



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday January 13, 2022 at 5:30 p.m.

*Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954*

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel.
Public Comments submitted prior to the meeting no later than 4:00 pm on Thursday, January 13, 2022 will be read during the meeting. Send comments to CEO Ken Murchison at kmurchison@cariboumaine.org or call 493-5967.

- I. Welcome new and returning Board Members
 - a. Swearing in of Appointed Officials
- II. Election of Officers for 2022
 - a. Chairman
 - b. Vice-Chairman
 - c. Secretary
- III. Setting Meeting Dates/Times for 2022
- IV. Public Hearing to hear comments regarding amendments to the City's Home Occupations Ordinance, Section 13-700 §13 and Section 13-900 Definitions Pgs. 2-5
- V. Approval of Minutes
 - a. Approval of Minutes of the December 9, 2021 Planning Board meeting Pgs. 6-8
- VI. New Business
 - a. Introduction to JLD Properties, LLC Medical Marijuana Dispensary Caregiver Center Use Permit Application for 149 Bennett Drive Tax Map 38, Lot 14-A in the C-1 District. Pgs. 9-22
 - b. Introduction to Caribou Aroostook River Development District preliminary zoning concept.
 - c. Discussion on Economic Development and the Planning Board
- VII. Old Business
 - a. Permit Report December 2021 (68 Total Building Permits) Pgs. 23-24
 - b. 2021 Notices of Violation (actionable correspondence (64))
- VIII. Staff Report
 - a. Dangerous Buildings
 - b. Comprehensive Plan 2024
- IX. 2022 Planning Board Goals
- X. Adjournment

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Section 8 vouchers
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Income limits apply.

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Spacious units in a
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Location - Central Aroostook County
Wholesale distribution
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Consistent growth over 45 years
Experience staff in place
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Opening Cook

Caribou High School

*If interested, please submit a RSU 39 non-teaching
application and supporting documents to:*

Tim Doak, Superintendent, RSU 39
75 Glenn Street, Caribou, ME 04736
Applications can be found on the RSU 39 website at:
<https://www.rsu39.org/employment>

Legal Notices

Caribou Planning Board Notice of Public Hearing

The Caribou Planning Board will hold a Public Hearing
on **Thursday, January 13, 2022 at 5:30 pm** in City
Council Chambers at the City Office, 25 High Street.
The purpose of the Public Hearing is to receive public
comment on revisions to the City's Home Occupations
Ordinance, Section 13-700 §13 of City Code. Copies of
the proposed revisions are available in the City Clerk's
Office at the City Office, 25 High Street and on the City's
website at www.cariboumaine.org.

Interested individuals are encouraged to attend.
Published Dec. 29, 2021

PROGRAM SERVICES ASSISTANT

RSU 39 is looking for a Program Services Assistant at the
Caribou Learning Center.

See job description on the RSU 39 Employment page:
<https://www.rsu39.org/page/employment>

Interested individuals will need to complete an RSU 39
non-teaching application and send it and all supporting
documents to:

Dan MacDonald, Caribou Learning Center
308 Sweden Street, Suite 2
Caribou, ME 04736



Rule 4 that notice be given to all persons interested by causing
a copy of this notice to be published once a week for two successive
weeks in a designated newspaper of general circulation in the county
where the application or petition was filed. Said publication will be
made in **AROOSTOOK REPUBLICAN AND NEWS**.

2021-332 DANIEL JACOB MYERS, of PRESQUE ISLE, MAINE.
Petition of Daniel Jacob Myers who prays the name of Daniel Jacob
Myers be changed to **VALERIE BELLADONNA MYERS**.

HEARING DATE: DECEMBER 28, 2021
THE FOLLOWING NOTICE IS HEREBY GIVEN TO **PAUL
WASSON**, ADDRESS UNKNOWN, **KRISTY WASSON**,
ADDRESS UNKNOWN, AND **TAYLOR SHOREY**, ADDRESS
UNKNOWN, ALL BEING ADULT SIBLINGS OF **SAMANTHA
SHOREY**, RESIDENT OF MARS HILL, MAINE, AS WELL AS TO
ALL OTHER INTERESTED PERSONS. Petition for Appointment
of Guardian (Docket No. 2021-320) filed by Daniel Dale Shorey, 635
Van Buren Road, Caribou, ME 04736, Petitioner and proposed
Guardian. This matter is scheduled for Hearing on **DECEMBER 28,
2021** and will be heard at **1:30 P.M. in Houlton, Maine, via Zoom**.
The requested action may be made on or after the hearing date if no
sufficient objection be heard. If you disagree with the granting of this
Petition you may begin a formal proceeding in this Court. This notice
complies with Probate Rule 4 of the Maine Probate Code.

NOTICE TO CREDITORS
18-C M.R.S. §3-801(1)

The following Personal Representatives have been appointed in the
estates noted. The first publication date of this notice is
DECEMBER 15, 2021.

If you are a creditor of an estate listed below, you must present your
claim within four months of the first publication date of this Notice to
Creditors or be forever barred.

You may present your claim by filing a written statement of your
claim on a proper form with the Register of Probate of this Court or by
delivering or mailing to the Personal Representative listed below at
the address published by the Personal Representative's name a written
statement of the claim indicating the basis therefor, the name and
address of the claimant and the amount claimed or in such other
manner as the law may provide. See 18-C M.R.S. §3-804.

2021-216 JANET LEE DURGIN, late of Presque Isle, Maine
deceased. Dayna-Lee Wishart, 13 Oak Street, Unit #3, Presque Isle
ME 04769 and Timothy Brewer, P.O. Box 36, Mars Hill, ME 04751
appointed Co-Personal Representatives.

2021-224 GLENNA A. EWING, late of Washburn, Maine, deceased
Linda L. Ewing, 158 Covell Road, Fairfield, ME 04937 appointed
Personal Representative.

2021-250 PATRICIA C. OUELLETTE, late of St. Agatha, Maine
deceased. Philip Ouellette, 74 Hillside Road, St. Agatha, ME 0477
appointed Personal Representative.

2021-265 LORRAINE TALBOT, late of Madawaska, Maine
deceased. Barbara Stadler, 4811 Round Hill Road, Frederick, MI
21702 appointed Personal Representative.

2021-279 GERALDINE A. TROMBLEY, late of Presque Isle, Maine
deceased. Janet Hughes, 34 Old County Road, Hampden, ME 0444
appointed Personal Representative.

2021-288 JAMES DANIEL DWYER, late of Presque Isle, Maine
deceased. Rosalie K. Dwyer, 98 Fleetwood Street, Presque Isle, ME
04769 appointed Personal Representative.

2021-289 BETTY LOU WRIGHT, late of Caribou, Maine, deceased
Michael A. Wright, 41 Collins Street, Caribou, ME 04736 appointe
Personal Representative.

2021-292 ROGER C. FRENETTE, late of Eagle Lake, Maine
deceased. Rella J. Pelletier, P.O. Box 186, Eagle Lake, ME 0473
appointed Personal Representative.

2021-302 KATHLEEN A. HERSEY, late of Presque Isle, Maine
deceased. Rosemary Lefebvre, 2252 Elmwood Avenue, Warwick, RI
02888 appointed Personal Representative.

2021-303 SAMANTHA Y. GRIER, late of Woodland, Maine
deceased. Serena Tabitha Gates, 88 Upper Narrows Lane, Winthro
ME 04364 appointed Personal Representative.

2021-305 JUDITH A. ROBERTSON, late of Caribou, Maine
deceased. Jeffrey J. Robertson, 2 Pleasant Street, Caribou, ME 047
appointed Personal Representative.

2021-312 JOHN B. BERNIER III, late of Portage, Maine, deceased
Dawn Bernier, P.O. Box 254, Portage, ME 04768 appointed Persor
Representative.

2021-328 ZILDAA. MADORE, late of Eagle Lake, Maine, deceased
Mark K. Madore, 1670 Alden Street, Deland, FL 32720 appoint
Personal Representative.

