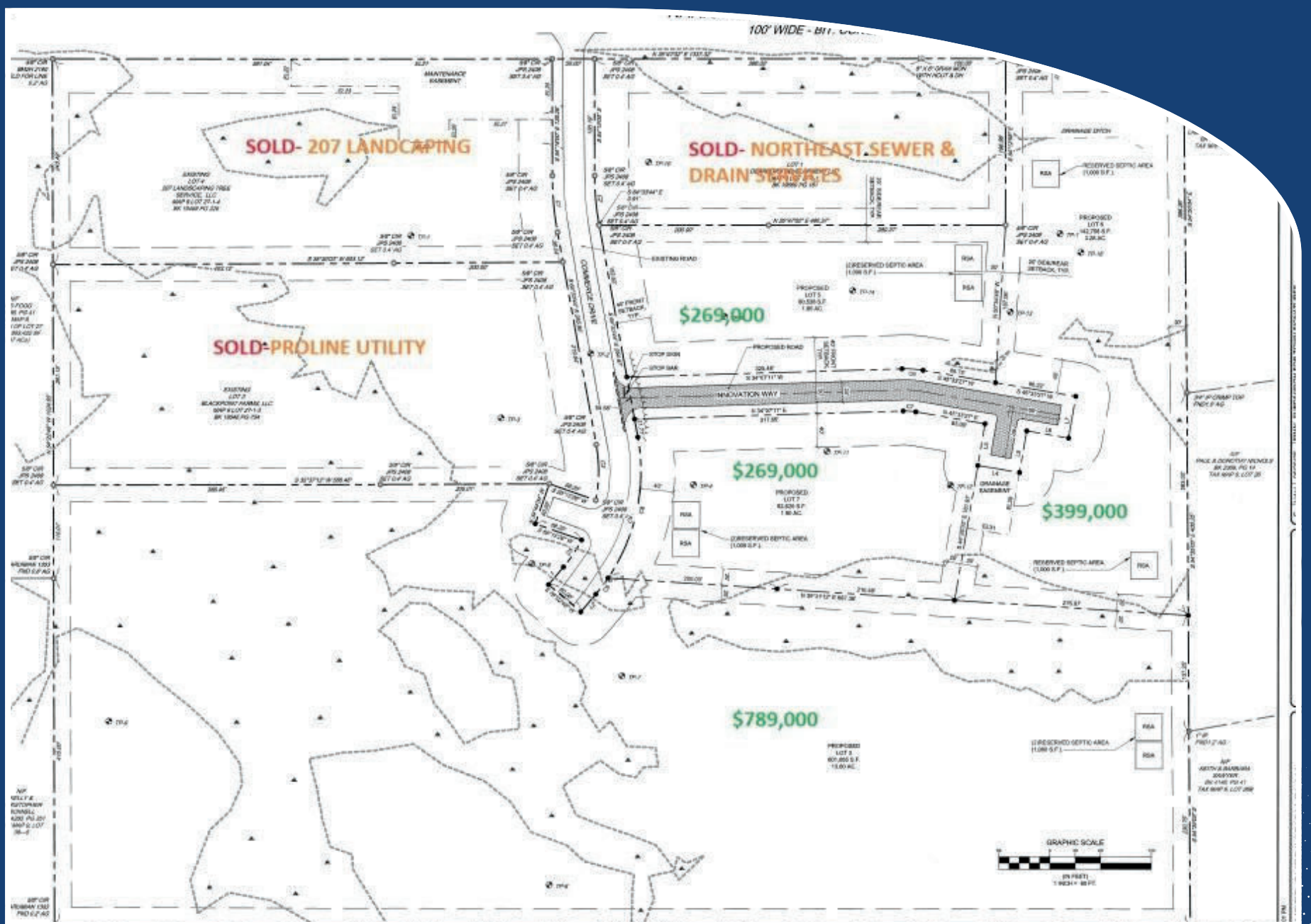


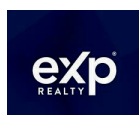
# BUXTON, MAINE COMMERCIAL DEVELOPMENT

Property located in the Business Commercial district in a very friendly and business promoting, fast growing Town of Buxton, Maine. This development land is situated on mile from the intersection of Route 202 & 4A (near Hannaford), 25 minutes from Portland, 15 minutes from Gorham, and 15 minutes from exit 36 of the Maine Turnpike. Call us for details



