

**Narrative: Ruby Meadows Subdivision, a 15 lot subdivision at the Corner of Pope and Albion Roads in Beautiful Windham Maine.**

**To Amanda Lessard, Town Planner, Windham, Maine**

**And to the Windham Planning Board.**

**Dear Amanda,**

**Thank You for receiving my application for conceptual/sketch review for my proposed subdivision.**

**The property known as Ruby Meadows consists of 29.58 acres with 2570 feet of frontage on Albion and Pope Road. The property lies in the Farm zone and requires 80,000 sq.ft. of land and 200 feet of road frontage. We are proposing 15 residential lots of 80,000sqft plus with 200 feet of road frontage per lot(a conventional plan)**

**The net residential calculations allow for 16.68 lots. We are proposing 15, 3 lots off of Pope and 2 lots off of Albion with existing road frontage, 10 lots will be off of our new proposed 950 foot roadway.**

**There will be less than 1 acre of disturbance on the property, including New roadway and we will be seeking a Tier1 permit from the DEP which will cover wetland crossings for the new roadway and driveways, (all under 15,000 sqft of wetlands fill). All lots will be serviced by public water except for lots 1,2, and 3, off of Pope Road. All lots will have on site septic systems. There are NO VERNAL POOLS , on the property.**

**The Development team is as follows;**

**Developer..... Paul C. Hollis**

**Surveyor..... Wayne T. Wood and Company**

**Engineer..... Dustin Roma P.E.**

**Wetlands, Geologist, soil Evaluation, Septic design.... Marc Cenci**

**Thank You Amanda and Members, See you at the meeting on May 14<sup>th</sup>.**

**Paul C. Hollis**

### Sketch Plan - Minor & Major Subdivision

Project Name: RUBY MEADOWS

Tax Map: 10 Lot: 78

Number of lots/dwelling units: 15

Estimated road length: 2570' POPE

Is the total disturbance proposed > 1 acre? ☐ Yes ☒ No

ALBION

#### Contact Information

##### 1. Applicant

Name: Ruby Meadows LLC

Mailing Address: 28 Weare Road Seabrook, NH 03874

Telephone: 207-2160333 Fax: N/A E-mail: PHollisLands@gmail.com

##### 2. Record owner of property

\_\_\_\_ (Check here if same as applicant)

Name: SHenry H & SHinley A. Littlefield

Mailing Address: 65 POPE ROAD WINDHAM, NH

Telephone: 207-329-3148 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

##### 3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: Paul C. Hollis

Company Name: Ruby Meadows LLC

Mailing Address: 28 Weare Road Seabrook, NH 03874

Telephone: 207-2160333 Fax: \_\_\_\_\_ E-mail: PHollisLands AT Gmail.com

I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

Paul C. Hollis  
Signature

4/24/18  
Date

#### Sketch Plan - Minor & Major Subdivisions: Submission Requirements

a. Complete Sketch Plan Application form

Applicant	Staff
<input type="checkbox"/>	<input type="checkbox"/>

*Proposed*

b.	Project Narrative	<i>A 15 lot subdivision of 15 (80K plus lots) on 29.58 acres</i>		
	conditions of the site		<i>WOOD</i>	<i>DEP</i>
	number of lots		<i>15</i>	
	constraints/opportunities of site	<i>(compliance to zoning (yes))</i>		
	Outline any of the following studies that will be completed at a future stage:			
	traffic study		<i>N/A</i>	
	utility study		<i>N/A</i>	
	market study		<i>N/A</i>	
c.	Name, address, phone for record owner and applicant	<i>on page 1</i>		
d.	Names and addresses of all consultants working on the project			
e.	Evidence of right, title, or interest in the property	<i>P/S on plan</i>		
f.	Evidence of payment of Sketch Plan fees and escrow deposit			
g.	Any anticipated waiver requests (Section 908)	<i>none</i>		
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?		<i>N/A</i>	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.			
	Waivers from Subdivision Performance Standards. Will the applicant be requesting waivers from any of the performance and design standards detailed in Section 911 of the Land Use Ordinance?			
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.			
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.			
i.	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.			
	<i>Submitted</i>			
	Submit initialed form regarding additional fees, from applicant intro packet			
j.	Plan Requirements			
1	Name of subdivision, north arrow, date and scale	<i>on plan</i>		
2	Boundary and lot lines of the subdivision	<i>on plan</i>		
3	Approximate location, width, and purpose of easements or restrictions			
4	Streets on and adjacent to the tract.	<i>on plan</i>		
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	<i>on plan</i>		
6	Existing buildings, structures, or other improvements on the site	<i>on plan</i>		
7	Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.			