2021-329 ALTON RAY TILLEY, JR. late of Washburn, Maine
deceased. Andrea Labier, 254 Houlton Road, Presque Isle, ME 047
appointed Personal Representative.

2021-335 JUDITH C. CHAMBERLAIN, late of St. Francis, Maine
deceased. Joyce M. Pendexter, 2114 Main Street, St. Francis, ME
04774 appointed Personal Representative.

Date: December 14, 2021 */s/ Darleen S. Guy*
Darleen S. Guy
Register of Probate

Published December 22, 29, 2021

Inn

Continued from page 1

called Stern Ventures,
which is focused on pre-
IPO secondary transactions.

Time Out Sports Bar o
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(Rewritten as follows) Section 13-700.13 - Home Occupations.

1. *Purpose.* The purposes of this section are to:
 - A. Provide an opportunity for Home Occupations to be conducted as an accessory use when they are compatible with the neighborhoods in which they are located.
 - B. Guide certain business activities that are not compatible with neighborhoods to other, more appropriate commercial zones.
 - C. Safeguard peace, quiet, and domestic tranquility within all residential neighborhoods. Protect residents from the adverse effects of noise, nuisance, traffic, fire hazards, and other possible business uses that create significant impacts on a neighborhood.
 - D. Provide a means to regulate and enforce Home Occupations.
2. *Scope.* All Home Occupations must adhere to the standards and qualifications listed in this section and those imposed under the authority of the Planning Board in accordance with this ordinance.
3. *Permit Required.* All home occupations shall obtain annually a Home Occupation Permit from the Code Enforcement Officer.
4. *Home Occupation Standards.* All Home Occupations shall comply with the following standards at all times:
 - A. *Bona Fide Resident.* **The** Home Occupation business shall be owned and operated solely by a bona fide resident of the home. If the applicant for a Home Occupation license rents or leases the property wherein the Home Occupation is intended to be conducted, the applicant must provide a letter of acknowledgment and consent from the property owner as an attachment to the application for a Home Occupation permit.
 - B. *Employees.* No more than one full-time or full-time equivalent nonresident may be employed, volunteer, or work on the premises where the Home Occupation business is located.
 - C. *Accessory Use on the Property.*
 1. For residential purposes, the Home Occupation shall be clearly secondary and incidental to the primary use of the dwelling unit.
 2. The Home Occupation must maintain or improve the external residential appearance of the principal structure, attached or detached garage, or accessory structure.
 3. The Home Occupation applicant must designate the portion of the home, accessory structure, or attached or detached garage to be used as the location for business activities.
 4. The Home Occupation shall not involve the use of any open and publicly visible yard space for storage or display of supplies, inventory, or equipment when such use is in conjunction with the sales, service, or production of goods, unless specifically stored within trailers or accessory structures as allowed herein.
 - D. *Business Vehicles and Parking*
 1. All business-related vehicles that park at the location of the Home Occupation must use off-street parking. This provision excludes stops made by delivery vehicles. Customers or Clients

may utilize on-street parking along the home frontage in accordance with street parking standards.

2. Business Vehicles exceeding a GVW of 8,000 lbs., trailers, and related equipment must be stored to the side or rear of the home.
3. No parking is permitted on landscaped areas of the property.
- E. *Signage.* A single sign is permitted, provided such sign is non-illuminated and does not exceed two square feet.
- F. *Conformity with Health and Safety Codes.* The Home Occupation shall conform with all fire, building, plumbing, electrical, and all other City, County, State, and Federal codes.
- G. *Neighborhood Disruptions Not Permitted.* The Home Occupation shall not interfere or disrupt the peace, quiet, and domestic tranquility of the neighborhood. The Home Occupation shall not create, be associated with, or produce odor, smoke, dust, heat, fumes, light, glare, noises or vibrations, excessive traffic, or other nuisances, including interferences with radio and television reception, or any other adverse effects within the neighborhood.
- H. *State Licenses.* Any business required to be licensed by the State of Maine, including but not limited to caregivers, day care facilities, food preparation services, etc. must provide the City with proof of current licensure through the appropriate State agency.
5. *Categories of Home Occupation Permits.* Home occupation businesses are classified as Category I, Permitted Home Occupation, or Category II, Conditional Use Home Occupation. A Category I, Permitted Home Occupation requires review and approval by the Code Enforcement Officer. A Category II, Conditional Use and or Home Occupations that require State of Maine Licensure requires review and approval by the Planning Board.

Category I Qualifications. In addition to the standards previously set forth above, all Category I Home Occupation businesses must also comply with the qualifications outlined below. If a business cannot fully comply with all of the Category I Qualifications set forth below, the applicant may pursue approval as a Category II Home Occupation through the conditional use permit process (section 6 below).

- A. *Hours.* No visitors in conjunction with the Home Occupation (clients, patrons, employees, volunteers, students, pupils, etc.) shall be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- B. *Traffic.* Vehicular traffic from business-related visitors and customers shall not exceed that which normally and reasonably occurs for a home in the neighborhood.
 1. The Home Occupation shall be limited to no more than two business-related visitors or customers per hour, and a maximum of eight business-related visitors or customers per day. Business-related deliveries or pickups shall not exceed two per day.
 2. Child day care and other child group activities shall not exceed twenty-four (24) customer drop-offs/pick-ups per day.

3. The receipt or delivery of merchandise, goods, or supplies for use in a Home Occupation shall be limited to vehicles with a gross vehicle weight rating (GVWR) of 23,000 pounds or less.
- C. *Maximum Floor Space.* No more than 50 percent of the dwelling unit shall be utilized for the Home Occupation.
6. *Category II, Conditional Use Permit Required.* If a Home Occupation is able to comply with all of the standards in section 5 above but is unable to comply with all of the Category I qualifications established in section 6, or if Home Occupation require State of Maine Licensure, the proposed business is subject to review by the Planning Board. In addition, any application proposing two or more Home Occupation permits, and associated with the same dwelling unit, shall be reviewed by the Planning Board, to ensure that the cumulative impacts of the proposed Home Occupations comply with city ordinances. The following standards or business types shall be reviewed by the Planning Board for approval.
 - A. *General.* In addition to any conditions established by the Planning Board at the time of its review, all Category II Home Occupations must comply with the following:
 1. All Category II Home Occupation uses shall be conducted only from property with a single-family dwelling.
 2. Proposed uses may be determined to be appropriate as Home Occupations only if they are judged to be compatible with residential neighborhoods by the Planning Board conditional use review
 3. A maximum of 12 business-related visitors per day may be allowed, except as provided for in section B. "Child Day Care" and C. "Other Group Child Activities."
 - B. *Child Day Care and Other Child Group Activities.* Refer to Sec. 13-760 Daycare Facilities of the City of Caribou Code and 10-148 CODE OF MAINE RULES CHAPTER 32 to comply in accordance with State of Maine licensing requirements.

Elderly Day Care. Refer to MRS Title 22 Chapter 1679 Adult Day Care Program Subsections 8601-8606 Conduct of Elderly Day Care businesses shall not exceed the care of two elderly persons that are 60 years of age or older for more than 12 hours per day. Any Elderly Day Care that exceeds two individuals 60 years of age or older, or more than 12 hours per day of operation is considered a Category II Home Occupation, which shall be reviewed and approved by the Planning Board.
 - D. *Business Not Conducted Within a Home.* For any Home Occupation that proposes or conducts business activities within an outbuilding, accessory building, attached or detached garage, the following guidelines shall be used to determine the maximum impacts permitted:
 - E. *Dangerous Home Occupations.* Any home occupation using explosives, incendiary products and devices, flammable, or hazardous chemicals beyond reasonable household quantities



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954
www.cariboumaine.org

Caribou Planning Board Meeting Minutes Thursday, December 9, 2021 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Christine Solman, Dave Corriveau, Frank McElwain, Eric Hitchcock and Steve Wentworth (came in at 5:40 pm)

Members Absent: Amanda Jandreau

Other in Attendance: Ken Murchison – CEO; Denise Lausier – Executive Assistant to City Manager
Tom Ayer, Councilor Liaison was absent.

