order 5100.38, Table U-5).

   ☒ Yes ☐ No ☐ N/A

7. The use of prequalified lists of individuals, firms or products include or will include sufficient qualified sources that ensure open and free competition and that does not preclude potential entities from qualifying during the solicitation period (2 CFR §319(d)).

   ☒ Yes ☐ No ☐ N/A

8. Solicitations with bid alternates include or will include explicit information that establish a basis for award of contract that is free of arbitrary decisions by the sponsor (2 CFR § 200.319(a)(7)).

   ☒ Yes ☐ No ☐ N/A

9. Concurrence was or will be obtained from the FAA if Sponsor incorporates a value engineering clause into the contract (FAA Order 5100.38, par. 3-57).

   ☒ Yes ☐ No ☐ N/A

10. The plans and specifications incorporate or will incorporate applicable requirements and recommendations set forth in the federally approved environmental finding (49 USC §47106(c)).

    ☒ Yes ☐ No ☐ N/A

11. The design of all buildings comply or will comply with the seismic design requirements of 49 CFR § 41.120. (FAA Order 5100.38d, par. 3-92)

    ☒ Yes ☐ No ☐ N/A

12. The project specification include or will include process control and acceptance tests required for the project by as per the applicable standard:

    a. Construction and installation as contained in Advisory Circular (AC) 150/5370-10.

       ☒ Yes ☐ No ☐ N/A

b. Snow Removal Equipment as contained in AC 150/5220-20.

☐ Yes ☐ No ☒ N/A

c. Aircraft Rescue and Fire Fighting (ARFF) vehicles as contained in AC 150/5220-10.

☐ Yes ☐ No ☒ N/A

13. For construction activities within or near aircraft operational areas(AOA):

a. The Sponsor has or will prepare a construction safety and phasing plan (CSPP) conforming to Advisory Circular 150/5370-2.

b. Compliance with CSPP safety provisions has been or will be incorporated into the plans and specifications as a contractor requirement.

c. Sponsor will not initiate work until receiving FAA's concurrence with the CSPP (FAA Order 5100.38, Par. 5-29).

☒ Yes ☐ No ☐ N/A

14. The project was or will be physically completed without federal participation in costs due to errors and omissions in the plans and specifications that were foreseeable at the time of project design (49 USC §47110(b)(1) and FAA Order 5100.38d, par. 3-100).

☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this APR day of 29 2026 ,

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Equipment and Construction Contracts
Airport Improvement Sponsor Certification

Sponsor: City of Sanford, Maine

Airport: Sanford Seacoast Regional Airport

Project Number: 3-23-0044-XXX-2026

Description of Work: Reconstruct Taxilane Seacoast 1 AIP

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General procurement standards for equipment and construction contracts within Federal grant programs are described in 2 CFR §§ 200.317-200.326. Labor and Civil Rights Standards applicable to the AIP are established by the Department of Labor (www.dol.gov) AIP Grant Assurance C.1—General Federal Requirements identifies all applicable Federal Laws, regulations, executive orders, policies, guidelines and requirements for assistance under the AIP. Sponsors may use state and local procedures provided the procurement conforms to these federal standards.

This certification applies to all equipment and construction projects. Equipment projects may or may not employ laborers and mechanics that qualify the project as a "covered contract" under requirements established by the Department of Labor requirements. Sponsor shall provide appropriate responses to the certification statements that reflect the character of the project regardless of whether the contract is for a construction project or an equipment project.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A written code or standard of conduct is or will be in effect prior to commencement of the project that governs the performance of the sponsor's officers, employees, or agents in soliciting, awarding and administering procurement contracts (2 CFR § 200.318).

   ☒ Yes ☐ No ☐ N/A

2. For all contracts, qualified and competent personnel are or will be engaged to perform contract administration, engineering supervision, construction inspection, and testing (Grant Assurance C.17).

   ☒ Yes ☐ No ☐ N/A

3. Sponsors that are required to have a Disadvantage Business Enterprise (DBE) program on file with the FAA have included or will include clauses required by Title VI of the Civil Rights Act and 49 CFR Part 26 for Disadvantaged Business Enterprises in all contracts and subcontracts.

   ☒ Yes ☐ No ☐ N/A

4. Sponsors required to have a DBE program on file with the FAA have implemented or will implement monitoring and enforcement measures that:

   a. Ensure work committed to Disadvantaged Business Enterprises at contract award is actually performed by the named DBEs (49 CFR § 26.37(b));

   b. Include written certification that the sponsor has reviewed contract records and has monitored work sites for performance by DBE firms (49 CFR § 26.37(b)); and

   c. Provides for a running tally of payments made to DBE firms and a means for comparing actual attainments (i.e. payments) to original commitments (49 CFR § 26.37(c)).

   ☒ Yes ☐ No ☐ N/A

5. Sponsor procurement actions using the competitive sealed bid method (2 CFR § 200.320(c)). was or will be:

   a. Publicly advertised, allowing a sufficient response time to solicit an adequate number of interested contractors or vendors;

   b. Prepared to include a complete, adequate and realistic specification that defines the items or services in sufficient detail to allow prospective bidders to respond;

   c. Publicly opened at a time and place prescribed in the invitation for bids; and

   d. Prepared in a manner that result in a firm fixed price contract award to the lowest responsive and responsible bidder.

   ☒ Yes ☐ No ☐ N/A

6. For projects the Sponsor proposes to use the competitive proposal procurement method (2 CFR § 200.320(d)), Sponsor has requested or will request FAA approval prior to proceeding with a competitive proposal procurement by submitting to the FAA the following:

   a. Written justification that supports use of competitive proposal method in lieu of the preferred sealed bid procurement method;

   b. Plan for publicizing and soliciting an adequate number of qualified sources; and

   c. Listing of evaluation factors along with relative importance of the factors.

   ☒ Yes ☐ No ☐ N/A

7. For construction and equipment installation projects, the bid solicitation includes or will include the current federal wage rate schedule(s) for the appropriate type of work classifications (2 CFR Part 200, Appendix II).

   ☒ Yes ☐ No ☐ N/A

8. Concurrence was or will be obtained from the Federal Aviation Administration (FAA) prior to contract award under any of the following circumstances (Order 5100.38D):
    a. Only one qualified person/firm submits a responsive bid;
    b. Award is to be made to other than the lowest responsible bidder; and
    c. Life cycle costing is a factor in selecting the lowest responsive bidder.

    ☒ Yes ☐ No ☐ N/A

9. All construction and equipment installation contracts contain or will contain provisions for:
    a. Access to Records (§ 200.336)
    b. Buy American Preferences (Title 49 U.S.C. § 50101)
    c. Civil Rights - General Provisions and Title VI Assurances(41 CFR part 60)
    d. Federal Fair Labor Standards (29 U.S.C. § 201, et seq)
    e. Occupational Safety and Health Act requirements (20 CFR part 1920)
    f. Seismic Safety – building construction (49 CFR part 41)
    g. State Energy Conservation Requirements - as applicable(2 CFR part 200, Appendix II)
    h. U.S. Trade Restriction (49 CFR part 30)
    i. Veterans Preference (49 USC § 47112(c))

    ☒ Yes ☐ No ☐ N/A

10. All construction and equipment installation contracts exceeding $2,000 contain or will contain the provisions established by:
    a. Davis-Bacon and Related Acts (29 CFR part 5)
    b. Copeland “Anti-Kickback” Act (29 CFR parts 3 and 5)

    ☒ Yes ☐ No ☐ N/A

11. All construction and equipment installation contracts exceeding $3,000 contain or will contain a contract provision that discourages distracted driving (E.O. 13513).

    ☒ Yes ☐ No ☐ N/A

12. All contracts exceeding $10,000 contain or will contain the following provisions as applicable:
    a. Construction and equipment installation projects - Applicable clauses from 41 CFR Part 60 for compliance with Executive Orders 11246 and 11375 on Equal Employment Opportunity;
    b. Construction and equipment installation - Contract Clause prohibiting segregated facilities in accordance with 41 CFR part 60-1.8;
    c. Requirement to maximize use of products containing recovered materials in accordance with 2 CFR § 200.322 and 40 CFR part 247; and
    d. Provisions that address termination for cause and termination for convenience (2 CFR Part 200, Appendix II).

    ☒ Yes ☐ No ☐ N/A

13. All contracts and subcontracts exceeding $25,000: Measures are in place or will be in place (e.g. checking the System for Award Management) that ensure contracts and subcontracts are not awarded to individuals or firms suspended, debarred, or excluded from participating in federally assisted projects (2 CFR parts 180 and 1200).

    ☒ Yes ☐ No ☐ N/A

14. Contracts exceeding the simplified acquisition threshold (currently $250,000) include or will include provisions, as applicable, that address the following:

    a. Construction and equipment installation contracts - a bid guarantee of 5%, a performance bond of 100%, and a payment bond of 100% (2 CFR § 200.325);

    b. Construction and equipment installation contracts - requirements of the Contract Work Hours and Safety Standards Act (40 USC 3701-3708, Sections 103 and 107);

    c. Restrictions on Lobbying and Influencing (2 CFR part 200, Appendix II);

    d. Conditions specifying administrative, contractual and legal remedies for instances where contractor of vendor violate or breach the terms and conditions of the contract (2 CFR §200, Appendix II); and

    e. All Contracts - Applicable standards and requirements issued under Section 306 of the Clean Air Act (42 USC 7401-7671q), Section 508 of the Clean Water Act (33 USC 1251-1387, and Executive Order 11738.