#### Electronic Submission

*note: A Portland Gas Easement runs along the TOTAL northern Boundary of the*



**PURCHASE AND SALE AGREEMENT - LAND ONLY**  
("days" means business days unless otherwise noted, see paragraph 20)

March 25, 2018

Offer Date

3/27/18

Effective Date

Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Great Lots of Maine LLC

("Buyer") and

Shirley A. Littfield, Sherry H. Littlefield

("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth. Seller agrees to sell and Buyer agrees to buy ☐ all ☒ part of (if "part of" see para. 22 for explanation) the property situated in municipality of Windham, County of Cumberland, State of Maine, located at 0 Pope & Albion Road and described in deed(s) recorded at said County's Registry of Deeds Book(s) 31910, Page(s) 207.

3. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$27,500.00. Buyer ☐ has delivered; or ☒ will deliver to the Agency within 2 days of the Effective Date, a deposit of earnest money in the amount \$500.00. Buyer agrees that an additional deposit of earnest money in the amount of \$500.00 per month will be delivered directly to sellers on the 1st day of each month. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit (s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. ESCROW AGENT/ACCEPTANCE: TMREN ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until March 28, 2018 (date) 5:00 ☐ AM ☒ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on August 30, 2018 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) none. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	FULL RESOLUTION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>21</u> days	buyer	buyer
2. SOILS TEST Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>21</u> days	buyer	buyer
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days		
4. LOCAL PERMITS Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>21</u> days	buyer	buyer
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days		
6. UTILITIES Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>21</u> days	buyer	buyer
7. WATER Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>21</u> days	buyer	buyer
8. SUB-DIVISION APPROVAL Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>21</u> days	buyer	buyer
9. DEP/LURC APPROVALS Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>21</u> days	buyer	buyer
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days		
11. HABITAT REVIEW/WATERFOWL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days		
12. REGISTERED FARMLAND Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days		
13. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	within <u>21</u> days	buyer	buyer
14. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days		
15. TAX STATUS* Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days		
16. BUILD PACKAGE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days		
17. OTHER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days		

\* If the land is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within 0 days. ☐ Yes ☒ No

Further specifications regarding any of the above: none

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property in order to undertake the above investigations. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

11. FINANCING: Buyer's obligation to close:

- ☐ is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.
- ☒ is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within 5 days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than \_\_\_\_\_ days from receipt. If proof of funds is not provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be returned to Buyer.
- ☐ is subject to financing as follows:
- Buyer's obligation to close is subject to Buyer obtaining a \_\_\_\_\_ loan of \_\_\_\_\_ % of the purchase price, at an interest rate not to exceed \_\_\_\_\_ % and amortized over a period of \_\_\_\_\_ years. Buyer is under a good faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.
  - Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within \_\_\_\_\_ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
  - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller. Seller's licensee and Buyer's licensee.
  - After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have \_\_\_\_\_ days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
  - Buyer agrees to pay no more than \_\_\_\_\_ points. Seller agrees to pay up to \$ \_\_\_\_\_ toward Buyer's actual pre-paid, points and/or closing costs, but no more than allowable by Buyer's lender.
  - Buyer's ability to obtain financing ☐ is ☐ is not subject to the sale of another property. See addendum ☐ Yes ☐ No.
  - Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Cathy Manchester ( 003471 ) of Keller Williams Realty ( 2008 )  
Licensee MLS ID Agency MLS ID  
is a ☒ Seller Agent ☐ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker  
Tammy Caron ( 007603 ) of The Maine Real Estate Network ( 2699 )  
Licensee MLS ID Agency MLS ID  
is a ☐ Seller Agent ☒ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form.