I. Call Meeting to Order, Determine Quorum – Called to order at 5:30 pm, Quorum is present.

II. Public Hearings – None.

III. Approval of Minutes –

- a. **Approval of Minutes of the October 28, 2021, Planning Board Work Session** –
- b. **Approval of Minutes of the November 10, 2021, Planning Board Meeting** –

Frank McElwain moved to approve both sets of minutes as presented; seconded by Eric Hitchcock.

Roll Call Vote

Frank McElwain – Yes; Christine Solman – Yes; Dave Corriveau – Yes; Eric Hitchcock – Yes
Motion carried with all in favor.

IV. New Business

a. **Subdivision Ordinance** – CEO Murchison stated that the issue being is that subdivisions are an onerous task dealing with State of Maine statute. Something to look at; are there different degrees of subdivisions. There are several developers that would love to subdivide but would not like to go through the process that others have been through like Solar Slopes, etc. Utilities and roads need to be to City standards.

CEO Murchison stated that it would be good to think about how the City can partner in developing these subdivisions. Other cities do all the engineering, put in the roads and put in lots. They sell the lots and put it into their revolving loan funds and on the tax rolls. CEO Murchison said that there are developers now who have land that is ready and are there things the City can do and techniques that could be used to help this process.

Chairman Bagley stated that there should be an option for a landowner to split up a lot into a few lots where there are no structures going in and no environmental impacts.

Eric Hitchcock said that DEP has rules in place already, might need a letter from them on what triggers these things. It is hard to get around the rules. Dealing with large tracks of land to do certain

things, the State has already thought of these things already. There are a lot of things the City can do depending on zones and those kinds of things.

CEO Murchison stated that there is a developer with a property that they wish to develop into eight parcels and this land is outside of the Urban Compact Area. This does constitute a subdivision however a subdivision that occurs outside of the Urban Compact Area (outside of the Utilities district) could be a more basic subdivision application. It is a great place for a subdivision. With housing shortages in the State, it would be good for the developer and the City. This could make room for some substantial taxation.

CEO Murchison commented that the current focus is to go with State minimums, that is what the City has now and is onerous. CEO Murchison will reach out to other communities to see what they are doing. Other communities are using a revolving loan fund up front, doing engineering up front and doing their own roads etc.

V. Old Business

a. **2021 Year in Review** – Chairman Bagley developed a list of what the Planning Board has accomplished over 2021. Chairman Bagley reviewed the list and thanked the Board members for all the work they did.

b. **Continue proposed amendments to Sec 13-700 (13) Home Occupations, and schedule a Public Hearing** – CEO Murchison brought forth the document with changes included. He highlighted areas that need to be reviewed and also offered a copy of the Windham, Maine Home Occupations Ordinance to review.

Two categories for Home Occupations; Category 1 would be in house review. Category 2 would require State licensure that would trigger Planning Board review.

CEO Murchison stated daycare language could be taken out and just reference that section of the ordinance.

Discussion on different home occupations and how they would fit into the two categories.

Eric Hitchcock said they need to have a way for just the bigger occupations to come to the Planning Board and the rest could be at the in house level. Steve Wentworth said it would be nice to make it easier for people.

Board reviewed the Ordinance.

Discussion on total floor space allowed in an accessory dwelling that currently is 50%, recommend 100%. Chairman Bagley doesn't think they should make it more restrictive, recommends going back to 100%. Eric Hitchcock said there would be no way to enforce it. Christine Solman commented that it can be more lenient because it is an accessory dwelling.

Eric Hitchcock recommends streamlining any part of the processes that they can so that what can be done inhouse, could be done inhouse.

Discussion on the residence is first with the home occupation as incidental use. Discussion on how much of total floor space can be used. Consolidated some sections. CEO Murchison will get final language to the Board.

Chairman Bagley stated that all the changes have been addressed. The Board consensus was to hold a Public Hearing at the next meeting in January.

c. **Comprehensive Plan Update, Research full Comprehensive Plan to be Complete 2024** – CEO Murchison stated that the initiative of City Manager Penny Thompson is that she would like to see full concentration on the new Comprehensive Plan. Manager Thompson would like CEO Murchison to check on the cost to put together a new Comprehensive Plan by 2024 and not worry about an update.

CEO Murchison stated there has not been Council input on this. CEO Murchison will meet with Jay Kamm at NMDC tomorrow. There are some positives to have this done by an outside entity and have professional help. A compliant Comprehensive Plan helps to go after CDBG funding.

Discussion on doing the updates. Dave Corriveau commented that this would give a window of opportunity to add economic development into the Comprehensive Plan. Work has already been done for updates. Frank McElwain & Dave Corriveau both commented that it is beneficial to continue with the updates. Chairman Bagley agreed to continue on with the updates because they are so close to completion.

VI. Staff Report – CEO Ken Murchison

a. **Campground Ordinance Public Hearing** – this is going to the City Council on Monday and they will hold a Public Hearing. No feedback so far from Council or the public.

The City has received the stormwater and erosion control plan for Troy Haney's campground project, but the survey has not been completed yet. The survey was on the consent agreement given to Mr. Haney by the City Council.

b. **Demolition of 30 North Street** – City staff worked with the Business Investment Group. Kevin Thibodeau demoed this property and it is now an empty lot. There are three other buildings in that area that need to be demoed.

c. **Riverfront Redevelopment Committee** – meets on Tuesday and the Department of Transportation railroad section will be there to discuss the railroad right of way and legislation for railroad re-use. Sent information packets on zoning, master plan and outreach & marketing.

d. **Caribou Trailer Park** – work is ongoing with closure of the Trailer Park. It is in the hands of legal and they will send out final notices. There are four tenants left. Housing stock is just not available. Two tenants were not given the initial notices.

VII. Adjournment –

Dave Corriveau moved to adjourn the meeting at 7:01 pm; seconded by Frank McElwain.

Roll Call Vote

Steve Wentworth – Yes; Frank McElwain – Yes; Christine Solman – Yes; Dave Corriveau – Yes; Eric Hitchcock – Yes

Motion carried with all in favor.

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/dl



City of Caribou Use Permit Application

Planning & Code Enforcement
25 High St.
Caribou, Maine 04736
(207) 493 - 3324 X 214
kmurchison@cariboumaine.org

Public Hearing Notification fee \$90.00

Date Received: 12/20/2021

If Planning Board approval is required for your requested use, please be aware that the Board meets on the second Thursday of each month. Your application must be received in the Code Enforcement Office at least 15 business days in advance of the meeting in order to meet notification requirements. Please provide a dimensional site plan of your property showing the location of all buildings, parking and access from the public way.

Owner of Property: JLD Properties LLC Phone: 207-949-4336

Mailing Address:

UW Wood Properties LLC.
P.O. Box 358
Holden, MA 04429 } HAS property
under contract.
subject to Town
Approval