    ☒ Yes ☐ No ☐ N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this APR day 29 2026 ,

Name of Sponsor: City of Sanford, Maine

Name of Sponsor's Authorized Official: Allison Navia

Title of Sponsor's Authorized Official: Airport Manager

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

FAA Title VI Pre-Grant Award Checklist

Submission information

Submission date (Pick a date): 02/10/2025

Name of airport sponsor: City of Sanford, Maine

Submitter's name: Allison Navia

Title: Airport Manager

Phone number: 207-324-3172

Section 1: Questions Concerning Prior Approval of Title VI Program

By selecting "Yes" below, the sponsor certifies that the following documents were provided to, and approved by, the FAA Office of Civil Rights, and documentation of FAA's approval has been received by the sponsor. The FAA Office reviewing this grant application will confirm the FAA's approval of the documents in this Section prior to approving the grant application.

A sponsor that has ***both*** a Title VI* Plan and a Community Participation Plan, ***both*** of which are approved by the FAA and current, and has already received approval for the information outlined in this Checklist, does not need to complete the remaining questions in Sections 2 and 3 of this Checklist.

This information is required based on DOT Order 1000.12C, Ch. II, Secs. 3 and 4 [https://www.transportation.gov/mission/us-department-transportation-title-vi-program].

Criterion	Notes	Response	Comments
1.1 The sponsor has a written Title VI Plan, approved by the FAA Office of Civil Rights, and subsequently adopted by the recipient, and documentation of the approval and adoption.	Sponsors must develop and adopt a Title VI Plan that outlines the recipient's measures to ensure compliance with Title VI. A current Title VI Plan on file with the FAA is sufficient if the Plan is no more than 3 years old. If the sponsor does not have an approved Title VI Plan, select "No" and complete Sections 2 and 3 of this Checklist.	☐ Yes ☒ No	The Airport will be developing the Title IV Plan in Federal Fiscal Year 2025, if required.
1.2 The sponsor has a written Community Participation Plan (CPP), or an equivalent public participation plan (PPP), and documented approval or concurrence of the plan from the FAA Office of Civil Rights.	Sponsors must satisfy CPP requirements as a condition of receiving an award of federal financial assistance. To the extent the sponsor has already prepared a PPP as part of planning or other requirements of FAA or DOT, that plan or plans may satisfy the CPP requirement so long as the plan has incorporated the Title VI requirements as provided in DOT Order 1000.12C, Ch. II, Sec. 4(a-j). If the sponsor does not have an approved CPP or PPP, select "No" and answer question 3.5 in Section 3 of this Checklist.	☐ Yes ☒ No	The Airport will be developing the CPP or PPP in Federal Fiscal Year 2025, if required.

If the answers to 1.1 and 1.2 above are both "Yes," do *not* complete Sections 2 and 3.

Section 2: Questions Concerning Applicant Data

By selecting "Yes" below, the sponsor certifies that the following documents have been collected in its records prior to submitting this grant application and will be timely made available to FAA staff, including from the FAA Offices of Airports, Chief Counsel, and Civil Rights, upon request.

"Timely available" usually means within 1 week or less, depending on the scope and circumstances. The data should already be available in a format that can be forwarded, as-is. No further data collection or summarization efforts should be necessary to respond to the request.

This information is required by DOT Order 1000.12C, Ch. II, Sec. 2; 49 CFR 21.9; and FAA Order 1400.11.

Criterion	Notes	Response	Comments
2.1 The sponsor has, on file, demographic information for the surrounding community and communities otherwise affected by the sponsor's facilities and operations, including any airport noise and relocations.	At a minimum, data is required for race, color, national origin, and limited English proficiency (LEP) populations. The collected data must include the most current U.S. Census Bureau data, where available, such as American Community Survey data. EJScreen [www.epa.gov/ejscreen] is a useful resource for assessing project areas.	☒ Yes ☐ No	
2.2 The sponsor has, on file, demographic information for beneficiaries. For example, if the applicant is an airport operator, it has collected information for its airport customers.	In most cases, this type of information is available through voluntary disclosures by customers, lessees, community meeting attendees, and businesses seeking opportunities with the applicant. If not applicable or after reasonable efforts, no information was collected, respond, "Yes."	☒ Yes ☐ No	Not applicable/no voluntary disclosures.

Criterion	Notes	Response	Comments
2.3 The sponsor has, on file, demographic information for their staff.	In most cases, this type of information is available through voluntary disclosures. See also 49 CFR § 21.5(c). If not applicable or after reasonable efforts, no information was collected, respond, "Yes."	☒ Yes ☐ No	
2.4 The sponsor has, on file, demographic information for individuals who are members of planning or advisory boards overseeing the applicant's programs, including its airport operations (if applicable).	Airport sponsors, the most common FAA grant applicants, commonly have appointed boards or are overseen directly by elected bodies, such as city councils. In addition, input for specific projects or sponsor priorities is often provided by standing appointed committees. If not already available, the information can be requested on a voluntary basis. If not applicable or after reasonable efforts, no information was collected, respond, "Yes."	☒ Yes ☐ No	

Section 3: Questions about the Sponsor's Programs

By choosing "Yes" below, the sponsor certifies that the related statements are true.

This information is required by DOT Order 1000.12C, Ch. II, Secs. 2, 3, and 4.

Criterion	Notes	Response	Comments
3.1 The sponsor's programs, including any airport operations, have been evaluated for potential impact based on race, color, national origin (including limited English proficiency (LEP)), or low-income status as part of an environmental review process consistent with FAA requirements.	Relevant requirements include Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.) ("Title VI"), DOT's Title VI regulations at 49 CFR part 21, Executive Order 12898, and DOT Order on Environmental Justice (Order 5610.2C). See Title VI of the Civil Rights Act of 1964 [www.justice.gov/crt/fcs/TitleVI]; 49 CFR part 21 [www.ecfr.gov] DOT Order on Environmental Justice [www.transportation.gov/transportation-policy/environmental-justice]	☒ Yes ☐ No	
3.2 The sponsor has evaluated Checklist Section 2 data to identify any potential disparities based on race, color, or national origin (including LEP), as part of an analysis to identify potential discriminatory effects, consistent with FAA requirements.	Relevant requirements include Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.) ("Title VI"), DOT's Title VI regulations at 49 CFR part 21, Executive Order 12898, and DOT Order on Environmental Justice (Order 5610.2C).	☒ Yes ☐ No	

Criterion	Notes	Response	Comments
3.3 The sponsor has performed a "Four-Factor" LEP analysis for the sponsor's programs, including its airport operations (if applicable). Plans and procedures and resources are in place to meet the identified LEP needs, consistent with the analysis.	A "Yes" response means yes to both parts of the question. The LEP analysis must be consistent with Executive Order 13166 and DOT Policy Guidance Concerning Recipients' Responsibilities to LEP Persons (70 FR 74087, December 14, 2005). See DOT's LEP Guidance [https://www.transportation.gov/civil-rights/civil-rights-awareness-enforcement/dots-lep-guidance].	☐ Yes ☒ No	The Airport will perform a Four-Factor LEP, develop plans and procedures, and if application, identify resources to meet LEP needs, if required.
3.4 If the sponsor is an airport sponsor, the FAA Unlawful Discrimination Poster is displayed at its public airport facilities. If the sponsor is ***not*** an airport sponsor, it uses other effective methods to inform its customers, clients, beneficiaries, etc., that it will not discriminate based on race, color, national origin (including LEP), age, sex (including sexual orientation and gender identity), or creed, and of how to file a complaint of discrimination under Title VI against the applicant.	For airport sponsors, areas where the posters should be displayed include, as applicable, airport terminals, fixed base operator facilities, and at businesses that are open to the public and operating on airport property, such as hotels. For larger facilities, posters should be placed so that people can reasonably be expected to see them, no matter where they are in the facility. The poster is available at Airport Civil Rights Program – National Airport Policy and Compliance [https://www.faa.gov/about/office_org/headquarters_offices/acr/com_civ_support/national_airport_policy_compliance/]. If applicant is not an airport, the method used to inform the public must be ongoing and documented.	☒ Yes ☐ No	

Criterion	Notes	Response	Comments
3.5 The sponsor's practices for obtaining proactive and meaningful public participation to ensure that (1) beneficiaries, as well as contractors and sub-recipients (if applicable), are adequately informed about how programs, projects, and other activities will potentially affect them, and (2) diverse views are heard and considered throughout all stages of consultation, planning, and decision-making processes.	To demonstrate compliance with Title VI, the sponsor must specifically be able to show how it affords all members of the community equal opportunity to provide input, regardless of race, color, national origin (including LEP), sex (including sexual orientation and gender identity), creed, or age, in accordance with Title VI, 49 U.S.C. § 47123, Executive Orders 12898 and 13166, DOT Order 5610.2C, and the DOT LEP guidance at 70 FR 74087. Please ***skip*** this question if the sponsor has an FAA-approved community participation plan.	☒ Yes ☐ No	The Airport Board holds regular, published, accessible public meetings. Public meetings can be found on the Sponsor Website.
3.6 Detailed information for all of the sponsor's Title VI lawsuits, investigations, and complaints filed or pending within the last 2 years been uploaded to the FAA Civil Rights Connect System or sent to ACR-4-TitleVI@faa.gov, with receipt acknowledged.	Sponsors must provide the FAA with both the initial notifications for the individual lawsuits, investigation, and complaints, and status updates. The updates are required until at least the time of grant closeout. The updates must include at least the outcome of the lawsuits, investigation, and complaint, and confirmation for resolution of identified deficiencies. See Appendix C to 49 CFR 21, Sub-part (b)(3) [available through www.ecfr.gov]. "Title VI lawsuits, investigations, and complaints" include those alleging discrimination based on race, color, national origin (including LEP), sex (including sexual orientation and gender identity), creed or age.	☒ Yes ☐ No	

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Criterion	Notes	Response	Comments
3.7 Detailed information for all Title VI oversight activities (including audits, compliance reviews, and assessments for the sponsor) performed or pending within the last 2 years, has been sent to ACR-4-TitleVI@faa.gov, with receipt acknowledged. This requirement does not apply to oversight activities conducted by FAA.	Sponsors must provide the FAA with both the initial notifications for the individual audits, compliance reviews, and assessment, and status updates. The updates are required until at least the time of grant closeout. The updates must include at least the outcome of the audits, compliance reviews, and assessment, and confirmation for resolution of identified deficiencies. See Appendix C to 49 CFR 21, Sub-part (b)(3) [available through www.ecfr.gov].	☒ Yes ☐ No	No known activities.
3.8 Detailed information for any pending grant applications with Federal agencies other than FAA identified in the grant application.	The information should be included in narrative fields of the pending application.	☒ Yes ☐ No	Not applicable.