CONTACT US

Roz Anton  
207-450-3230



Elisabeth Echevarria  
207-232-3201





**LOT 2**  
13.8 ACRES  
\$789,000

**LOT 7**  
1.9 ACRES  
\$269,000

**LOT 5**  
1.85 ACRES  
\$269,000

**LOT 6**  
3.28 ACRES  
\$399,000

LOT 2  
13.80 AC

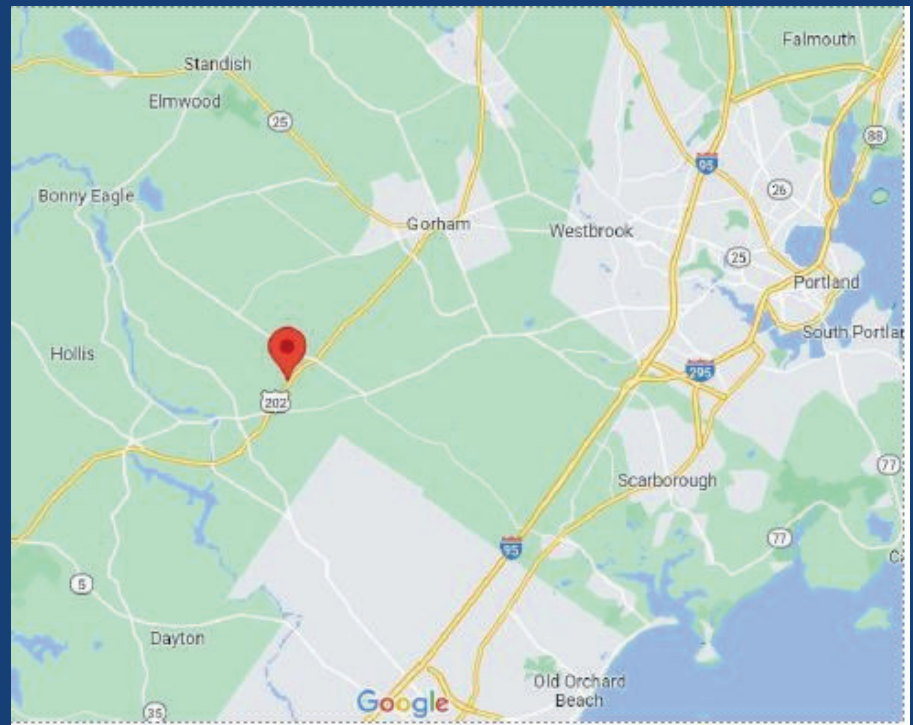
Commerce Way  
Innovation Way

LOT 5  
1.85 AC

LOT 6  
3.28 AC

**Sample of Permitted and Condition Uses**

- Retail Business under 2000sf floor area
- Retail Business over 2000sf floor area
- Restaurants, Bars
- Mechanized Outdoor Recreation
- Medical Offices & Clinics
- Motor Vehicle Sales
- Research & Testing Facilities
- Schools
- Warehouses & Outdoor Storage
- Wholesale Business
- Wireless Telecommunication Facility
- Solar Energy Small Scale
- Business & Professional Offices
- Auto Repair Garage
- Auto Service Station
- Strip Shopping Centers, Multi-Tenant



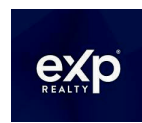
**TOTAL ACREAGE 20.83 - ZONE BCDS-O**

**(BUSINESS COMMERCIAL WITH DESIGN STANDARDS OVERLAY)**

**BUILDABLE AREA 40,000 SF (PER DWELLING UNIT)C**

**CONTACT US**

**Roz Anton**  
207-450-3230



**Elisabeth Echevarria**  
207-232-3201



MLS #: 1634388

County: York

Private Detail Report

Seasonal: No

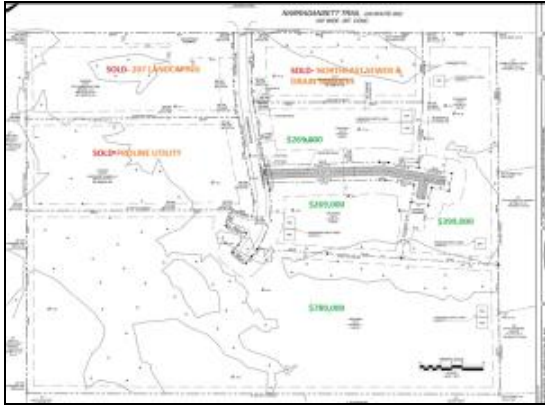
List Price: \$269,000

Status: Active

Property Type: Land

Original List Price: \$269,000

Directions: GPS 589 Narragansett Trail, right onto Commerce Drive/Way



Lot 7 Innovation Way  
Buxton, ME 04093

List Price: \$269,000  
MLS#: 1634388



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	410.85
Lot Size Acres +/-:	1.9	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	BCDS-O
Mobile Homes Allowed:	No			Zoning Overlay:	Yes