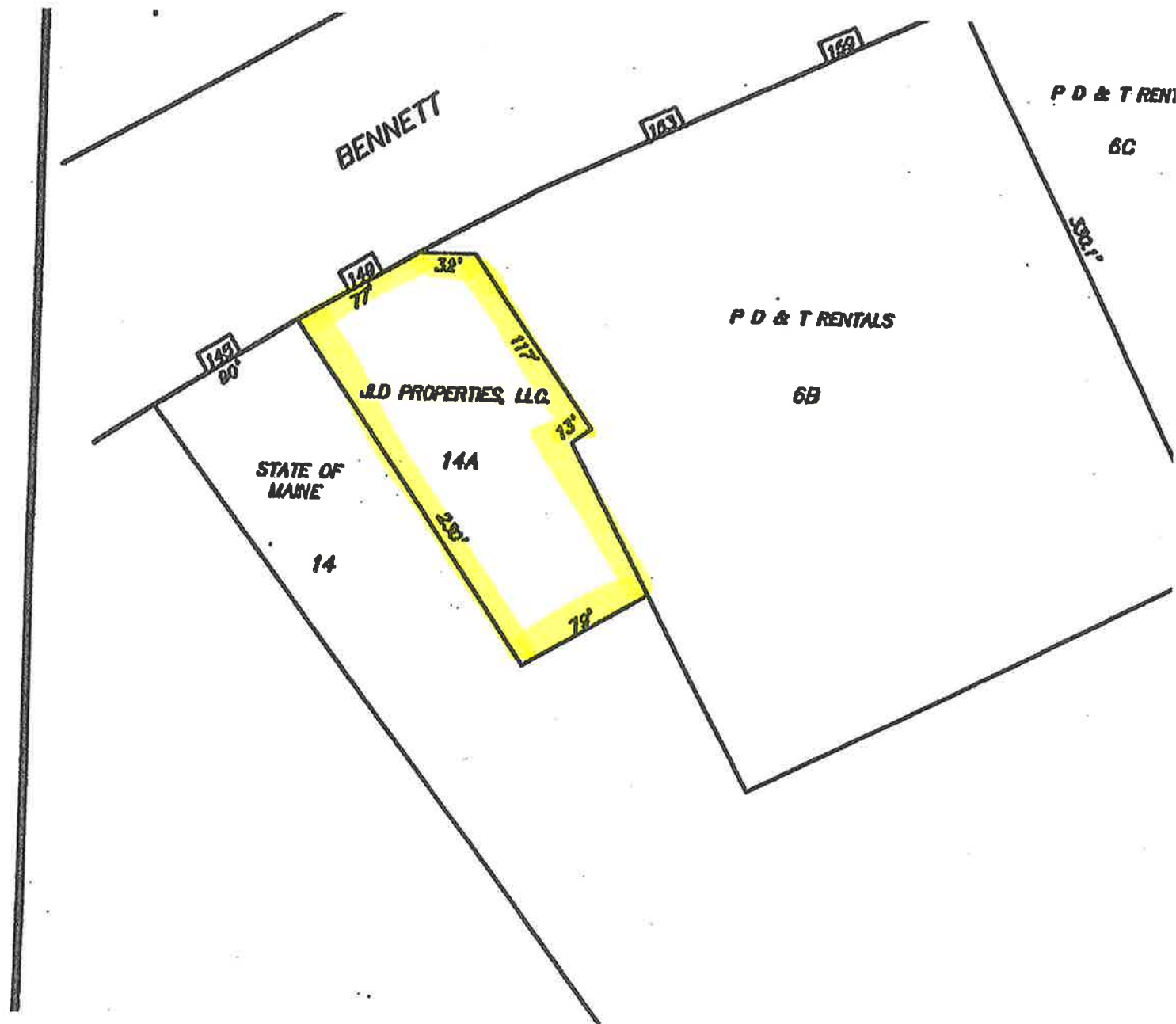
Location of Property: _____

Tax Map: 38 Lot Number: 014-A Zone: C-1

Requested Use: MEDICAL MARIJUANA Dispensary
Care Given Center

Signature of Applicant: Caleb Frankley

Date: 12/20/21





F. *Prohibited Home Occupations.* The following uses, by nature of the occupation, substantially impair the use and value of residentially zoned areas for residential purposes and are, therefore, prohibited:

1. Mortuary, crematorium, columbarium, or mausoleum.
2. Animal hospital or veterinary service, except in the R-3 zone with a Category II, Home Occupation permit.
3. Clinic, dental office, medical office, chiropractic office, or hospital, except in the R-3 zone with a Category II Home Occupation permit.
4. Junkyard, auto wrecking yard, or salvage yard within the urban compact area. Any Junkyard, auto wrecking yard, or salvage yard outside of the urban compact area must comply with separate local and state licensing procedures.
5. Stable, kennel, pet store, or any other commercial animal breeding business or similar activity, except in the R-3 zone with a Category II Home Occupation permit.
6. Storage, service, repair, or sales of ambulances, tow trucks, recreational vehicles, watercraft, automobiles, ATVs, or other motorized vehicles within the urban compact area. Home Occupations desiring to conduct these types of activities in the R-3 zone may be permitted subject to full Site Plan review by the Planning Board and must be at least 300 feet from any neighboring dwelling.
7. Use of specified chemicals, pesticides and flammable/combustible materials, and including any other process or business where current adopted Building and Fire Codes would require an operational permit.
 - I. Home occupations wherein the number of vehicular stops or visits exceeds 24 per day.
8. Bed and breakfast facilities. (Regulated under separate rules – see Section 13-700)

Section 13-900 Definitions

Home Occupation: An occupation or profession that is conducted for financial gain on a dwelling site or in the associated dwelling unit by a member of the family residing in the unit, and which is clearly incidental to and compatible with the primarily residential use of the property and surrounding residential uses. A home occupation shall not be construed to mean an employee working in his/her home in the service of an employer, whose principal place of business is licensed at another location.

Map Lot 038-014-A

Account 4102

Location 149 BENNETT DRIVE

Card 1 Of 1 12/20/2021

JLD PROPERTIES, LLC
15 SWEDEN STREET
SUITE 2
CARIBOU ME 04736

B5797P211

Previous Owner
CSC ENID PROPERTIES LLC
P O BOX 3448

ENID OK 73702
Sale Date: 7/13/2018

Previous Owner
RICK DERRY PROPERTIES, LLC
9340 E CENTRAL AVE
SUITE A
WICHITA KS 67206
Sale Date: 5/01/2018

Previous Owner
CARIBOU P-H PARTNERSHIP
STRASSBURG & CO. ATTN: LORRAINE
1223 ROCK ROAD, SUITE J100
WICHITA KS 67206
Sale Date: 12/06/2004

Inspection Witnessed By:

| X | | Date |
|----------|-------------|------------|
| No./Date | Description | Date Insp. |
| | | |
| | | |
| | | |

Notes:

Property Data

Neighborhood 12 12

Tree Growth Year 0

X Coordinate 0

Y Coordinate 0

Zone/Land Use 21 Commercial

Secondary Zone

Topography

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.
3.Above St 6.Swampy 9.

Utilities

1.Public 4.Dr Well 7.Septic
2.Water 5.Dug Well 8.Holding Ta
3.Sewer 6.Shared Wel 9.None

Street

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR 0

ACTION NEEDED 0

Sale Data

Sale Date 7/13/2018

Price 99,000

Sale Type 7 Comm/Ind L&B

1.Land 4.Mobile 7.C/I L&B
2.L & B 5.Other 8.
3.Building 6.C/I Land 9.

Financing 9 Unknown

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity 3 Distressed Sale

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified 5 Public Record

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

| Year | Land | Buildings | Exempt | Total |
|------|--------|-----------|--------|---------|
| 2008 | 33,700 | 152,400 | 0 | 186,100 |
| 2009 | 33,700 | 152,400 | 0 | 186,100 |
| 2010 | 33,700 | 152,400 | 0 | 186,100 |
| 2011 | 33,700 | 152,400 | 0 | 186,100 |
| 2012 | 54,100 | 193,000 | 0 | 247,100 |
| 2013 | 54,100 | 193,000 | 0 | 247,100 |
| 2014 | 54,100 | 193,000 | 0 | 247,100 |
| 2015 | 54,100 | 193,000 | 0 | 247,100 |
| 2016 | 54,100 | 193,000 | 0 | 247,100 |
| 2017 | 54,100 | 193,000 | 0 | 247,100 |
| 2018 | 54,100 | 193,000 | 0 | 247,100 |
| 2019 | 54,100 | 86,600 | 0 | 140,700 |
| 2020 | 54,100 | 86,600 | 0 | 140,700 |
| 2021 | 54,100 | 86,600 | 0 | 140,700 |