ASSURANCES

AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, U.S.C., subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this grant offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.**

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.

3. **Airport Planning Undertaken by a Sponsor.**

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, 37, and 40 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

The Sponsor will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of Federal funds for this Grant. Performance under this agreement shall be governed by and in compliance with the following requirements, as applicable, to the type of organization of the Sponsor and any applicable sub-recipients. The applicable provisions to this agreement include, but are not limited to, the following:

FEDERAL LEGISLATION

a. 49 U.S.C. subtitle VII, as amended.

b. Davis-Bacon Act, as amended — 40 U.S.C. §§ 3141-3144, 3146, and 3147, et seq.[1]

c. Federal Fair Labor Standards Act – 29 U.S.C. § 201, et seq.

d. Hatch Act – 5 U.S.C. § 1501, et seq.[2]

e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C. 4601, et seq.[1, 2]

f. National Historic Preservation Act of 1966 – Section 106 – 54 U.S.C. § 306108.[1]

g. Archeological and Historic Preservation Act of 1974 – 54 U.S.C. § 312501, et seq.[1]

h. Native Americans Grave Repatriation Act – 25 U.S.C. § 3001, et seq.

i. Clean Air Act, P.L. 90-148, as amended – 42 U.S.C. § 7401, et seq.

j. Coastal Zone Management Act, P.L. 92-583, as amended – 16 U.S.C. § 1451, et seq.

k. Flood Disaster Protection Act of 1973 – Section 102(a) - 42 U.S.C. § 4012a.[1]

l. 49 U.S.C. § 303, (formerly known as Section 4(f)).

m. Rehabilitation Act of 1973 – 29 U.S.C. § 794.

n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.) (prohibits discrimination on the basis of race, color, national origin).

o. Americans with Disabilities Act of 1990, as amended, (42 U.S.C. § 12101 et seq.) (prohibits discrimination on the basis of disability).

p. Age Discrimination Act of 1975 – 42 U.S.C. § 6101, et seq.

q. American Indian Religious Freedom Act, P.L. 95-341, as amended.

r. Architectural Barriers Act of 1968, as amended – 42 U.S.C. § 4151, et seq.[1]

s. Powerplant and Industrial Fuel Use Act of 1978 – Section 403 – 42 U.S.C. § 8373.[1]

t. Contract Work Hours and Safety Standards Act – 40 U.S.C. § 3701, et seq.[1]

u. Copeland Anti-kickback Act – 18 U.S.C. § 874.[1]

v. National Environmental Policy Act of 1969 – 42 U.S.C. § 4321, et seq.[1]

w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 U.S.C. § 1271, et seq.

x. Single Audit Act of 1984 – 31 U.S.C. § 7501, et seq.[2]

y. Drug-Free Workplace Act of 1988 – 41 U.S.C. §§ 8101 through 8105.

z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).

aa. Civil Rights Restoration Act of 1987, P.L. 100-259.

bb. Infrastructure Investment and Jobs Act, P.L. 117-58, Title VIII.

cc. Build America, Buy America Act, P.L. 117-58, Title IX.

dd. Endangered Species Act – 16 U.S.C. 1531, et seq.

ee. Title IX of the Education Amendments of 1972, as amended – 20 U.S.C. 1681–1683 and 1685–1687.

ff. Drug Abuse Office and Treatment Act of 1972, as amended – 21 U.S.C. 1101, et seq.

gg. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 U.S.C. § 4541, et seq.

hh. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 U.S.C. § 4541, et seq.

ii. Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions – 31 U.S.C. § 1352.

EXECUTIVE ORDERS

a. Executive Order 11990 – Protection of Wetlands

b. Executive Order 11988 – Floodplain Management

c. Executive Order 12372 – Intergovernmental Review of Federal Programs

d. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction[1]

e. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers

f. Executive Order 14149 – Restoring Freedom of Speech and Ending Federal Censorship

g. Executive Order 14151 – Ending Radical and Wasteful Government DEI Programs and Preferencing

h. Executive Order 14154 – Unleashing American Energy

i. Executive Order 14168 – Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government

j. Executive Order 14173 – Ending Illegal Discrimination and Restoring Merit-Based Opportunity

FEDERAL REGULATIONS

a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).

b. 2 CFR Part 200 and 1201 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. [3, 4, 5]

c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.

d. 14 CFR Part 13 – Investigative and Enforcement Procedures.

e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.

f. 14 CFR Part 150 – Airport Noise Compatibility Planning.

g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.

h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.

i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.[1]

j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.[1]

k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).[1]

l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).[1]

m. 49 CFR Part 20 – New Restrictions on Lobbying.

n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.

o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.

p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.[1, 2]

q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.

r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.[1]

s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.

t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.

u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).

v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).

w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.

x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

[1] These laws do not apply to airport planning sponsors.
[2] These laws do not apply to private sponsors.
[3] 2 CFR Part 200 contains requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by this regulation shall apply where applicable to private sponsors receiving Federal assistance under Title 49, United States Code.
[4] Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
[5] Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this Grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this Grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

b. Subject to 49 U.S.C. 47107(a)(16) and (x), it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.

c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.

d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.

e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.

f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.

g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for

residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. **Consistency with Local Plans.**

   The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

7. **Consideration of Local Interest.**

   It has given fair consideration to the interest of communities in or near where the project may be located.

8. **Consultation with Users.**

   In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. **Public Hearings.**

   In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. **Metropolitan Planning Organization.**

    In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. **Pavement Preventive Maintenance-Management.**

    With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program, and it assures that it will use such program for the useful life of any pavement constructed, reconstructed, or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. **Terminal Development Prerequisites.**

    For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for

certification of such airport under 49 U.S.C. 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this Grant, the total cost of the project in connection with which this Grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this Grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this Grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of $2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 U.S.C. 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 U.S.C. 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.

b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.

c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.

d. It will make such material available for examination by the public and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.

e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.

f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.

g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.

h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:

1. Operating the airport's aeronautical facilities whenever required;
2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.

b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:

1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.

d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.

e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.

g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.

h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and

b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not

conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a Grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:

   1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.

   2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor’s acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.

   3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 U.S.C. 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.

b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or

transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.

c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 U.S.C. 47107.

26. Reports and Inspections.

It will:

a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;

c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and

d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

   1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and

   2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or

b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

a. The airport owner or operator will maintain a current airport layout plan of the airport showing:

1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;

2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;

3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and

4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.

b. Subject to subsection 49 U.S.C. 47107(x), the Secretary will review and approve or disapprove the plan and any revision or modification of the plan before the plan, revision, or modification takes effect.

c. The owner or operator will not make or allow any alteration in the airport or any of its facilities unless the alteration—

1. is outside the scope of the Secretary's review and approval authority as set forth in subsection (x); or

2. complies with the portions of the plan approved by the Secretary.

d. When the airport owner or operator makes a change or alteration in the airport or the facilities which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:

1. eliminate such adverse effect in a manner approved by the Secretary; or

2. bear all costs of relocating such property or its replacement to a site acceptable to the Secretary and of restoring the property or its replacement to the level of safety, utility, efficiency, and cost of operation that existed before the alteration was made, except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d to 2000d-4); creed and sex per 49 U.S.C. 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this Grant.

a. Using the definitions of activity, facility, and program as found and defined in 49 CFR 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.

b. Applicability

   1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.

   2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.

   3. Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

   The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

   1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or

   2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source: "The City of Sanford, Maine, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all businesses will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of

race, color, national origin (including limited English proficiency), creed, sex , age, or disability in consideration for an award."

e. Required Contract Provisions.

   1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.

   2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

   3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.

   4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:

      a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and

      b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

   1. Reinvestment in an approved noise compatibility project;

   2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. 47117(e);

3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. 47114, 47115, or 47117;
4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:
   1. Reinvestment in an approved noise compatibility project;
   2. Reinvestment in an approved project that is eligible for grant funding under 49 U.S.C. 47117(e);
   3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 U.S.C. 47114, 47115, or 47117;
   4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
   5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.
c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.
d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received Federal funds under Chapter 471 subchapter 1 of Title 49 U.S.C., it will award each contract, or sub-contract for program management, construction

management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. **Foreign Market Restrictions.**
    It will not allow funds provided under this Grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. **Policies, Standards, and Specifications.**
    It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars for AIP projects as of April 28, 2026.

35. **Relocation and Real Property Acquisition.**
    a. It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.
    b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.
    c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. **Access By Intercity Buses.**
    The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. **Disadvantaged Business Enterprises.**
    The sponsor shall not discriminate on the basis of race, color, national origin, or sex, in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for

enforcement under 18 U.S.C. § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

a. If the airport owner or operator of a medium or large hub airport (as defined in 49 U.S.C. § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:

   1. Describes the requests;
   2. Provides an explanation as to why the requests could not be accommodated; and
   3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.

b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six-month period prior to the applicable due date.