Property Features

Driveway:	Other	Electric:	Other Electric	Roads:	Paved
Parking:	Off Street	Gas:	No Gas	Site:	Level; Open
Location:	Business District	Water:	Well Needed on Site		
		Sewer:	Soil Test Available		

Tax/Deed Information

Book/Page/Deed:	18946/431/Partial	Full Tax Amt/Yr:	\$999/ 2025	Map/Block/Lot:	9/127-7
Deed/Conveyance Type	Warranty	Tax ID:	Lot7InnovationWayBuxtonME04093		
Offered:					

Remarks

**Remarks:** Join Buxton's Up-and-Coming Business Hub! This is a 410'+/- by 195' +/- wide corner lot 1.90 acres good land. Be part of a growing community of driven entrepreneurs in Buxton's new Business Park. Three lots are already sold, and newly approved lots are now available—surveyed, soil tested, and ready for your vision. Zoning allows for large retail, restaurants, bars, recreation facilities, warehousing, and more, with potential for strip-shopping centers or multi-tenant complexes. Just 25 minutes from Portland and 15 minutes from Saco's Exit 36, with major travel routes close by. GPS 589 Narragansett Trail to drive by, then call for details.

**Showing Instructions:** Call Listing Broker; ShowingTime; Sign on Property

Listing/Agent/Office Information

Internal List #:  
Listing  
Agreement:  
Days On  
Market:

Name	Primary	Cell	Fax
)			

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS.

PROPERTY LOCATED AT: Lot 7 Innovation Way, Buxton, ME 04093

**PROPERTY DISCLOSURE – LAND ONLY**

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

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

**SECTION I – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? .....  Yes  No  Unknown

~~If Yes, Are tanks in current use?.....  Yes  No  Unknown~~

~~If no longer in use, how long have they been out of service? \_\_\_\_\_~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP?.....  Yes  No  Unknown~~

~~Are tanks registered with DEP?.....  Yes  No  Unknown~~

~~Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_~~

~~Location: \_\_\_\_\_~~

~~What materials are, or were, stored in the tank(s): \_\_\_\_\_~~

~~Have you experienced any problems such as leakage? .....  Yes  No  Unknown~~

Comments: Sellers are not aware of any storage tanks ever on this property.

Source of information: Sellers and code file.

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL:.....  Yes  No  Unknown

RADIOACTIVE MATERIAL:.....  Yes  No  Unknown

METHAMPHETAMINE:.....  Yes  No  Unknown

Comments: Sellers are unaware of any hazardous material on this property.

Source of information: Seller and code file.

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

Buyer Initials \_\_\_\_\_

Page 1 of 4

Seller Initials YCT AD ASD

PROPERTY LOCATED AT: Lot 7 Innovation Way, Buxton, ME 04093

**SECTION II — ACCESS TO THE PROPERTY**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: Road Maintenance Agreement

Source of information: Book 19468 Page 224

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?.....  Yes  No  Unknown

If No, who is responsible for maintenance? Lot Owners per Road Maintenance Agreement

Road Association Name (if known): -----

Source of information: Road Maintenance Agreement

**SECTION III — FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? .....  Yes  No  Unknown

If Yes, explain: n/a

Have any flood events affected a structure on the property? .....  Yes  No  Unknown

If Yes, explain: n/a

Has any flood-related damage to a structure occurred on the property? .....  Yes  No  Unknown

If Yes, explain: n/a

Has there been any flood insurance claims filed for a structure on the property? .....  Yes  No  Unknown

If Yes, indicate the dates of each claim: n/a

Buyer Initials \_\_\_\_\_

Seller Initials RT

AD DS Initial

PROPERTY LOCATED AT: Lot 7 Innovation Way, Buxton, ME 04093

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? .....  Yes  No  Unknown

If Yes, indicate the date of each payment: n/a

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? .....  Yes  No  Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? n/a

Relevant Panel Number: n/a Year: n/a (Attach a copy)

Comments: Zone X

Source of Section III information: National Flood Hazard Firmette 23031CO282G 7/17/2024

**SECTION IV – GENERAL INFORMATION**

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?.....  Yes  No  Unknown

If Yes, explain: Business Commercial Design Standards Overlay

Source of information: Town of Buxton

Is the property the result of a division within the last 5 years (i.e. subdivision)?  Yes  No  Unknown

If Yes, explain: approved subdivision 2025

Source of information: Survey & Town of Buxton

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?.....  Yes  No  Unknown

If Yes, explain: n/a

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

Has all or a portion of the property been surveyed?.....  Yes  No  Unknown

If Yes, is the survey available?.....  Yes  No  Unknown

Has the property ever been soil tested?.....  Yes  No  Unknown

If Yes, are the results available?.....  Yes  No  Unknown

Are mobile/manufactured homes allowed?.....  Yes  No  Unknown

Are modular homes allowed?.....  Yes  No  Unknown

Source of Section IV information: Survey, Town, Soils Engineer

Additional Information: Approved survey/plan signed by the Town, Road Agreement, Deed