Land Data

| Front Foot | Type | Effective | | Influence | | Influence Codes |
|----------------------|------|----------------------|-------|-----------|------|-------------------|
| | | Frontage | Depth | Factor | Code | |
| 11. | | | | % | | 1.Use |
| 12. | | | | % | | 2.R/W |
| 13. | | | | % | | 3.Topography |
| 14. | | | | % | | 4.Size/Shape |
| 15. | | | | % | | 5.Access |
| | | | | % | | 6.Restriction |
| | | | | % | | 7.Vacancy |
| | | | | % | | 8.Semi-Improved |
| | | | | % | | 9.Fract Share |
| | | | | % | | Acres |
| | | | | % | | 30.Rear Land 3 |
| | | | | % | | 31.Rear Land 4 |
| | | | | % | | 32.Dominant Easem |
| | | | | % | | 33.Servient Easem |
| | | | | % | | 34.Tillable |
| | | | | % | | 35.Pasture |
| | | | | % | | 36.Orchard |
| | | | | % | | 37.Softwood TG |
| | | | | % | | 38.Mixed Wood TG |
| | | | | % | | 39.Hardwood TG |
| | | | | % | | 40.Wasteland |
| | | | | % | | 41.Gravel Pit |
| | | | | % | | 42.Mobile Home Ho |
| | | | | % | | 43. |
| | | | | % | | 44.Lot Improvemen |
| | | | | % | | 45.Mobile Home Pa |
| | | | | % | | 46.Golf Course pe |
| Square Foot | | Square Feet | | | | |
| 16.Lindley Estate | | | | % | | |
| 17. | | | | % | | |
| 18. | | | | % | | |
| 19. | | | | % | | |
| 20. | | | | % | | |
| Fract. Acre | | Acreage/Sites | | | | |
| 21.House Lot (Fra | | | | | | |
| 22.Baselot (Fract | | | | | | |
| 23. | | | | | | |
| Acres | | | | | | |
| 24.Houselot | | | | % | | |
| 25.Baselot | | | | % | | |
| 26.Lindley Estate | | | | % | | |
| 27. | | | | % | | |
| 28.Rear Land 1 | | | | % | | |
| 29.Rear Land 2 | | | | % | | |
| Total Acreage | | 0.56 | | | | |

Caribou

Caribou

Map Lot 038-014-A

Account 4102

Location 149 BENNETT DRIVE

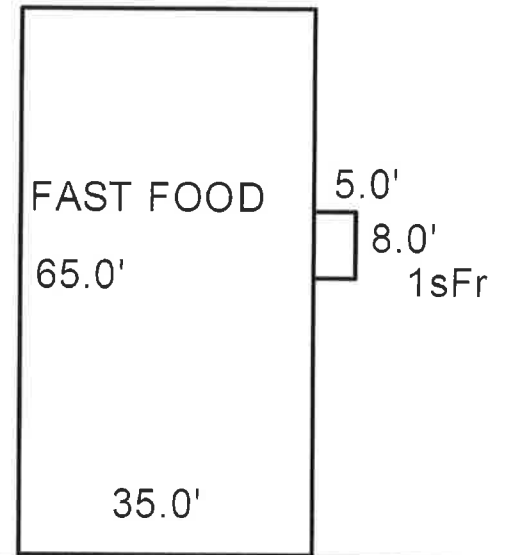
Card 1 Of 1

12/20/2021

| | | |
|------------------------|-------------------|--|
| Occupancy Code | 53 Fast Food Rest | |
| No. of Dwelling Units | 0 | |
| Building Class/Quality | 3 Masonry | |
| 1.Steel | 1.Low Cost | |
| 2.Rein Conc | 2.Average | |
| 3.Masonry | 3.Good | |
| 4.Wood Frm | 4.Excellent | |
| 5.Rigid Frm | | |
| Grade Factor | 1.00 | |
| Exterior Walls: | 1 Brick/Stone | |
| 1.Br/St | 6.Compos | |
| 2.C Block | 7.Al/Vinyl | |
| 3.Concrete | 8.Steel | |
| 4.Wood | 9.Other | |
| 5.Stucco | | |
| Stories/Height | 1 8 | |
| Ground Floor Area | 2,275 | |
| Perimeter Units/Ft | 200 | |
| Heating/Cooling | 21 Package Air | |
| 11.Elec BB | 19.Wall/Ft | |
| 12.Wall | 20.HeatCoo | |
| 13.FWA | 21.Package | |
| 14.HW | 22.W/C Air | |
| 15.Space | 23.H/C Wat | |
| 16.Steam w | 24.HeatPum | |
| 17.Steam N | 25.Indiv H | |
| 18.Radiant | 26. | |
| Year Built | 1979 | |
| Year Remodeled | 0 | |
| Condition | 2 Fair | |
| 1.Poor | 6.Good | |
| 2.Fair | 7.Very Good | |
| 3.Below Ave | 8.Excellent | |
| 4.Average | 9.Same | |
| 5.Above Ave | | |
| Physical % Good | 0 | |
| Functional % Good | 85 | |
| Economic % Good | 100 | |



ASPHALT PAVING 11,060 SQFT



Entrance Code

- | | |
|------------|------------|
| 1.Interior | 6.Hanger |
| 2.Refusal | 7. |
| 3.Informed | 8.Exsist R |
| 4.Vacant | 9. |

Information Code

- | | |
|------------|------------|
| 1.Owner | 6.Other |
| 2.Relative | 7.Vacant |
| 3.Tenant | 8.Exist R |
| 4.Agent | 9.For Sale |
| 5.Estimate | |

Date Inspected

Additions, Outbuildings & Improvements

| Type | Year | Units | Grade | Cond | Phys. | Funct. | Sound Value | |
|-------------------|------|-------|-------|------|-------|--------|-------------|-------------------|
| 1 One Story Frame | 0 | 40 | 2 100 | 3 | 0 % | 100 % | | 1.One Story Fram |
| 24 Frame Shed | 0 | | | | % | % | 1,000 | 2.Two Story Fram |
| 101 Asph Paving | 0 | 110 | 2 100 | 3 | 0 % | 75 % | | 3.Three Story Fr |
| | | | | | % | % | | 4.1 & 1/2 Story |
| | | | | | % | % | | 5.1 & 3/4 Story |
| | | | | | % | % | | 6.2 & 1/2 Story |
| | | | | | % | % | | 21.Open Frame Por |
| | | | | | % | % | | 22.Encl Frame Por |
| | | | | | % | % | | 23.Frame Garage |
| | | | | | % | % | | 24.Frame Shed |
| | | | | | % | % | | 25.Finished 1/2 S |
| | | | | | % | % | | 26.1SFr Overhang |
| | | | | | % | % | | 27.Unfin Basement |
| | | | | | % | % | | 28.Unfinished Att |
| | | | | | % | % | | 29.Finished Attic |

City of Caribou
Tax Information Sheet
As of: 12/20/2021

Account: 4102 **Name:** JLD PROPERTIES, LLC

Location: 149 BENNETT DRIVE

Map and Lot: 038-014-A

Sale Date: 07/13/2018

Deed Reference: B5797P211 07/16/2018

Sale Price: \$99,000

Land: 54,100
Building: 86,600
Exempt 0
Total: 140,700

Total Acres: 0.56
Tree Growth: Soft : 0 Mixed : 0 Hard : 0
Farmland:
Open Space:
Zoning: 21 - Commercial
SFLA: 2315

Last Billed : 2022-1
Previous Billed : 2021-1

| Amount | Mill Rate |
|----------|-----------|
| 00.00 | |
| 3,313.49 | 23.550 |

| Outstanding Taxes | | | | | |
|-------------------|----------|-----------|----------|-------|--------|
| Year | Per Diem | Principal | Interest | Costs | Total |
| 2022-1 | 0.0000 | -19.14 | 0.00 | 0.00 | -19.14 |
| | 0.0000 | -19.14 | 0.00 | 0.00 | -19.14 |

Information Given By: _____
Title: _____ 12/20/2021

All calculations are as of: 12/20/2021

3. Wells shall not be constructed within 100 feet of the traveled way of any road. If located downhill from the road, or within 50 feet of the traveled way of any road, or if located uphill of the road, this restriction shall be included as a note on the final recording Plan and deed restriction to the effected lots.
4. Individual wells shall be sited and constructed to prevent infiltration of surface water, and contamination from subsurface wastewater disposal systems and other sources of potential contamination.
5. Lot design shall permit placement of wells, subsurface wastewater disposal areas, and reserve sites for subsurface water disposal areas in compliance with the *Maine Subsurface Wastewater Disposal Rules*.