40. **Access to Leaded Aviation Gasoline**

a. If 100-octane low lead aviation gasoline (100LL) was made available at an airport, at any time during calendar year 2022, an airport owner or operator may not restrict or prohibit the sale of, or self-fueling with 100-octane low lead aviation gasoline.

b. This requirement remains until the earlier of December 31, 2030, or the date on which the airport or any retail fuel seller at the airport makes available an unleaded aviation gasoline that has been authorized for use by the FAA as a replacement for 100-octane low lead aviation gasoline for use in nearly all piston-engine aircraft and engine models; and meets either an industry consensus standard or other standard that facilitates the safe use, production, and distribution of such unleaded aviation gasoline, as determined appropriate by the FAA.

c. An airport owner or operator understands and agrees, that any violation of this grant assurance is subject to civil penalties as provided for in 49 U.S.C. § 46301(a)(8).

FAA
Airports

Current FAA Advisory Circulars Required for Use in AIP Funded, IIJA Funded, and PFC Approved Projects

Updated: 03/05/2025

View current and previous versions of these ACs and any associated changes at:
http://www.faa.gov/airports/resources/advisory_circulars and
http://www.faa.gov/regulations_policies/advisory_circulars/. [1]

NUMBER	TITLE
70/7460-1M	Obstruction Marking and Lighting
150/5000-9B	Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations
150/5000-17	Critical Aircraft and Regular Use Determination
150/5020-1	Noise Control and Compatibility Planning for Airports
150/5070-6B, Changes 1 - 2	Airport Master Plans
150/5070-7 Change 1	The Airport System Planning Process
150/5100-13C	Development of State Aviation Standards for Airport Pavement Construction
150/5200-28G	Notices to Airmen (NOTAMs) for Airport Operators
150/5200-30D, Changes 1 - 2	Airport Field Condition Assessments and Winter Operations Safety
150/5200-31C, Changes 1 - 2	Airport Emergency Plan
150/5200-33C	Hazardous Wildlife Attractants on or near Airports

[1] All grant recipients are responsible for reviewing errata sheets and addendums pertaining to these Advisory Circulars.

NUMBER	TITLE
150/5200-34A	Construction or Establishment of Landfills Near Public Airports
150/5200-38	Protocol for the Conduct and Review of Wildlife Hazard Site Visits, Wildlife Hazard Assessments, and Wildlife Hazard Management Plans
150/5210-5D	Painting, Marking, and Lighting of Vehicles Used on an Airport
150/5210-7E	Aircraft Rescue and Fire Fighting Communications
150/5210-13C	Airport Water Rescue Plans and Equipment
150/5210-14C	Aircraft Rescue Fire Fighting Equipment, Tools and Clothing
150/5210-15A	Aircraft Rescue and Firefighting Station Building Design
150/5210-18A	Systems for Interactive Training of Airport Personnel
150/5210-19B	Driver's Enhanced Vision System (DEVs)
150/5220-10E	Guide Specification for Aircraft Rescue and Fire Fighting (ARFF) Vehicles
150/5220-16E, Change 1	Automated Weather Observing Systems (AWOS) for Non-Federal Applications
150/5220-17B	Aircraft Rescue and Fire Fighting (ARFF) Training Facilities
150/5220-18A	Buildings for Storage and Maintenance of Airport Snow and Ice Control Equipment and Materials
150/5220-20A	Airport Snow and Ice Control Equipment
150/5220-21C	Aircraft Boarding Equipment
150/5220-22B	Engineered Materials Arresting Systems (EMAS) for Aircraft Overruns
150/5220-23A	Frangible Connections
150/5220-24	Airport Foreign Object Debris (FOD) Detection Equipment
150/5220-25	Airport Avian Radar Systems
150/5220-26, Changes 1 - 2	Airport Ground Vehicle Automatic Dependent Surveillance - Broadcast (ADS-B) Out Squitter Equipment
150/5230-4C	Aircraft Fuel Storage, Handling, Training, and Dispensing on Airports
150/5300-13B, Change 1	Airport Design
150/5300-14D	Design of Aircraft Deicing Facilities
150/5300-15A	Use of Value Engineering for Engineering and Design of Airport Grant Projects

NUMBER	TITLE
150/5300-16B	General Guidance and Specifications for Aeronautical Surveys: Establishment of Geodetic Control and Submission to the National Geodetic Survey
150/5300-17C, Change 1	Standards for Using Remote Sensing Technologies in Airport Surveys
150/5300-18B, Change 1	General Guidance and Specifications for Submission of Aeronautical Surveys to NGS: Field Data Collection and Geographic Information System (GIS) Standards
150/5300-19	Airport Data and Information Program
150/5300-20	Submission of On-Airport Proposals for Aeronautical Study
150/5320-5D	Airport Drainage Design
150/5320-6G	Airport Pavement Design and Evaluation
150/5320-12C, Changes 1 - 8	Measurement, Construction, and Maintenance of Skid Resistant Airport Pavement Surfaces
150/5320-15A	Management of Airport Industrial Waste
150/5320-17A	Airfield Pavement Surface Evaluation and Rating Manuals
150/5325-4B	Runway Length Requirements for Airport Design
150/5335-5D	Standardized Method of Reporting Airport Pavement Strength - PCR
150/5340-1M, Change 1	Standards for Airport Markings
150/5340-5D	Segmented Circle Airport Marker System
150/5340-18H	Standards for Airport Sign Systems
150/5340-26C	Maintenance of Airport Visual Aid Facilities
150/5340-30J	Design and Installation Details for Airport Visual Aids
150/5345-3G	Specification for L-821, Panels for the Control of Airport Lighting
150/5345-5B	Specifications for Airport Lighting Circuit Selector Switch
150/5345-7F	Specification for L-824 Underground Electrical Cable for Airport Lighting Circuits
150/5345-10H	Specification for Constant Current Regulators and Regulator Monitors

NUMBER	TITLE
150/5345-12F	Specification for Airport and Heliport Beacons
150/5345-13B	Specification for L-841 Auxiliary Relay Cabinet Assembly for Pilot Control of Airport Lighting Circuits
150/5345-26E	FAA Specification For L-823 Plug and Receptacle, Cable Connectors
150/5345-27F	FAA Specification for Wind Cone Assemblies
150/5345-28H	Precision Approach Path Indicator (PAPI) Systems
150/5345-39E	Specification for L-853, Runway and Taxiway Retroreflective Markers
150/5345-42K	Specification for Airport Light Bases, Transformer Housings, Junction Boxes, and Accessories
150/5345-43J	Specification for Obstruction Lighting Equipment
150/5345-44L	Specification for Runway and Taxiway Signs
150/5345-45C	Low-Impact Resistant (LIR) Structures
150/5345-46F	Specification for Runway, Taxiway, Heliport, and Vertiport Light Fixtures
150/5345-47C	Specification for Series to Series Isolation Transformers for Airport Lighting Systems
150/5345-49D	Specification L-854, Radio Control Equipment
150/5345-50B	Specification for Portable Runway and Taxiway Lights
150/5345-51B	Specification for Discharge-Type Flashing Light Equipment
150/5345-52A	Generic Visual Glideslope Indicators (GVGI)
150/5345-53D	Airport Lighting Equipment Certification Program
150/5345-54B	Specification for L-884, Power and Control Unit for Land and Hold Short Lighting Systems
150/5345-55A	Specification for L-893, Lighted Visual Aid to Indicate Temporary Runway Closure
150/5345-56B	Specification for L-890 Airport Lighting Control and Monitoring System (ALCMS)
150/5360-12F	Airport Signing and Graphics
150/5360-13A	Airport Terminal Planning
150/5360-14A	Access to Airports By Individuals With Disabilities

NUMBER	TITLE
150/5370-2G	Operational Safety on Airports During Construction
150/5370-10H	Standard Specifications for Construction of Airports
150/5370-11B	Use of Nondestructive Testing in the Evaluation of Airport Pavements
150/5370-13A	Off-Peak Construction of Airport Pavements Using Hot-Mix Asphalt
150/5370-15B	Airside Applications for Artificial Turf
150/5370-16	Rapid Construction of Rigid (Portland Cement Concrete) Airfield Pavements
150/5370-17	Airside Use of Heated Pavement Systems
150/5380-6C	Guidelines and Procedures for Maintenance of Airport Pavements
150/5380-7B	Airport Pavement Management Program
150/5380-9	Guidelines and Procedures for Measuring Airfield Pavement Roughness
150/5390-2D	Heliport Design
150/5395-1B	Seaplane Bases

THE FOLLOWING ADDITIONAL ADVISORY CIRCULARS APPLY TO AIP AND IIJA PROJECTS ONLY

NUMBER	TITLE
150/5100-14E, Change 1	Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects
150/5100-17, Changes 1 - 7	Land Acquisition and Relocation Assistance for Airport Improvement Program Assisted Projects
150/5100-21	State Block Grant Program
150/5370-12B	Quality Management for Federally Funded Airport Construction Projects

Memo

Number: 26-147-01
To: City Council
From: Brady Lloyd, Parks & Recreation Director
Date: 2026-05-19
Subject: Ordered, to approve the Roberts Street road closure for the NECBL All-Star Game hosted at Goodall Park on July 26th.

RECOMMENDATION
Ordered, to approve the Roberts Street road closure for the NECBL All-Star Game hosted at Goodall Park on July 26th.

Background Information:
We had a safety meeting to come up with a plan for the Mainers to host the NECBL All-Star Game at Goodall Park. The Mainers will present on their plan and closure. The date is July 26th. Gates open at 11am, home run derby starts at 2:30pm, game starts at 5pm and should conclude around 8:30pm. Rain date is scheduled for Monday July, 27th. Their safety plan is attached. This was presented at Property Sub on 5/12/2026 and moved onto the full Council.