Buyer Initials \_\_\_\_\_

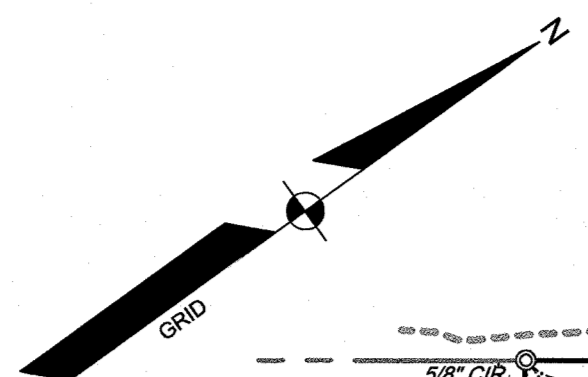
Seller Initials

*PT* *AD*



**APPROVAL-  
TOWN OF BUXTON  
PLANNING BOARD**

DATE: 6/24/25  
CHAIRPERSON: [Signature]



**NARRAGANSETT TRAIL (US ROUTE 202)  
100' WIDE - BIT. CONC.**

**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCEL IS RAAP INDUSTRIES, LLC BY THE FOLLOWING DEEDS RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS:  
MAP 9, LOT 27 - DATED 02/07/2022, YEAR IN BOOK 18946, PAGE 431
- THE PROPERTY IS SHOWN AS LOT 27 ON THE BUXTON TAX MAP 9 AND IS LOCATED IN THE BCDS-O ZONING DISTRICT.
- SPACE AND BULK FOR BCDS-O ZONING DISTRICT  

BUILDABLE AREA (MIN):	REQUIRED	PROPOSED
STREET FRONTAGE:	40,000 SF	SEE SUBDIVISION PLAN
LOT WIDTH:	150 SF	150 SF
FRONT YARD:	20'	40'
SIDE YARD:	20'	20'
REAR YARD:	20'	20'
SHORE FRONTAGE:	300'	300'
MAX BUILDING HEIGHT:	30' (OR 2 STORIES)	TBD
MAX LOT COVERAGE:	40%	TBD
MINIMUM LOT SIZE:	80,000 S.F.	SEE SUBDIVISION PLAN
- SEE ORDINANCE FOR MORE SPECIFIC INFORMATION AND CONFIRM WITH A TOWN OFFICIAL.
- WETLAND BOUNDARIES DEPICTED ON THESE PLANS WERE DELINEATED BY LONG VIEW PARTNERS LLC, IN APRIL OF 2022. NO SIGNIFICANT VERNAL POOLS WERE IDENTIFIED AND REPORTED AT THE TIME.
- LONGVIEW PARTNERS LLC, PERFORMED A HIGH INTENSITY SOIL SURVEY ON THE SITE, DATED APRIL 28, 2022. TEST PITS WERE OBSERVED ON JUNE 29, 2022, FEBRUARY 4, 2025 AND MAY 28, 2025.
- THE PROPOSED LOTS WILL BE SERVICED BY PRIVATE WATER, PRIVATE SEPTIC. THE PROPOSED ROAD SHALL HAVE OVERHEAD ELECTRICAL AND TELECOMMUNICATION UTILITIES. INDIVIDUAL LOTS SHALL BE SERVICED BY UNDERGROUND ELECTRICAL.
- THE SITE IS NOT WITHIN THE 100-YEAR FLOOD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP FOR THE TOWN OF BUXTON, MAINE, YORK COUNTY, MAP # 23031C0282G, EFFECTIVE DATE JULY 17, 2024.
- SCRIVENER'S ERRORS ON PREVIOUS PLAN CORRECTED ON THE NORTHEAST AND SOUTHWEST LINE OF THE PERIMETER OF THE PROPERTY AND ON LOTS 1, 3, AND 4.
- FIRE CHIEF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OF ANY FIRE PROTECTION. PER 13 S.K.1.C THE FIRE CHIEF SHALL TO DETERMINE FINAL SIZE AND LOCATION PRIOR TO INSTALL AND LOCATING OF ANY FIRE PROTECTION.

**AMENDMENT NOTE**

- THIS PLAN AMENDS THE PREVIOUSLY APPROVED SUBDIVISION PLAN OF COMMERCE DRIVE INDUSTRIAL PARK FOR RAAP INDUSTRIES, LLC. BY JPS RECORDED IN PLAN BOOK 427, PAGE 16.