38. Establishments dealing in the consignment or resale of used personal property.

The City of Caribou, Maine elects to adopt and enforce the requirements of Maine Revised Statute Annotated, Title 30-A, §3971, Records of sales of used merchandise.

The City of Caribou requires by this ordinance that every establishment within the City of Caribou, dealing in the consignment for sale, resale or trade of any and all personal property, provide and deliver to the Caribou Chief of Police a monthly inventory report of all items taken into that establishment's inventory. The monthly report is to be delivered to the Chief of Police by the 15th of each month showing the previous calendar months inventory of new transactions.

This ordinance pertains to every dealer in used personal property, including and not limited to pawn shops, used merchandise shops, consignment shops, internet sales shops and establishments similar in use.

39. Registered Nonprofit Dispensaries and Registered Cultivation Facilities for Medical Marijuana

A. Purpose and Authority

To regulate the location of Registered Medical Marijuana Dispensaries within the City of Caribou:

Pursuant to Title 22 MRSA Chapter 558 C and §2428 (10), Maine law provides for the siting of Medical Marijuana Dispensaries as permitted by the Department of Health and Human Services. The City of Caribou also reserves the right for additional siting and licensing requirements pursuant to municipal home rule authority, Title 30-A MRSA §3001.

Where as marijuana has been determined to have both legitimate medical uses as well as a history of widespread illegal use, this Ordinance shall serve to govern the siting and licensing requirements specific to the City of Caribou for the operation of a Registered Medical Marijuana Dispensary.

B. Regulations:

1. The establishment of a Registered Nonprofit Dispensary or Registered Cultivation Facility shall require review by the Caribou Planning Board as per Section 13-300 "Site Design Review" of the Caribou Code. Section 13-302 (B) shall require a mandatory public hearing as part of the Site Design Review. Siting requirements shall also apply to any and all ancillary structures, mobile units, or any future types of dispensary mechanisms as yet contemplated within this ordinance.
2. No Certificate of Occupancy shall be granted for a Registered Nonprofit Dispensary unless the structure providing the service is located in the H-1, C-1, C-2, I-1, I-2 or RC-2 Zones.
3. No Registered Nonprofit Dispensary shall be allowed in the R-1, R-2 or R-3 Residential Zones or within 300 feet of an existing residential dwelling or within 300 feet of the R-1, R-2 or R-3 Residential Zone Boundary Line.
4. No Certificate of Occupancy shall be granted for a Registered Nonprofit Dispensary if the premise concerned is located within the Drug Free Safe Zone, or 500 feet of a preexisting Private School, Day Care Facility, or House of Public Worship.
5. No Certificate of Occupancy shall be granted for a Registered Cultivation Facility unless the structure is located within a Registered Nonprofit Dispensary or is offsite from the Dispensary within the R-3 Zone and also meeting all setback requirements applicable to Registered Nonprofit Dispensaries.
6. No Certificate of Occupancy shall be granted for a Registered Nonprofit Dispensary unless the premise concerned is in complete compliance with all municipal, state and federal Codes and Regulations.

Security requirements for both the Registered Nonprofit Dispensary and associated Registered Cultivation Facilities shall include as a minimum:

- a. Lockable doors and windows to include intrusion alarms with audible and police notification components sending notification directly to or through a second party to the Caribou Police Department.

- b. Exterior security lighting comprised of spot lights with motion sensors covering the full perimeter of the facility.
 - c. Video surveillance capable of covering the entire perimeter of the facility, interior, and all plants cultivated within the facility. The video surveillance system shall be operated with continuous recording twenty-four hours per day seven days per week and such records of surveillance shall be retained for a minimum duration of 90 days
7. A Registered Nonprofit Dispensary and Registered Cultivation Facility may not continue to employ an employee who is convicted of any state or federal controlled substance law, or is under indictment or charged with any state or federal controlled substance law violation, while employed at the Registered Nonprofit Dispensary and or Registered Cultivation Facility. If a principal officer or board member is convicted of any state or federal controlled substance law while a principal officer or board member of a Registered Nonprofit Dispensary or Registered Cultivation Facility, that Registered Nonprofit Dispensary or Registered Cultivation Facility shall immediately be considered in violation of this Chapter.
 8. Medical Marijuana Dispensing Facilities must provide an adequate interior waiting area to ensure no exterior waiting of clients.
 9. Medical Marijuana Dispensing Facilities must provide adequate off street parking on site at 1 parking space per every 150 square feet of interior space. Each parking space shall be a minimum of 9 feet wide by 21 feet long.
 10. All signage shall meet the requirements of Section 13-700, #29, A through H and may not use any pictorial representations of any portion of a marijuana plant, products, by-products, or paraphernalia associated with the use or distribution of legalized medical marijuana or illegal use of marijuana.

40. Conditions of Keeping Livestock and Poultry

1. Any livestock shall be kept at least 100 feet from any property line except pigs and hogs which shall be kept at least 200 feet from any property line and shall be kept at least 100 feet from any residential dwelling or water well.
2. Any poultry shall be kept at least 50 feet from any property line.

41. Prohibiting Recreational Marijuana

Section 1. Authority. The ordinance is adopted pursuant to the Title 30-A M.R.S. §3001 and Title 7 M.R.S. c. 417.

Section 2. Purpose and Intent. The purpose of this ordinance is to impose a ban on the operation of Retail Marijuana Establishments and Retail Marijuana Social Clubs in the City of Caribou to protect the health, safety, and welfare of the people of Caribou as these activities constitute a nuisance.

Section 3. Prohibition. The operation of Retail Marijuana Establishments which includes Retail Marijuana Stores, Retail Marijuana Cultivation Facilities, Retail Marijuana Products Manufacturing Facilities, and Retail Marijuana Testing Facilities; and the operation of Retail Marijuana Social Clubs are prohibited within the City of Caribou, and therefore all activities related to the abovementioned retail uses such as, but not limited to, cultivation, possession, extraction, manufacturing, processing, storing, laboratory testing, labeling, transporting, delivering, dispensing, transferring, and distributing are expressly prohibited within the City of Caribou.

Section 4. Exemptions.

A. Personal Use of Marijuana. This ordinance shall not be construed to prohibit the Personal Use of Marijuana per Title 7 M.R.S. c. 417 section 2452.

B. Medical Use of Marijuana. This ordinance shall not be construed to limit any privileges or rights of a qualifying patient, primary caregiver, registered or otherwise, or registered dispensary under the Maine Medical Use of Marijuana Act and the City of the Caribou Code of Ordinances, c. 56 Unified Development Ordinance.

Section 5. Relationship with Other Ordinances. Whenever a provision of this ordinance is inconsistent with another provision of any other ordinance, regulation, or statute, the more restrictive provision shall control.

Section 6. Validity and Severability. Should any section or provision of this ordinance be declared by the courts to be invalid, such a decision shall not invalidate any other section or provision of this ordinance.



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Page (3 of 7)

PURCHASE AND SALE AGREEMENT

("days" means business days unless otherwise noted, see paragraph 23)

Options

Offer Date December 13, 2021

Effective Date is defined in Paragraph 23 of this Agreement

Effective Date

1. PARTIES: This Agreement is made between WW Wood Properties, LLC

Help

JLD Properties, LLC

("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. 26 for explanation) the property situated in municipality of Caribou, County of Aroostook, State of Maine, located at 149 Bennett Drive and described in deed(s) recorded at said County's Registry of Deeds Book(s) 5797, Page(s) 211.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm windows, screens, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood/pellet stoves, sump pump, electrical fixtures, hard-wired generators, landscaping, and AS IS are included with the sale except for the following: AS IS. Seller represents that all mechanical components of fixtures will be operational at the time of closing except: no exception.

4. PERSONAL PROPERTY: The following items of personal property as viewed on December 7, 2021 are included with the sale at no additional cost, in "as is" condition with no warranties: AS IS.

5. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$120,000.00. Buyer ☐ has delivered; or ☒ will deliver to the Agency within 5 days of the Effective Date, a deposit of earnest money in the amount \$ 1,000.00. Buyer agrees that an additional deposit of earnest money in the amount of \$ N/A will be delivered N/A. 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:

6. ESCROW AGENT/ACCEPTANCE: Buyer's Title Company ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until December 14, 2021 (date) 4:00 ☐ AM ☒ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

7. 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 see pp#26 (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.

11. FUEL/UTILITIES/PRORATIONS: Buyer ☐ shall ☒ shall not pay Seller at closing for all fuel in any tanks calculated as of the closing date or such earlier date as required to comply with lender requirements, if any. The amount shall be determined using the most recently available cash price of the company that last delivered the fuel. Metered utilities and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be paid by the Buyer at closing: collected rent, association fees, (other) no others. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for the taxes for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. DUE DILIGENCE: Neither Seller nor Licensee makes any warranties regarding the condition, permitted use of personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue of concern.

☐ Buyer's obligation to close under this Agreement is not subject to any due diligence investigations. Buyer's obligation is upon Buyer's own opinion as to the condition of the property.

☒ Buyer's obligation to close under this Agreement is subject to Buyer's satisfaction with the results of any due diligence investigations undertaken. Buyer shall have 15 days from the Effective Date of this Agreement to perform such due diligence investigations as Buyer deems necessary which may include, but are not limited to, any or all of the following:

| | | | | |
|------------------|---------------------|-----------|-------------|----------------------------------|
| General Building | Square Footage | Zoning | Survey/MLI | Habitat Review/Waterfowl |
| Sewage Disposal | Code Conformance | Pests | Lead Paint | Shoreland Septic |
| Water Quality | Registered Farmland | Pool | Flood Plain | Energy Audit |
| Water Quantity | Environmental Scan | Insurance | Chimney | Lot Size/Acreage |
| Air Quality | Smoke/CO Detectors | Mold | Tax Status* | Arsenic Wood/Water (see par. 13) |

All investigations will be done at Buyer's expense by persons chosen by Buyer in Buyer's sole discretion. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property and its systems and fixtures in order to undertake the above investigations. Buyer agrees to take reasonable steps to return the property to its pre-inspection condition. If the result of any investigation is unsatisfactory to Buyer in Buyer's sole discretion, Buyer may terminate this Agreement 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 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, or if any investigation under this paragraph is not performed or completed during the period specified in this paragraph, this contingency and the right to conduct an investigation are waived by Buyer.

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

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

Page 2 of 5

Buyer(s) Initials



Seller(s) Initials

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Dr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

JLD Properties

14. FINANCING: Buyer's obligation to close:

Authentisign ID: 4E28DB08-3D0D-452C-ABAD-C5BDB0FC162D

ZOOM

14. FINANCING: Buyer's obligation to close:

Not Subject to Financing

☒ 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 N/A days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than N/A proof of funds is not provided within such time period, Seller may terminate this Agreement which right is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. In either case, the earnest money shall be returned to Buyer.

☐ Buyer's ability to purchase ☐ is ☒ is not subject to the sale of another property. See addendum ☐ Yes ☒ No

Subject to Financing

☐ Buyer's obligation to close is subject to financing as follows:

- Buyer's obligation to close is subject to Buyer obtaining a N/A loan on N/A purchase price, at an interest rate not to exceed N/A % and amortized over a period of N/A 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 N/A 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 the written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have N/A 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 N/A points. Seller agrees to pay up to \$ ZERO (\$0.) toward Buyer's actual pre-pays, 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 and Seller's obligations pursuant to 14e shall remain in full force and effect.

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

Leigh Smith (016162) of RE/MAX County (2089)
 Licensee MLS ID Agency MLS ID
 is a ☒ Seller Agent ☐ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker
Robert Kieffer (020858) of RE/MAX North Realty (1714)
 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.

16. 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.


17. 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

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18. 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.

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

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

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21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property ☐ does ☒ does not contain the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide verification of closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

 Help

22. 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.

23. 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.

24. 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 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.

25. ADDENDA: Lead Paint - ☐ Yes ☒ No ; Other - ☐ Yes ☒ No Explain: _____

The Property Disclosure Form is not an addendum and not part of this Agreement.

26. OTHER CONDITIONS: Seller to provide clear, insurable title.

Property to close 30 days following City of Caribou providing written verification that this property may be used as a medical marijuana sales facility.


27. GENERAL PROVISIONS:

- a. 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.
- b. 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.
- c. 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

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28. 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.