Legal Review Status:
N/A

Administrative or Department Review:
Parks and Recreation is supportive of this. We will help get the barricades in place for the event.

Financial Impact or Review:

ATTACHMENT(S):
SafetyPlan_SanfordMainers_ASG-2026.pdf
Road Closed - Roberts St..pdf

City of Sanford

Large Event & Special Gathering

Safety Plan - Organizer Input Outline

1. **Event Overview**
    - **Event Name:** 2026 New England Collegiate Baseball League All-Star Game
    - **Event Sponsor / Organizer:** Sanford Mainers
    - **Primary Contact Person**
        i. **Name:** Jacob Ouellette
        ii. **Title:** Chairman, Board of Directors
        iii. **Phone/Email:** (207) 432-2306 / office@sanfordmainers.com
    - **Venue**
        i. Goodall Park (baseball venue and surrounding grounds)
    - **Event Description:**
        i. The Sanford Mainers of the New England Collegiate Baseball League to host league All-Star Game featuring top-talent across the league's 13 teams. The event will hold a home-run derby and an exhibition game featuring the North Division vs. the South Division. Major League Baseball scouts from all 32 clubs will be represented with league and team officials to be present. This event is expected to bring hundreds of fans from out of state in addition to the many more fans from Sanford and the surrounding regions.

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2. **Date, Time, and Duration**
    - **Event Date:** Sunday, July 26, 2026
    - **Start and End Times**
        i. **Gates Open:** 11:00am
        ii. **Home Run Derby:** 2:30pm
        iii. **First Pitch:** 5:00pm
        iv. **Estimated Conclusion:** 8:30pm
    - **Total Duration (including setup and breakdown):** Est. 14 hours - 7:30am to 9:30pm
    - **Rain Date / Contingency Date (if applicable):** Monday, July 27, 2026

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3. **Anticipated Attendance**
    - **Expected Total Attendance:** 2,300-2,500
        i. **Ticketed Attendees:** 2,000
        ii. **Non-Ticketed Attendees:** 75
    - **Peak Attendance Period:** 2:30-6:30pm
    - **Staff, Volunteers, Vendors, Players (estimated counts):** 225

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4. **Event Components & Ancillary Activities**
    - **Primary Event**
        i. NECBL All-Star Baseball Game
    - **Additional Activities**
        i. Concessions / Food Trucks (Food trucks to be located within closed portion of Roberts Street.
        ii. Merchandise Sales
        iii. Fan Engagement Areas: Inside Goodall Park concourse and within closed portion of Roberts Street
        iv. Pre-game or Post-game Events: None for fanbase, however player and participant and scout meals will be served prior to gates opening.
    - **Location of All Activities**
        i. **Inside the Park:**
        ii. **Outside the park footprint:** Within closed portion of Roberts Street to be between each Goodall Park Gate / Entrance and Exit of Benton Park Parking Lot
    - **Hours of Operation for Each Activity**
        i. Entirety of event: 11am-8:30pm

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5. **Traffic Management & Roadway Impacts**
    - **Anticipated Traffic Impacts**
        i. **Increase vehicle volume**
        ii. **Pedestrian concentrations**
            1. Crosswalk at the entrance of Benton Park Parking Lot along with Roberts Street sidewalks.
    - **Requested or Anticipated Road Closures**
        i. **Streets affected:** Roberts Street
        ii. **Partial vs. Full Closures:**
            1. Partial closer from Shaw St. to Benton Park Parking Lot as well as Trafton St. to Benton Park Parking Lot.

2. Full Closure: Roberts Street between each Goodall Park Gate / Entrance and Exit of Benton Park Parking Lot

iii. **Duration of Closures**

- **Access Needs**
  - i. **Emergency Vehicle Access**
    1. Full unhindered access (Communication with Assistant Fire Chief Brian Watkins to convey any necessary updates to FD)
  - ii. **Resident Access**
    1. Unhindered from bottom of Roberts St. at Trafton St.
    2. Volunteer to guide residents at the top of Roberts St. at Shaw St.
  - iii. **Public Transit Access**
    1. To follow detour signage
- **Traffic Control**
  - i. **Barricades**
    1. Needed for partial and full road closure areas. Barricades to also indicate pedestrian-only areas.
  - ii. **Signage**
    1. Dedicated signage along main routes indicating public parking lots
  - iii. **Staffing or Volunteers (if proposed)**
    1. Team to utilize existing staff, while recruiting outside volunteers to assist

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6. **Parking Plan**
   - **Primary Parking Locations**
     - i. **On-site Parking:** Benton Playground Parking Lot (VIP / Handicap)
     - ii. **Off-Site Parking Areas:** Sanford City Hall, Main Street Marketplace, School Street Lots, Various applicable side streets
       1. Request has been made to allow sidestreet parking on one side only for Trafton St. to allow two-way traffic flow
   - **Estimated Capacity of Each Location**
     - i. At or below lot capacity for each location
   - **ADA-Accessible Parking**
     - i. **Number of Spaces:** 16 dedicated handicap spots along Roberts St. edge of parking lot
     - ii. **Proximity to Venue:** 30-50 feet
   - **Overflow Parking**
     - i. Please refer to off-site parking areas
   - **Wayfinding**
     - i. **Signage**
       1. Please refer to Section 5
     - ii. **Communications to Attendees**

1. Social media, dedicated All-Star Game web page and day-of signage

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7. **Shuttle Transportation (if applicable)**
    - **Need for Shuttle Service**
        i. Yes (to be organized by Sanford Mainers)
    - **Pickup and Drop-off Locations**
        i. Main Street Marketplace (Specific location TBD)
        ii. School Street Parking Lot
        iii. City Hall Parking Lot
        iv. Benton Playground (Roberts Street) Parking Lot
    - **Estimated Ridership**
        i. 20-30 per ride
    - **Hours of Operation**
        i. 11am-8pm
    - **Accessibility Considerations**
        i. Shuttle service to provide full update in advance of event

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8. **Pedestrian Flow & Crowd Management**
    - **Primary Pedestrian Routes**
        i. Roberts Street via Main Street Marketplace / School Street Lots to Main Street
        ii. Roberts Street via City Hall Parking Lot
    - **Anticipated Congestion Areas**
        i. Main Street at Roberts Street
        ii. Roberts Street at Goodall Park
    - **Crosswalk and Crossing Needs**
        i. Applicable crosswalks at off-premise parking locations to include Main Street Marketplace at Main St. / Central Park at Main St. / Benton Park Parking Lot at Roberts St.
    - **Lighting Considerations (if evening event)**
        i. Existing street lights
    - **Accessibility and ADA Compliance**
        i. All applicable from regular season accommodations
            1. Goodall Park Elevator
            2. Ground-level ramp

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9. **Fire, EMS, and Medical Considerations**
    - **Dedicated Standby Ambulance**
        i. Anticipated
    - **First Aid / Medical Area**
        i. Roaming EMS Personnel
        ii. 2 EMS Personnel
    - **Athlete Medical Coverage**
        i. Team Staff Athletic Trainers
    - **Heat, Weather, and Hydration Planning**
        i. Cooling Fans, Cold water at concessions, Shaded areas if needed. Team dugouts will be supplied water coolers
    - **Emergency Access Routes**
        i. Roberts St. at Shaw St.
        ii. Roberts St. at Trafton St.

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10. **Public Safety & Security**
    - **Private Security (if applicable)**
        i. Staffing levels
            1. Regular team staffing with additional volunteers to assist with crowd management
        ii. Roles and responsibilities
            1. Team leads to decide placement of staffing. Responsibilities to include monitoring of crowd activity to maintain applicable facility rules and regulations
    - **Police Coordination Needs**
        i. Communication active with Sanford Chief of Police to determine if any additional assistance will be required. None has been suggested at this time.
    - **Lost Child / Missing Person Procedures**
        i. To be reported to Sanford Mainers ticket booth and/or Team Leads. Communication to press box announcer as well as direct communication with emergency services.

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11. **Public Works & Infrastructure Needs**
    - **Barricades and Traffic Control Devices**
        i. To be coordinated with Sanford Parks and Recreation, Public Works Dept. and EMS services

- **Temporary Signage**
    i. To be setup and broken down by team representatives and volunteers
- **Trash and Recycling**
    i. Handled by staff and volunteers of Sanford Mainers to be disposed in team-owned dumpster
- **Restrooms (permanent and temporary)**
    i. Existing restrooms sufficient for event
- **Post-event Cleanup Plan**
    i. To be handled by staff and volunteers of the Sanford Mainers, with assistance by Parks and Recreation staff in applicable areas

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12. Parks & Recreation Considerations

- **Facility Use Areas**
    i. Entirety of Goodall Park facility
- **Field Protection**
    i. Field tarp to be utilized if needed during inclement weather, placed by players and coaches. To be coordinated with Parks and Recreation if necessary.
    ii. Batting practice field protection to be used during applicable events
- **Grounds Impact**
    i. No additional impact from regular season use
- **Post-Event Restoration Needs**
    i. To be coordinated with Parks and Recreation

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13. Code Enforcement & Permitting

- **Required Permits**
    i. Food Vendors
        1. Food vendors to obtain necessary permits prior to event, through same protocol as regular season service
    ii. Temporary Structures
        1. Bleacher rentals to be setup prior to and post event by applicable company
    iii. Special Events Permits
        1. N/A
- **Vendor Compliance**
    i. Food and alcohol vendors to follow same standard as regular season operation
- **Fire code and life-safety Review**

i. Under consideration with support from Assistant Fire Chief

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14. Communications & Coordination

- **Event Day Command Structure**
- **Primary Point of Contact During Event:**
  - **Name:** Jacob Ouellette
  - **Title:** Chairman, Board of Directors
  - **Phone/Email:** (207) 432-2306 / office@sanfordmainers.com
- **Communication Method**
  - Radios
  - Cell phones
- **Public Information**
  - **Attendee Instructions**
    1. To be communicated via Public Address System, game-day program, signage throughout venue
  - **Parking and Traffic Messaging**
    1. Please refer to Section 5

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15. Contingency & Emergency Planning

- **Severe Weather Plan**
  - To be made in conjunction with on-field and league officials, with support from Parks and Recreation (if applicable). Any necessary decisions to be communicated via public address system.
- **Medical Emergency Procedures**
  - Secure area with any immediate emergency. Notify appropriate medical services and/or police department. Follow-up with documented incident report by Team Lead(s).
- **Evacuation Considerations**
  - In the event of a need for evacuation, public address system will provide necessary communication with instruction to exit the Goodall Park grandstand via two applicable stairways and out through both gates across Roberts Street to Benton Park Parking Lot or via applicable side streets. To be assisted by staff and volunteers.
- **Event Cancellation or Early Termination Plan**
  - Postponement to be decided no later than 5:00pm on Saturday, July 25th. In the event of a postponement, event will be moved to Monday, July 27th with the schedule of events being the same.