**NET COMMERCIAL AREA**

GROSS AREA	1,375,344 S.F.
LESS 2.6% ROADS (UPLAND)	35,759 S.F.
LESS ISOLATED AREAS	0
LESS FLOOD ZONE	0
LESS WETLANDS	401,153 S.F.
LESS RIGHTS OF WAY/EASEMENTS	22,441 S.F.
LESS RESOURCE PROTECTION	0
LESS FILLED WETLANDS (ROADWAY)	1,927 S.F.
NET COMMERCIAL AREA	914,064 S.F.

**NET COMMERCIAL DENSITY**

NET COMMERCIAL AREA	914,064 S.F.
MIN. AREA PER LOT	80,000 S.F.
MAX. # OF LOTS	11
PROPOSED # OF LOTS	7

**LOT AREA TABLE**

LOT	NET	WETLAND	EASEMENTS	TOTAL
1	60,064	35,539		95,603
2	368,391	232,674		601,065
3	79,460	85,079		164,539
4	101,907	22,873	18,891	143,671
5	79,991	547		80,538
6	124,042	14,966	3,750	142,758
7	75,077	7,548		82,625
ROW	62,818	1,927		64,745
TOTAL	951,750	401,153	22,441	1,375,344

**PROPERTY LINE TABLE**

LINE	DIRECTION	DISTANCE
L3	S 44°26'33" E	50.00'
L4	S 45°33'27" W	50.00'
L5	N 44°26'33" W	50.00'
L6	N 45°33'27" E	50.00'
L7	N 44°26'33" W	50.00'

**PROPERTY CURVE TABLE**

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C8	24.95'	125.00'	S 39°50'19" W	24.91'
C7	14.97'	75.00'	N 39°50'19" E	14.95'
C8	174.64'	225.00'	S 42°19'32" E	170.29'
C9	24.10'	225.00'	S 17°01'17" E	24.08'

**EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
EL30	S 44°26'33" E	75.00'
EL31	S 45°33'27" W	50.00'

**EASEMENT LINE TABLE**

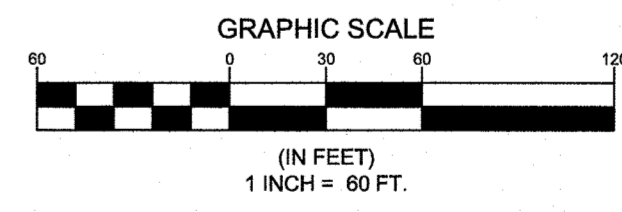
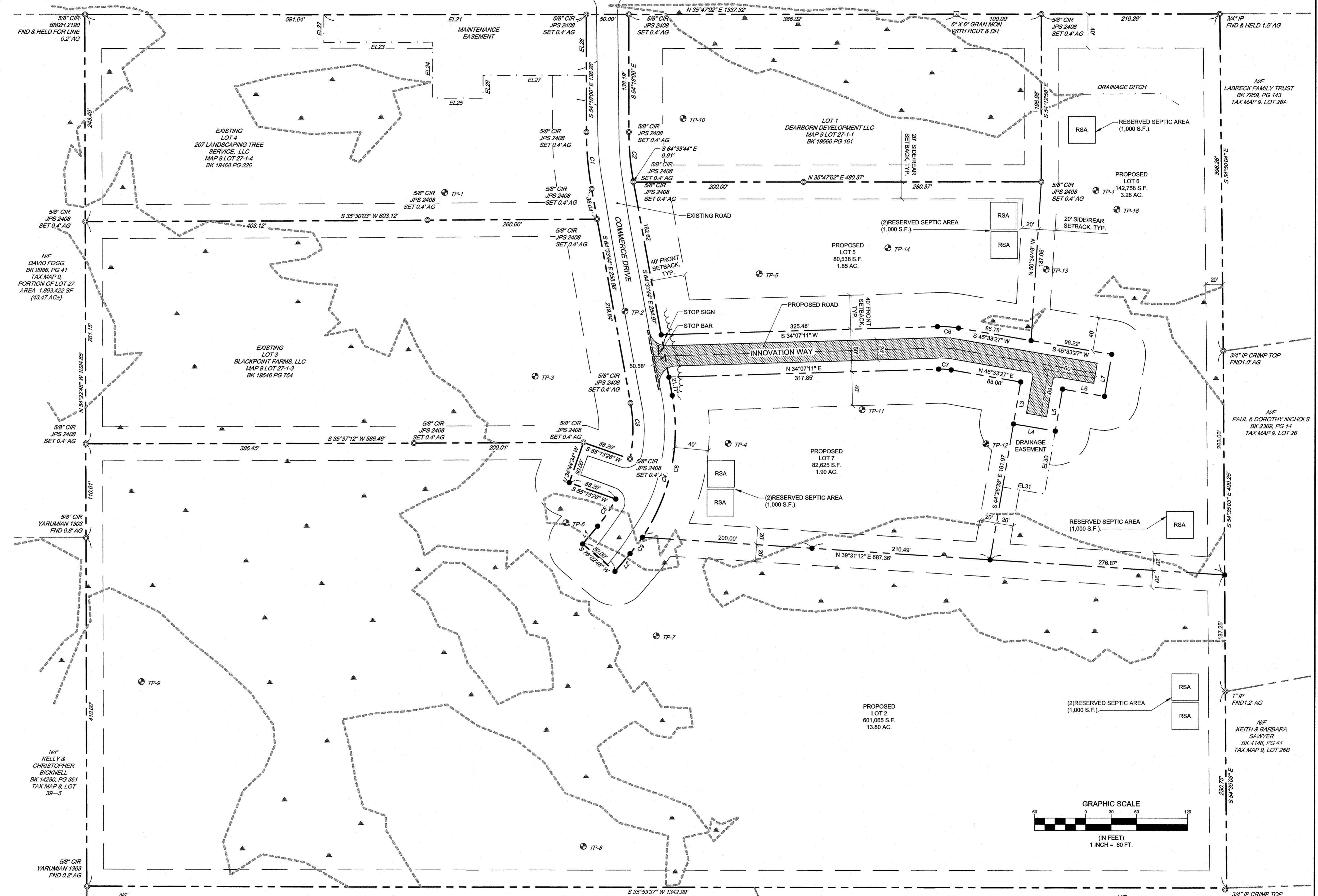
LINE	DIRECTION	DISTANCE
EL21	N 35°47'02" E	309.28'
EL22	S 54°12'58" E	32.36'
EL23	N 35°47'02" E	127.70'
EL24	S 54°12'58" E	65.83'
EL25	N 35°47'02" E	59.70'
EL26	N 54°12'58" W	26.86'
EL27	N 35°47'02" E	121.98'
EL28	S 54°18'00" E	71.33'