14. DEFAULT/RETURN OF EARNEST MONEY: Buyer's failure to fulfill any of Buyer's obligations hereunder shall constitute a default and Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. Seller's failure to fulfill any of Seller's obligations hereunder shall constitute a default and Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

15. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties and may only be amended in writing, signed by both parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

20. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this

Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS: Property shall be sold with a 60' right of way as agreed to by buyer & seller prior to closing. Buyer shall pay a non-refundable \$1,500 earnest money deposit directly to the sellers on the 1st of every month prior to closing. Money shall be credited to purchase price at closing.

23. GENERAL PROVISIONS:

- A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
- Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

24. ADDENDA: ☒ Yes Explain: Map and Addendum 1 ☐ No  
25. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initialing this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

Buyer's Mailing address is 28 Weare Rd, Seabrook, NH 03874-4152

BUYER Great Lots of Maine LLC DATE 3/27/18 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is

Shirley A. Littlefield DATE 3/27/18 Shirley H. Littlefield DATE 3/27/18  
SELLER Shirley A. Littlefield SELLER Shirley H. Littlefield

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) \_\_\_\_\_ (time) \_\_\_\_\_ AM \_\_\_\_\_ PM.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

The Buyer hereby accepts the counter offer set forth above.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

EXTENSION:

The time for the performance of this Agreement is extended until \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_



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Pope/Albion Rd





ADDENDUM 1 TO AGREEMENT

Addendum to contract dated March 25, 2018  
between Shirley A. Littfield, Sherry H. Littlefield (hereinafter "Seller")  
and Great Lots of Maine LLC (hereinafter "Buyer")  
property 0 Pope & Albion Road, Windham,

1. Earnest money shall be non-refundable. Seller and Buyer agree on a map showing land to be transferred within 21 days.
2. Lot is described as depicted on attached map, Final Major Subdivision Plan of Ruby Meadows Subdivision Phase I and II prepared for Shirley A. Littlefield, Project No. 04290. Seller shall benefit from a 50' easement as depicted.
3. Buyer returns the right to purchase the additional land as depicted in striped green on attached map for \$10,000 prior to closing.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

Great Lots of Maine LLC 3/27/18  
Buyer Date

\_\_\_\_\_  
Buyer Date

Shirley A. Littlefield 3/27/18  
Seller Date  
Shirley A. Littlefield

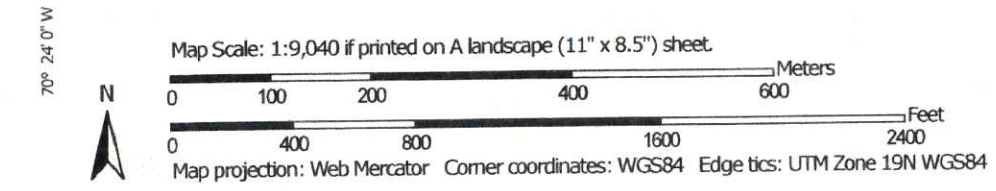
Sherry H. Littlefield 3/27/18  
Seller Date  
Sherry H. Littlefield



Soil Map—Cumberland County and Part of Oxford County, Maine  
(Area of Albion and Pope Roads, Windham)



Soil Map may not be valid at this scale.






Soil Map—Cumberland County and Part of Oxford County, Maine  
(Area of Albion and Pope Roads, Windham)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 13, Sep 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	32.3	9.2%
BuB	Lamoine silt loam, 3 to 8 percent slopes	20.0	5.7%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	0.2	0.1%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	0.8	0.2%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	25.1	7.2%
HsC	Lyman-Abram complex, 8 to 15 percent slopes, very rocky	24.8	7.1%
HsE	Lyman-Abram complex, 15 to 35 percent slopes, very rocky	3.8	1.1%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	13.6	3.9%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	32.7	9.4%
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	2.1	0.6%
PfC	Paxton very stony fine sandy loam, 8 to 15 percent slopes	57.9	16.6%
RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes	2.7	0.8%
Sn	Scantic silt loam, 0 to 3 percent slopes	67.5	19.3%
Sp	Sebago mucky peat	2.3	0.6%
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	16.9	4.8%
Sz	Swanton fine sandy loam	3.7	1.1%
Wa	Walpole fine sandy loam	1.2	0.3%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	3.2	0.9%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	39.0	11.1%
Totals for Area of Interest		349.9	100.0%