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16. Organize Acknowledgement

- **Confirmation that the organizer understands:**
    i. **Final safety determinations are made collaboratively with City departments**
    ii. **Adjustments may be required based on final attendance and logistics**
    iii. **Additional staffing or resources may be required depending on final scope**


Prescott St
Kimball St
Shaw St
Roberts St
Wombley Rd
West Elm St
Road Closed
931

Memo

Number: 26-148-01
To: City Council
From: Brady Lloyd, Parks & Recreation Director
Date: 2026-05-19
Subject: Ordered, to approve the Shaw Road closure from Spur Road to Shaws Ridge Road for the Pete Levasseur Fall Classic on October 10th - 12th and on October 24th & 25th for the U9/10 Soccer Maine Festival from 7:00am - 5:00pm.

RECOMMENDATION

Order, to approve the Shaw Road closure from Spur Road to Shaws Ridge Road for the Pete Levasseur Fall Classic on October 10th - 12th and on October 24th & 25th for the U9/10 Soccer Maine Festival from 7:00am - 5:00pm.

Background Information:

This is the same closure that has been done the last couple of years for the safety of people attending the tournament. Sanford Soccer will be presenting on this item.

Legal Review Status:

N/A

Administrative or Department Review:

Sanford Soccer is responsible for posting signage for these events.

Financial Impact or Review:

ATTACHMENT(S):

Sanford Soccer Road Closure.pdf
Sanford Soccer Field Maps.pdf

Sanford Soccer Traffic Control & Parking Map

City of Sanford, ME

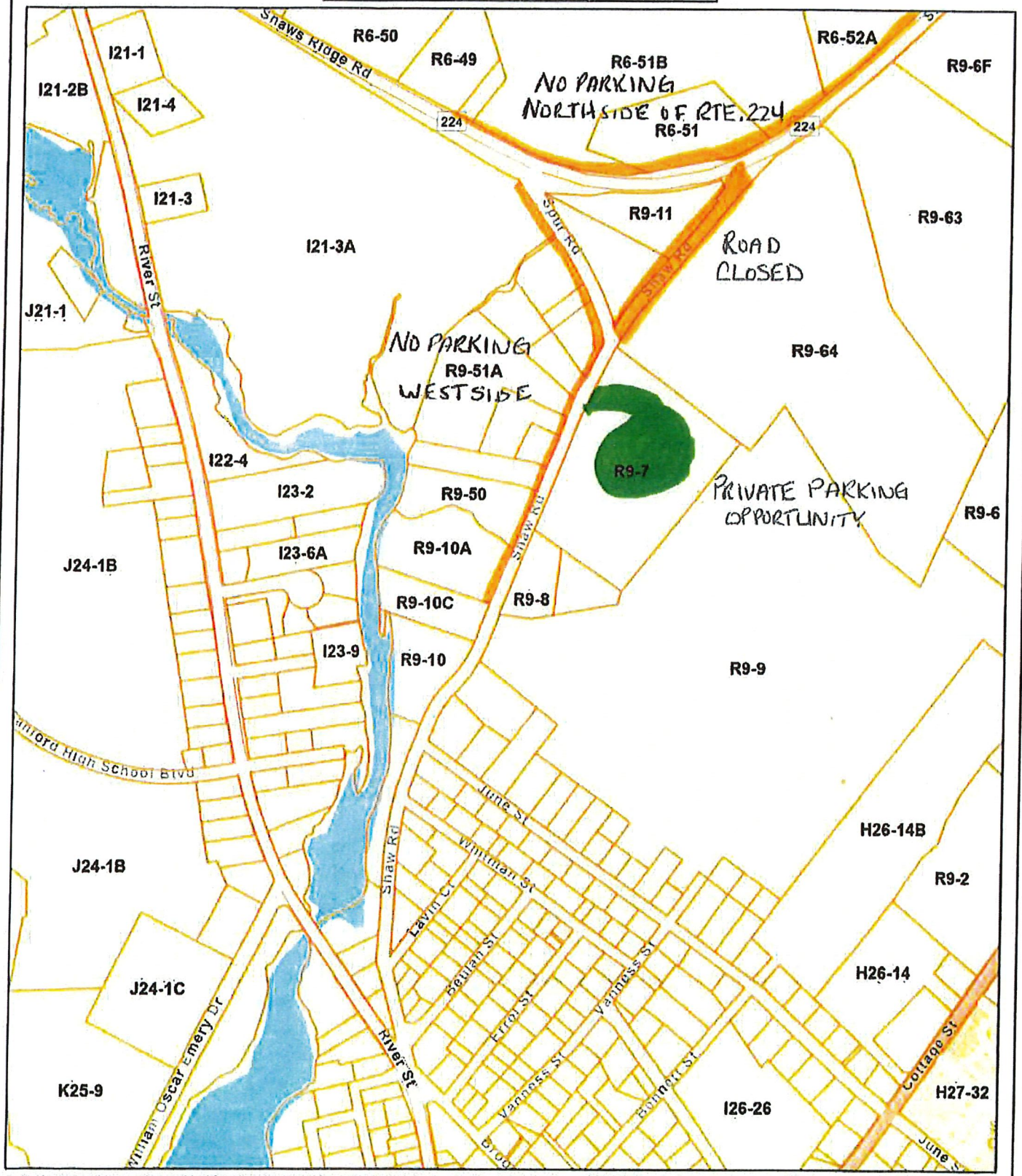
1 inch = 500 Feet

0 500 1000 1500

September 8, 2023

CAI Technologies

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.


Shaws R
s Ridge Rd
Sanford Soccer
Shaw Field
Shaw Rd
8
9
1
5
2
6
3
7
4
Google


Cobb Stadium
Mousam Way Trail
Mousam Way Trail
Mousam Way
Blouin Field
13
12
11
10
Google


Carl J. Lamb Fields
14
Carl J. Lamb
Elementary School


SPARTANS
Alumni Stadium
Alumni Blvd

Memo

Number: 26-144-01
To: City Council
From: Steven Buck, City Manager
Date: 2026-05-19
Subject: Resolved, to approve an Emergency Ordinance putting in place a temporary moratorium on data center development for 91 days, pursuant to Charter Section 214.1.

RECOMMENDATION

Vote to put in place an Emergency Moratorium on Data Center development to allow for the review and or amendment of the City's existing Zoning and Permitting Ordinances to address the unique aspects and best practice establishment of permitting this new industrial use application within Sanford's Zoning and Permitting Ordinances.

The recent Memo attached provides the foundation of how the City would address public concerns in permitting/ordinances if the Moratorium is enacted.

Background Information:

See attached Draft Emergency Ordinance Temporary Moratorium on Data Centers attached.

The Draft has been sent to Legal for review and or amendment prior to consideration at the May 19, 2026 Council Meeting. Legal review was returned with amendments to the Section 1.4 Enforcement and addition of Section 1. Severability.

Property Subcommittee has reviewed. A proposal for Conditional Use was recommended as the best structure to address the City's Ordinances during the Moratorium, if enacted.

Legal Review Status:

Complete

Administrative or Department Review:

Emergency Temporary Ordinance is in response to concerns of any future permitting of large scale Data Centers and the environmental, noise, water, and electrical impacts, amongst others, that may occur if not properly accounted for in the environmental and land use permitting. If enacted by at least a 5 in favor vote, the Emergency Ordinance would become effective immediately upon such ratification and be in effect for 91 days unless either lifted by the Council in that period or a full moratorium is enacted for 180 days to extend the necessary period of time for achieving any/all amendments and considerations within our Land Use Ordinances, pursuant to City Charter Section 214.

A Memo with recommendations on how to best address the City's Ordinances during a Moratorium Period is attached. The Memo explains what Conditional Use is and how it can best address the Public's concerns around permitting of large scale Data Centers and a best means supported by the Planning Board for future permitting if such application is made.