**PROPERTY CURVE TABLE**

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	67.17'	375.00'	S 59°25'52" E	67.08'
C2	58.21'	325.00'	S 59°25'52" E	58.13'
C3	65.98'	175.00'	S 53°45'40" E	65.59'
C4	198.74'	225.00'	S 39°15'28" E	192.34'
C5	38.43'	175.00'	N 20°14'37" W	38.35'

**PROPERTY LINE TABLE**

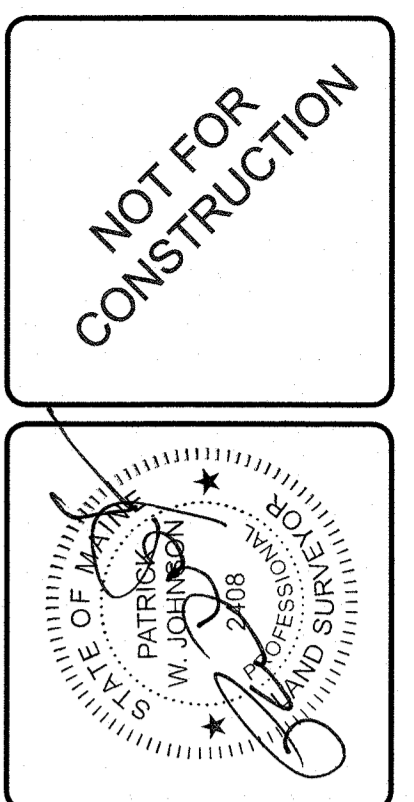
LINE	DIRECTION	DISTANCE
L1	N 13°57'12" W	27.42'
L2	S 13°57'12" E	27.42'



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE, O.W.	---
---	ABUTTER LINE, O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	IRON PIPE/ROD	---
---	DEED CALL	---
---	CURVE/LINE NO.	---
---	TEST PIT	---
---	EDGE WETLAND	---
---	WETLANDS	---
---	EDGE PAVEMENT	---
---	PAVEMENT SAWCUT	---

STATE OF MAINE, YORK COUNTY SS, REGISTRY OF DEEDS  
 RECEIVED June 26 2025  
 AT 2 H 15 M P M AND  
 RECORDED IN  
 PLAN BOOK 449 PAGE 21  
 ATTEST: Marcy E. Hammond REGISTER



**FINAL SUBDIVISION FOR TOWN SIGNATURES**

REV.	BY	DATE	STATUS
F	HAH	06/20/25	FINAL SUBDIVISION FOR TOWN SIGNATURES
E	HAH	06/05/25	FINAL SUBDIVISION SUBMISSION TO TOWN OF BUXTON
D	HAH	05/05/25	COMMENT RESPONSE SUBMISSION TO TOWN OF BUXTON
C	HAH	04/23/25	COMMENT RESPONSE SUBMISSION TO TOWN OF BUXTON
B	HAH	03/27/25	AMENDED PRELIMINARY SUBMISSION TO TOWN OF BUXTON
A	HAH	02/19/25	PRELIMINARY SUBMISSION TO TOWN OF BUXTON

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
 T E C H N I C S  
 SEBAGOTECHNICS.COM  
 75 John Roberts Rd, Suite 4A  
 South Portland, ME 04106  
 207-266-2100  
 South Portland, Bridgton, Sanford and Bath

**FIRST AMENDED SUBDIVISION PLAN  
 OF  
 COMMERCE DR. SUBDIVISION AMENDMENT**  
 COMMERCIAL DRIVE INDUSTRIAL PARK  
 BUXTON, MAINE, 04093  
 FOR:  
**RAAP INDUSTRIES LLC**  
 288 NARRAGANSETT TRAIL  
 BUXTON, MAINE 04093

RECORD OWNER:  
 RAAP INDUSTRIES, LLC  
 288 NARRAGANSETT TRAIL  
 BUXTON, MAINE 04093

DESIGNED	KEW
DRAWN	CJC
CHECKED	HAH
DATE	12/18/2024
SCALE	1" = 60'
PROJECT	240868

**SHEET C-101**

## DECLARATION OF MAINTENANCE OF PRIVATE WAY COMMERCE DRIVE, BUXTON, MAINE

This Declaration of Maintenance of Private Way ("Declaration") is made as of the 15 day of July 2024 by RAAP INDUSTRIES, LLC ("Declarant"), a Maine limited liability company.

**WHEREAS**, Declarant is the current owner of certain real property situated in Buxton, County of York and State of Maine, of which a corrective warranty deed from David A Fogg and Anthony Fusco was recorded in the York County Registry on February 7, 2022, in Book 18946 at Page 431;

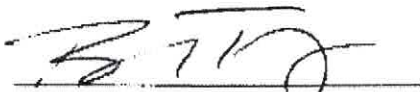
**WHEREAS**, Declarant subdivided the property into four separate lots and intends to sell the individual lots, all as shown on a plan entitled "Commercial Drive Industrial Park" by JPS Professional Services, Patrick W Johnson, ME PLS 2408, dated July 26, 2022; recorded at the York County Registry of Deeds (YCRD) in Plan Book 427, Page 16 (the "Plan"); and

**WHEREAS**, Declarant is desirous of outlining and declaring the respective duties and obligations of the current and future owners of the lots as shown on the plan for Commerce Drive Industrial Park with regard to the maintenance, repair, and plowing of the private way designated as Commerce Drive;

**NOW, THEREFORE**, the Declarant hereby declares that the respective lots shown on Commerce Drive are and shall be held, transferred, sold, and conveyed subject to the following covenants, agreements, liens and charges relating to the maintenance, repair, and plowing of said Commerce Drive.

1. The owner, or owners, of existing lots as referenced above shall jointly and severally each be responsible for one-fourth of the necessary cost of maintaining, repairing, and plowing the private way known as Commerce Drive, and repairing and maintaining the stormwater facilities located within the Maintenance Easement as shown on the Plan;
2. So long as RAAP Industries, LLC remains owner of any parcel currently a part of Commerce Drive Industrial Park, RAAP shall be the point of contact for this agreement and shall arrange for the maintenance, repair, and plowing of said Commerce Drive and shall provide an invoice to each other owner clearly stating their share of the cost and what the funds were used for;
3. The duties and obligations imposed by this Declaration shall run with the land;
4. The duties and obligations imposed by this Declaration shall be transferred to donees or purchasers of the respective numbered lots as reference above and that upon such transfer, the transferors are no longer bound by these duties and obligations; and
5. The Declarants, for themselves, their heirs, successors, and assigns, acknowledge, understand, and agree that the Town of Buxton is not responsible for the maintenance, repair, or plowing of the private way known as Commerce Drive unless and until the Town accepts Commerce Drive as a public way.