Financial Impact or Review:

Undetermined

ATTACHMENT(S):

Emergency_Ordinance_Temporary_Moratorium_on_Data_Center_Development_Final.pdf
Memo Data Center Temporary Moratorium - Conditional Use Recommendation 5-15-2026.pdf
Data Center Moratorium Consideration and Ordinance Amendments 5-1-2026.pdf

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Emergency Ordinance
Temporary Moratorium on Data Center Development

Emergency Preamble

Whereas, pursuant to Section 214.1 of the Sanford City Charter, the City Council may adopt an Emergency Ordinance to meet a public emergency affecting the health, safety, or welfare of the City, with the statement of such emergency set forth in the preamble; and

Whereas, the City Council finds that the development of large-scale data centers represents a new and emerging land use within the State of Maine and the City of Sanford, and is of a scale and intensity not previously experienced locally; and

Whereas, such data centers present unique and complex considerations not fully contemplated under the City's current Zoning Ordinance and Site Plan Review standards, including but not limited to electrical demand and infrastructure impacts, potential ratepayer implications, water usage, environmental effects, noise from continuous operations and backup generation systems, and overall site scale and intensity; and

Whereas, while the City's existing ordinances provide a generally strong regulatory framework for land use review, they are not specifically tailored to address the distinct characteristics and potential impacts of large-scale data center development; and

Whereas, the City Council has received and considered information identifying the need for specific ordinance provisions addressing, among other matters, electrical grid and ratepayer protections, siting and location standards, conditional use review processes, noise and generator controls, water use and environmental standards, infrastructure and public service impacts, fiscal transparency and community benefit, phased development, decommissioning requirements, and ongoing monitoring and enforcement; and

Whereas, without the adoption of a temporary moratorium, applications for data center development may be submitted and deemed complete under existing ordinances that do not yet reflect these necessary, data center-specific standards, potentially resulting in irreversible land use decisions without the benefit of a fully developed regulatory framework; and

Whereas, the City Council finds that such premature applications could result in impacts to municipal infrastructure, natural resources, and surrounding properties that may not be adequately mitigated under current ordinances, thereby affecting the health, safety, and welfare of the City and its residents; and

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Emergency Ordinance
Temporary Moratorium on Data Center Development

Whereas, the City Council further finds that there is an immediacy to act due to increasing national demand and development pressure for large-scale data centers, creating a reasonable likelihood that development proposals may be advanced prior to the City completing its ordinance review and amendment process; and

Whereas, the Maine State Legislature recently enacted LD 307, legislation addressing data center development, which was subsequently vetoed by the Governor, and the Legislature failed to override such veto, resulting in the absence of a comprehensive State regulatory framework governing data center development; and

Whereas, the lack of enacted State-level standards places increased responsibility upon municipalities, including the City of Sanford, to establish appropriate local regulations to address the impacts of such development; and

Whereas, the City Council finds that a temporary moratorium is necessary to allow sufficient time for the City Administration to develop, and for the Planning Board to review and recommend, a series of Zoning Ordinance amendments specifically addressing data center development for subsequent consideration and enactment by the City Council; and

Whereas, the City Council affirms its intent to support appropriate and responsible economic development within the City, while ensuring that such development occurs under clear, predictable, and protective standards that safeguard the interests of the community; and

Whereas, the City Council finds that the enactment of a temporary moratorium on data center development is a necessary and appropriate measure to prevent potential adverse impacts and to preserve the status quo while the City undertakes this ordinance review and amendment process;

Now, Therefore, the City Council hereby declares that an emergency exists affecting the health, safety, and welfare of the City of Sanford and hereby enacts the following Emergency Ordinance establishing a Temporary Moratorium on Data Center Development.

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Emergency Ordinance
Temporary Moratorium on Data Center Development

City of Sanford
Temporary Moratorium on Data Center Development

1.1 Purpose and Findings

A. The City Council finds that data center development represents a unique and emerging land use with potential impacts to electrical infrastructure, environmental resources, municipal services, and surrounding properties that are not fully addressed under existing ordinances; and

B. The City Council finds that there is an immediate need to ensure that such development is reviewed under clear, specific, and enforceable standards tailored to data centers; and

C. The City Council seeks to prevent the submission and approval of applications under regulatory provisions that are not specifically designed to address the scale and intensity of data center development; and

D. The City Council intends to undertake a review and amendment of its Zoning Ordinance to establish appropriate standards and processes governing data center development; and

E. The City Council finds that a temporary moratorium is necessary to prevent serious public harm and preserve the status quo while such review and ordinance amendments are developed and considered.

1.2 Definition

For the purposes of this Ordinance, the following definition shall apply:

Data Center shall mean a facility, or a campus of multiple buildings located on a single parcel or contiguous parcels, the primary use of which is the housing, storage, management, processing, or transmission of digital data through computer systems, servers, and associated equipment.

A Data Center shall be considered subject to this Ordinance where it meets one or more of the following characteristics:

- Electrical Demand Threshold: Designed to require one (1) megawatt (MW) or greater of dedicated electrical load capacity, whether from the utility grid or on-site generation;
- Building Area Threshold: Contains ten thousand (10,000) square feet or more of floor area devoted to data processing, server infrastructure, or supporting mechanical and electrical systems;

- Primary Use Test: The data processing function constitutes the principal use of the property, rather than an accessory or incidental use to another permitted commercial, institutional, or industrial activity;
- Infrastructure Intensity: Includes specialized high-capacity cooling systems, redundant power supplies, substations, or backup generation designed to support continuous data operations; or
- Campus Configuration: Is developed or proposed as part of a phased or multi-building campus intended for data processing operations.

Exclusions:
The term "Data Center" shall not include:

- Server rooms, data closets, or IT infrastructure that are **accessory and incidental** to a primary use such as a hospital, school, office building, manufacturing facility, or retail establishment;
- Telecommunications equipment facilities regulated under other sections of the City's Ordinances;
- Small-scale business IT operations that do not meet the thresholds set forth above.

1.3 Moratorium

A. The City of Sanford hereby establishes a temporary moratorium on the acceptance, processing, and approval of any application for the development, establishment, operation or expansion of a Data Center.

B. This moratorium shall apply to all applications not yet deemed complete by the City as of the effective date of this Ordinance.

C. During the period of this moratorium, no City board, commission, official, agent or employee shall accept, process, approve, or issue permits or approvals for any Data Center as defined herein.

D. Any application submitted after the effective date of this Ordinance shall not be accepted and shall not proceed until the expiration or repeal of this moratorium.

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Emergency Ordinance
Temporary Moratorium on Data Center Development

1.4 Enforcement

A. This Ordinance shall be enforced by the Administrative Office of the City Manager and such other officials as may be designated by the City Manager.

B. Any person who violates this Ordinance shall be subject to civil penalties and other remedies as provided in 30-A M.R.S.§ 4452 including, but not limited to, penalties between $100 to $5,000 per day , injunctive relief, reasonable attorney's fees, and costs in prosecuting any such violations. Each violation shall constitute a separate offense.

C. The City may pursue all other remedies available under law to enforce this Ordinance.

1.5 Effective Date and Duration

This Emergency Ordinance shall take effect immediately upon adoption by the City Council on May 19, 2026 and shall stand repealed as of the ninety-first (91st) day following the date of its adoption, August 12, 2026, unless sooner repealed or re-enacted in accordance with the provisions of the Sanford City Charter.

1.6 Re-Enactment and Extension

A. If the emergency conditions identified herein continue to exist, the City Council may re-enact this Ordinance in the manner provided for emergency ordinances under the Sanford City Charter.

B. The City Council may also adopt a subsequent non-emergency ordinance establishing a longer-term moratorium, not to exceed one hundred eighty (180) days, in accordance with applicable law.

1.7 Severability

Should any section or provision of this Ordinance be declared by any court to be invalid, such decision shall not invalidate any other section or provision.

Enactment

Enacted this ___ day of _____, 2026, to take effect immediately upon adoption.

Authorized by a vote of ___ - ___ by the Sanford City Council so assembled.

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MEMO
From the Desk of
Steven R. Buck,
Sanford City Manager

Data Center Temporary Moratorium – Conditional Use

To: City Council

Subject: Data Center Moratorium Considerations and Use of Conditional Use Standards in Future Ordinance Amendments

Date: May 15, 2026

Purpose and Framework

The purpose of this memorandum is twofold:

1. To summarize the principal considerations supporting a temporary moratorium on data center development; and
2. To explain how Conditional Use Standards under Maine law provide the appropriate regulatory framework for Sanford to address these considerations through future zoning ordinance amendments.

Together, these tools will allow the City to establish a clear, predictable, and technically rigorous permitting process that protects residents, municipal infrastructure, and the environment while preserving the opportunity for responsible economic development.

Consideration of a Temporary Moratorium

Data centers are a unique and increasingly common form of industrial development. While they can generate substantial property tax revenue and investment, they may also create impacts not fully addressed by Sanford's current zoning and site plan standards.

The City Council is considering a temporary moratorium to provide time to evaluate and adopt ordinance amendments tailored to this emerging land use before any applications are deemed complete.

A moratorium would allow the City to:

- Establish modern, enforceable review standards.
- Prevent projects from being reviewed under regulations not designed for data centers.
- Address public concerns proactively.
- Provide clarity and predictability to both residents and prospective developers.

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MEMO
From the Desk of
Steven R. Buck,
Sanford City Manager

Data Center Temporary Moratorium – Conditional Use

Under the Sanford Charter, an emergency moratorium ordinance remains in effect for 91 days unless replaced or extended by subsequent Council action, with the option to adopt a non-emergency ordinance extending the moratorium for up to 180 days if additional time is needed.

Principal Areas of Public Concern

Public comments and staff analysis have identified several key areas requiring focused review for large-scale data center development:

- Electrical demand and potential impacts to regional electric rates and grid reliability.
- Water consumption and wastewater discharge.
- Noise from cooling equipment and backup generators.
- Visual impacts associated with large buildings and campuses.
- Air emissions from emergency power systems.
- Traffic and construction impacts.
- Demands on police, fire, and emergency medical services.
- Long-term decommissioning and restoration obligations.
- Verification that projected economic benefits justify the scale of development.

These concerns are legitimate and reflect the scale and complexity of modern data center operations.

How can Sanford best amended Ordinances to Address Public Concerns – Permitting

Administration has reviewed the City's current Land Use Tables and Zoning Ordinances in consideration of the understanding of the varying types and or scale of Data Center development that may occur. In order to have a **Specific Review Process/Permitting for Data Centers**, it is **recommended that Conditional Use Standards be put in place for Data Center Development**.

What Is a Conditional Use?

Under Maine law, a Conditional Use (sometimes referred to as a Special Exception) is a use that is permitted in a zoning district only when the applicant demonstrates compliance with specific standards adopted by the municipality. Municipal authority to establish such standards is provided by 30-A M.R.S. Chapter 187, Subchapter 3 Land Use Regulation.

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MEMO
From the Desk of
Steven R. Buck,
Sanford City Manager

Data Center Temporary Moratorium – Conditional Use

In practical terms, a Conditional Use is:

- Not permitted automatically.
- Not prohibited outright.
- Allowed only after Planning Board review.
- Approved only if specific criteria are met.
- Subject to enforceable conditions of approval.

This process allows the City to permit data centers in appropriate locations while ensuring that each proposal is evaluated against objective performance standards.

Site Plan Review vs. Conditional Use Review

Traditional Site Plan Review focuses on the physical layout of a project, including drainage, parking, landscaping, and lighting.

Conditional Use Review goes further by evaluating whether the proposed use, at its particular scale and intensity, is appropriate for the site and surrounding community.

In short:

- **Site Plan Review asks:** "Is the project designed correctly?"
- **Conditional Use Review asks:** "Is this use acceptable here, and under what conditions?"

For large-scale data centers, both forms of review are appropriate.

How Conditional Use Standards Address Public Concerns

Conditional Use Standards allow the City to convert broad public concerns into measurable requirements that applicants must satisfy before approval can be granted.
Examples include:

Electrical Infrastructure

Applicants may be required to demonstrate available utility capacity, identify all necessary upgrades, and verify that project costs are not shifted to existing ratepayers.

Data Center Temporary Moratorium – Conditional Use

Water and Environmental Impacts
Applicants may be required to disclose anticipated water demand, cooling methods, and wastewater characteristics, and demonstrate no adverse impacts on local water resources.

Noise and Air Emissions
The ordinance can establish specific decibel limits, generator testing restrictions, and emissions controls.

Site Design and Visual Scale
Enhanced setbacks, buffering, landscaping, and building mass standards can reduce visual impacts.

Emergency Services and Infrastructure
Applicants may be required to provide traffic studies, emergency response analyses, and fiscal impact assessments.

Decommissioning
The City can require a decommissioning plan and financial assurances to ensure future site restoration.

Monitoring and Reporting
Ongoing reporting requirements can verify continued compliance after construction and operation.

Tiered Review Based on Project Scale

A key recommendation is to regulate data centers proportionally based on size and intensity.

Tier	Example Use	Review Level
Tier 1	Small accessory server rooms within existing buildings	Standard Site Plan Review
Tier 2	Mid-scale facilities	Site Plan Review + Conditional Use
Tier 3	Large-scale or campus developments	Enhanced Conditional Use + Independent Peer Review

This structure avoids overregulating small facilities while ensuring robust review of developments with the greatest potential impacts.

Independent Peer Review

Sanford's ordinances already authorize peer review at the applicant's expense when specialized technical evaluation is necessary.
Future ordinance amendments may identify specific studies likely to warrant peer review, such as:

- Electrical grid analyses.
- Acoustic studies.
- Water use assessments.
- Environmental impact evaluations.
- Fiscal impact analyses.

Peer review would be used when staff or the Planning Board determines that submitted materials require independent validation.

Benefits to the Planning Board

Conditional Use Standards provide the Planning Board with:

- Clear, objective decision-making criteria.
- Authority to require technical studies.
- Ability to impose enforceable conditions.
- Legal support for approval, denial, or modification.
- Ongoing compliance and enforcement tools.

This framework ensures decisions are based on documented facts and adopted standards rather than speculation or generalized concerns.

Public Assurance and Transparency

By adopting detailed Conditional Use Standards, the City can assure residents that any future data center proposal will undergo a comprehensive public review process addressing:

- Infrastructure capacity.
- Environmental protection.
- Community compatibility.

- Long-term accountability.

This approach allows Sanford to evaluate future proposals from a position of strength while maintaining full transparency and public participation.

Conclusion

Conditional Use Review is the most effective regulatory tool available to Sanford to address the unique impacts associated with large-scale data center development.

If the Council adopts a temporary moratorium, staff recommends using that period to prepare ordinance amendments establishing a tiered Conditional Use framework that:

1. Defines data center categories by size and intensity.
2. Establishes objective standards addressing all identified public concerns.
3. Authorizes enhanced technical review and peer review when warranted.
4. Provides the Planning Board with clear authority to impose conditions or deny applications that fail to meet adopted standards.

This framework will ensure that any future data center development is evaluated comprehensively and approved only when it can be demonstrated that potential impacts are appropriately mitigated and the project is compatible with Sanford's long-term interests.

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MEMO
From the Desk of
Steven R. Buck,
Sanford City Manager

Data Center Temporary Moratorium – Conditional Use

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From the Desk of
Steven R. Buck,
Sanford City Manager

Data Centers – Ordinance Amendments

To: City Council

Subject: Data Center Moratorium Consideration pending Ordinance Review

Date: May 1, 2026

Summary

The City Council is considering whether to establish a temporary moratorium on data center development to allow time for adoption of local ordinance standards addressing this emerging and highly impactful land use. Data centers present unique considerations not fully contemplated under existing zoning and site plan regulations, particularly related to electrical demand, potential ratepayer impacts, environmental effects, noise, and overall scale.

The attached draft framework identifies key regulatory elements. This memorandum summarizes those elements in a focused manner to support Council discussion and provide direction to the Planning Board should a moratorium be enacted.

Why Consider a Moratorium

A temporary moratorium would:

- Allow the City to proactively establish clear, enforceable standards
- Prevent premature approval of projects under incomplete regulatory tools
- Address public concerns before applications are submitted
- Ensure consistency, fairness, and transparency in future review

Given the pace of data center development nationally and the scale of potential impacts, a defined pause to adopt appropriate standards is a defensible and prudent planning approach.

Key Ordinance Elements for Council Consideration

The following elements represent the core areas that a Sanford-specific Data Center Ordinance should address:

- **Electrical Grid & Ratepayer Protection**
- **Siting and Location Standards**
- **Conditional Use Review Process**
- **Noise and Generator Controls**
- **Water Use and Environmental Standards**

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- **Self-Powered / Islanded Facility Preference**
- **Infrastructure and Public Service Impacts**
- **Fiscal Transparency and Community Benefit**
- **Phasing and Capacity Controls**
- **Decommissioning and Long-Term Site Viability**
- **Monitoring, Reporting, and Enforcement**

How These Elements Address Public Concerns

Electrical Grid & Ratepayer Protection
The most significant concern raised by residents is the potential for large-scale data centers to increase electric rates or impact reliability. Requiring applicants to demonstrate no adverse impact on the local or ISO-New England grid—and to fund all infrastructure upgrades—ensures that existing residents and businesses are not subsidizing private development. This provision directly addresses the concern of off-site impacts being shifted onto the broader community.

Siting and Location Standards
Restricting data centers to industrial zones and prioritizing redevelopment sites (such as former mill properties) ensures compatibility with existing land use patterns. Required setbacks and buffering reduce visual and operational impacts on nearby neighborhoods, addressing concerns about scale and community character.

Conditional Use Review Process
Requiring Conditional Use approval, in addition to Site Plan review, ensures that each proposal is evaluated on its specific merits through a public process. This provides transparency, allows for public input, and gives the Planning Board authority to impose conditions tailored to each project.

Noise and Generator Controls
Data centers operate continuously and may rely on backup generators, raising legitimate concerns about noise. Establishing strict, measurable noise limits and restricting generator testing hours ensures that surrounding properties are protected from ongoing disturbance.

Water Use and Environmental Standards
Requiring minimal potable water use, closed-loop or air-cooled systems, and detailed reporting ensures that data center operations do not strain local water resources or create unintended environmental impacts. This directly addresses concerns regarding water consumption and thermal discharge.

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Self-Powered / Islanded Facility Preference
Providing preference for facilities that generate their own power reduces reliance on the regional grid and mitigates concerns about electrical demand impacts. This approach positions Sanford to favor developments that are more self-contained and less impactful on shared infrastructure.

Infrastructure and Public Service Impacts
Requiring analysis of traffic, emergency response needs, and utility capacity ensures that public infrastructure is not overburdened. Where impacts exist, the City can require mitigation or cost-sharing by the developer.

Fiscal Transparency and Community Benefit
Requiring clear disclosure of tax revenue, job creation, and infrastructure impacts ensures that the public and Council can evaluate whether the economic benefits justify the scale of the project. This addresses skepticism regarding the true local benefit of such developments.

Phasing and Capacity Controls
Requiring phased development tied to available infrastructure capacity prevents overcommitment and allows the City to manage growth responsibly over time.

Decommissioning and Long-Term Site Viability
Requiring plans for eventual decommissioning ensures that the City is not left with obsolete infrastructure or environmental liabilities in the future.

Monitoring, Reporting, and Enforcement
Ongoing reporting requirements and enforcement authority ensure that approved projects remain compliant over time, rather than relying solely on initial approvals.

Conclusion

Data centers present both opportunity and risk. The scale and complexity of these facilities require a deliberate regulatory approach that addresses impacts before they occur rather than after.

A temporary moratorium would allow the City to:

- Establish clear and modern standards
- Build public confidence in the review process
- Ensure that any future development aligns with Sanford's long-term interests

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Data Centers – Ordinance Amendments

With these elements in place, Sanford can position itself to consider data center proposals from a position of strength—protecting residents while allowing for responsible economic development.

Recommended Action

That the City Council consider:

1. Enacting a temporary moratorium on data center development; and
2. Directing staff and the Planning Board to develop and return with a proposed Data Center