For: RAAP Industries, LLC

  
By: Roger Tracy  
Its Manager



DS Initial  




**CORRECTIVE WARRANTY DEED**  
Maine Statutory Short Form  
KNOW ALL MEN BY THESE PRESENTS

THAT, WE, **DAVID ARTHUR FOGG** and **ANTHONY S. FUSCO**, of Gorham, County of Cumberland, State of Maine, for consideration paid, grant to **RAAP INDUSTRIES, LLC**, a Maine Limited Liability Company, and its mailing address is 288 Narragansett Trail, Buxton, Maine 04093, with warranty covenants, certain real estate situated in Buxton, County of York, State of Maine, described as follows:

**REFERENCE TO EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.**

Meaning and intending to correct and hereby correcting the Warranty Deed dated January 28, 2022, from David Arthur Fogg and Anthony S. Fusco to RAAP Industries, LLC and recorded in the York County Registry of Deeds in Book 18940, Page 662.

IN WITNESS WHEREOF, WE, **DAVID ARTHUR FOGG** and **ANTHONY S. FUSCO**, hereby set our hands and seals on the date hereinbelow set forth.

Date: February 2, 2022

WITNESS:

*David Arthur Fogg*  
**DAVID ARTHUR FOGG**

*Anthony S. Fusco*  
**ANTHONY S. FUSCO**

State of Maine  
County of Cumberland, ss.

Personally appeared the above-named **DAVID ARTHUR FOGG** and **ANTHONY S. FUSCO** and acknowledged the foregoing instrument to be their free act and deed.

Date: February 2, 2022

Before me,

*Andrew L. Broadbent*

Notary Public  
Attorney at Law

Andrew L. Broadbent  
Printed Name

SEAL

3 pgs -> Andrew Broadbent  
P.O. Box 315  
Westbrook, ME 04098

Exhibit A  
**REVISED**  
**SUGGESTED DEED DESCRIPTION**  
**31.57 ACRE PARCEL**  
**LAND OF DAVID FOGG**  
**ROUTE 202**  
**BUXTON, MAINE**

**January 10, 2021**

A certain lot or parcel located on the southeasterly sideline of Route 202, also known as Narragansett Trail, in the Town of Buxton, County of York and State of Maine; said parcel being more particularly described as follows:

Beginning at a point on the southeasterly sideline of said Route 202 at the northwesterly corner of land now or formerly of The Labreck Family Trust; said point of beginning being N 37°-52'-48" W a distance of 0.29 feet from a ¾" iron pipe found;

thence from said point of beginning S 37°-52'-48" E along the land of The Labreck Family Trust a distance of 396.26 feet to a crimped ¾" iron pipe found and land now or formerly of Paul & Dorothy Nichols;

thence S 37°-37'-47" E along the land of said Nichols a distance of 400.25 feet to a 1" iron pipe found and land now or formerly of Keith & Barbara Sawyer;

thence S 37°-41'-47" E along the land of said Sawyer a distance of 230.75 feet to a crimped ¾" iron pipe found and land now or formerly of Joanne Biery & Paul Jacques;

thence S 52°-50'-53" W along the land of said Biery & Jacques and along land now or formerly of The Mary Ann Saxby Living Trust a distance of 1342.99 feet to a capped ¾" iron rod found (PLS #1303) and land now or formerly of Richard & Joan Ouellette;

thence N 37°-25'-33" W along the land of said Ouellette a distance of 410.00 feet to a capped ¾" iron rod found (PLS #1303) and remaining land of David Fogg;

thence continuing N 37°-25'-33" W along the remaining land of David Fogg a distance of 614.66 feet to a capped iron rod set (PLS#2190) and the southeasterly sideline of said Route 202;

thence N 52°-44'-18" E along the southeasterly sideline of said Route 202 a distance of 1027.06 feet to a 6" x 6" highway monument found with a drill hole;

thence continuing N 52°-44'-18" E along the southeasterly sideline of said Route 202 a distance of 310.26 feet to the point of beginning.

The above described parcel contains 1,375,343 s.f. (31.57 acres). All bearings refer to magnetic north as observed in 1960.

Being a Portion of the same premises conveyed from the Estate of Ralph Edwin Temm to the Grantors herein, David Arthur Fogg and Anthony S. Fusco, by Deed of Distribution by Personal Representative dated December 30, 2013 and recorded in the York County Registry of Deeds in Book 16757, Pages 173 and 174.

Further reference to Standard Boundary Plan, Land of David Fogg Route #202/Narragansett Trail Buxton Maine by BH2M dated Janaury 2022.

Further reference to Affidavit of David Arthur Fogg and Anthony S. Fusco recorded in the York County Registry of Deeds in Book 18940, Page 660.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

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

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

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

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

### You May Become A Client

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

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

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

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

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

### WHAT IS A DISCLOSED DUAL AGENT?

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

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

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

### THIS IS NOT A CONTRACT

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

*To Be Completed By Licensee*  
This form was presented on (date) \_\_\_\_\_  
To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)  
by \_\_\_\_\_  
Licensee's Name  
on behalf of \_\_\_\_\_  
Company/Agency

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

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