 Page (7 of 7)Buyer's Mailing address is **P.O. Box 358, Holden, ME 04429**

WW Wood Properties, LLC

MM/DD/YYYY

BUYER WW Wood Properties, LLC

DATE

BUYER

BUYER

DATE

BUYER

 Options
DATE

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

 HelpSeller's Mailing address is **15 Sweden Street, Suite 2, Caribou, ME 04736**

SELLER JLD Properties, LLC

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

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

SELLER

DATE

SELLER

DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER

DATE

BUYER

DATE

BUYER

DATE

BUYER

DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

BUYER

DATE

BUYER

DATE

BUYER

DATE

BUYER

DATE

| PERMIT # | NAME | PHONE | ADDRESS | DETAIL | MAP | LOT | DATE | VALUE | NOTE | PermitFee | Status |
|----------|---------------------------------|--------------|---------------------------|---|-----|-----|-----------|-----------------|--------------|-----------|----------|
| 1958 | Guerrette Farms Corp. | 498-8108 | 4 Watson Memorial Drive | 36' X 50' Shop Building | 16 | 39 | 1/6/2021 | \$ 100,000.00 | | \$ 50.00 | Complete |
| 1959 | Mark Kelly | 227-1108 | 31 Herschel Street | Apartment Space Conversion/Reno | 31 | 17 | 1/14/2021 | \$ 12,000.00 | (double fee) | \$ 100.00 | Complete |
| 1960 | James & Ellen Kavin | 227-7333 | 295 Sweden Street | Remodel/Replace Framing in House | 37 | 55 | 1/14/2021 | \$ 3,000.00 | | \$ 50.00 | Complete |
| 1961 | Mark Nadeau | 498-8507 | 526 Access Hwy | New 14' X 52' Mobile Home | 15 | 39 | 1/20/2021 | \$ 60,000.00 | (double fee) | \$ 100.00 | Complete |
| 1962 | Jessie King | 498-0736 | 327 Van Buren Road | Convert Garage Space into 2 Bedrooms | 14 | 36 | 1/27/2021 | \$ 4,000.00 | | \$ 50.00 | Complete |
| 1963 | Northeast Packaging Co. | 764-6271 | 56 Sincok Street | Renovate Breakroom/Bathrooms | 28 | 121 | 2/4/2021 | \$ 47,400.00 | | \$ 50.00 | Complete |
| 1964 | Daniel Jarosz | 401-230-5699 | 241 Limestone Street | 50' X 100' Storage Building | 34 | 177 | 2/9/2021 | \$ 230,000.00 | | \$ 50.00 | Complete |
| 1965 | Cary Medical Center | 768-1380 | 163 Van Buren Road | ED Registration Renovations | 11 | 1 | 2/22/2021 | \$ 128,000.00 | | \$ 50.00 | Complete |
| 1966 | Kermit Littlefield | 493-1331 | 77 Garden Circle | 26' X 32' Garage | 39 | 115 | 4/2/2021 | \$ 26,000.00 | | \$ 50.00 | Complete |
| 1967 | Gagnon's Rental Properties | 493-3358 | 14 Access Highway | Construct Dental Office Suite | 11 | 4B | 4/9/2021 | \$ 550,000.00 | | \$ 50.00 | Complete |
| 1968 | Victor & Sarah Bridges Miranda | 410-370-2994 | 1044 East Presque Isle Rd | 14' X 32' Storage Shed | 3 | 6A | 4/12/2021 | \$ 7,500.00 | | \$ 50.00 | Complete |
| 1969 | Mark Nadeau | 498-8507 | 506 Access Highway | 30' X 80 Cold Storage Shed | 15 | 46 | 4/15/2021 | \$ 6,000.00 | (double fee) | \$ 100.00 | Complete |
| 1970 | Kate McCartney | 492-4766 | 14 Smith Street | Replace 12 X 20 Concrete Slab in Garage | 30 | 107 | 4/21/2021 | \$ 6,500.00 | | \$ 50.00 | Complete |
| 1971 | Raymond Salch | 227-4815 | 678 Madawaska Road | 12 x 42 Addition on Mobile Home | 21 | 15B | 4/22/2021 | \$ 3,500.00 | (double fee) | \$ 100.00 | Complete |
| 1972 | James Cyr | 493-4827 | 9 Smith Street | 24 X 30 Foundation under existing Barn | 30 | 104 | 4/28/2021 | \$ 21,090.00 | | \$ 50.00 | Complete |
| 1973 | Austin & Marissa McKeen | 554-9867 | 476 Washburn Street | New House | 7 | 58F | 4/28/2021 | \$ 200,000.00 | | \$ 50.00 | Complete |
| 1974 | Rick & Beth Thibeault | 551-4462 | 888 Sweden Street | Additions on House | 13 | 35D | 4/30/2021 | \$ 50.00 | | \$ 50.00 | Complete |
| 1975 | Reginald Bosse | 498-8551 | 222 Old Washburn Road | 12' X 16' Deck | 7 | 7B | 5/6/2021 | \$ 1,500.00 | | \$ 50.00 | Complete |
| 1976 | Milton Allen | 227-7401 | 116 Washburn Street | 26 X 30 Garage/New Roof on House | 29 | 48 | 5/7/2021 | \$ 54,985.00 | | \$ 50.00 | Complete |
| 1977 | Rodney Smith | 999-9079 | 19 Bradley Street | Raise Roof/Replace Roof on House | 32 | 28A | 5/14/2021 | \$ 20,000.00 | | \$ 50.00 | Complete |
| 1978 | Christopher Lydon | 617-273-0192 | 12 Lynn Drive | 16 X 20 Greenhouse | 36 | 195 | 5/17/2021 | \$ 500.00 | | \$ 50.00 | Complete |
| 1979 | Irving Farms, Inc. | 764-1857 | 207 Caribou Lake Road | Cold Storage Building | 4 | 34 | 5/18/2021 | \$ 46,140.00 | | \$ 50.00 | Complete |
| 1980 | Irving Farms, Inc. | 764-1857 | 987 Presque Isle Road | 75 X 180 Packing Shed | 5 | 32C | 5/18/2021 | \$ 756,885.00 | | \$ 50.00 | Complete |
| 1981 | Daniel & Michelle Bagley | 492-0878 | 260 Madawaska Road | Modular 2 Story House | 15 | 7 | 5/17/2021 | \$ 395,000.00 | | \$ 50.00 | Complete |
| 1982 | David Bouchard | 496-7491 | 251 Lombard Road | 28 X 34 Garage / 20 X 32 Addition | 10 | 17A | 5/25/2021 | \$ 75,000.00 | | \$ 50.00 | Complete |
| 1983 | Sean Bouchard | 227-0086 | 120 Access Highway | 26 X 22 Addition on House | 11 | 7 | 5/25/2021 | \$ 80,000.00 | | \$ 50.00 | Complete |
| 1984 | Verna Levesque | 540-0002 | 200 Noyes Road | Convert Garage into Inlaw Apartment | 12 | 39H | 5/27/2021 | \$ 20,000.00 | | \$ 50.00 | Complete |
| 1985 | Frank McElwain | 498-8276 | 711 Sweden Street | 20 x 24 Addition to Vegetable Bldg. | 13 | 34 | 5/28/2021 | \$ 30,000.00 | | \$ 50.00 | Complete |
| 1986 | Caribou Country Club | 493-7883 | 723 Sweden Street | Rebuild Existing Deck | 13 | 36 | 6/11/2021 | \$ 29,000.00 | | \$ 50.00 | Complete |
| 1987 | Ryan & Holly Madore | 498-0709 | 122 Emond Road | 30 X 30 Garage / New Deck | 19 | 9M | 6/11/2021 | \$ 48,000.00 | | \$ 50.00 | Complete |
| 1988 | Peter Morningstar | 263-5582 | 67 Griffin Road | Add Mud Room / 1 1/2 Story Addition | 3 | 14 | 6/11/2021 | \$ 250,000.00 | | \$ 50.00 | Complete |
| 1989 | Jerry St. Peter | 551-3214 | 150 Baird Road | Convert 12 x 28 Attic to Living Space | 14 | 2B | 6/14/2021 | \$ 40,000.00 | | \$ 50.00 | Complete |
| 1990 | Lisa Mechalko | 325-1741 | 40 Campground Hill Road | Build New Decks/Roof Replacement | 3 | 25 | 6/17/2021 | \$ 16,000.00 | | \$ 50.00 | Complete |
| 1991 | Porvair Filtration Group, Inc. | 493-3027 | 15 Armco Avenue | Convert Breakroom into Office Space | 28 | 58 | 6/22/2021 | \$ 41,000.00 | (double fee) | \$ 100.00 | Complete |
| 1992 | Robert Fortin | 999-6440 | 63 Fontaine Drive | 40 X 50 Storage Building | 28 | 92A | 6/24/2021 | \$ 20,000.00 | | \$ 50.00 | Complete |
| 1993 | Idowu & Omotoyosi Gabriel | 336-457-9906 | 32 Thomas Avenue | 25 X 25 Carport | 31 | 190 | 6/29/2021 | \$ 2,000.00 | | \$ 50.00 | Complete |
| 1994 | Cary Medical Center | 768-1380 | 163 Van Buren Road | Maternal Child Wing Renovation | 11 | 1 | 7/1/2021 | \$ 1,994,250.00 | | \$ 50.00 | Complete |
| 1995 | Troy Haney | 227-0897 | 82 Glenn Street | Two Unit Duplex Condo | 35 | 49A | 7/1/2021 | \$ 500,000.00 | | \$ 50.00 | Complete |
| 1996 | Tower Resource Management, Inc. | 919-630-6990 | 214 Baird Road | 4 X 10 Concrete Pad for Generator | 15 | 46A | 7/8/2021 | \$ 30,000.00 | | \$ 50.00 | Complete |
| 1997 | Steven Sperry | 768-0494 | 304 Caribou Lake Road | Move 14 X 76 Mobile Home on Lot | 4 | 37D | 7/13/2021 | \$ 71,500.00 | (double fee) | \$ 100.00 | Complete |
| 1998 | Daniel Robertson | 227-0755 | 18 Glenn Street | 34 X 34 Garage | 35 | 110 | 7/19/2021 | \$ 20,000.00 | (double fee) | \$ 100.00 | Complete |
| 1999 | Griffin St. Peter | 551-0066 | 19 Collins Street | 12 X 12 Pergola attached to house | 35 | 201 | 7/26/2021 | \$ 3,000.00 | | \$ 50.00 | Complete |
| 2000 | Randall & Shelby Willet | 498-3270 | 751 River Road | Rebuild 40' Basement Wall/14X18 Deck | 9 | 5 | 7/26/2021 | \$ 28,000.00 | (double fee) | \$ 100.00 | Complete |
| 2001 | Dennis Babiarz | 557-6043 | 58 Powers Road | Convert Sun Porch into Mudroom | 11 | 12A | 7/27/2021 | \$ 10,000.00 | | \$ 50.00 | Complete |
| 2002 | Gail Pelletier | 498-9325 | 443 Powers Road | Move Mobile Home on Lot | 14 | 17A | 8/4/2021 | \$ 93,687.00 | | \$ 50.00 | Complete |
| 2003 | North State Transport, LLC | 492-0008 | 997 Presque Isle Road | 43 X 86 Steel Office Building | 5 | 32C | 8/4/2021 | \$ 481,840.00 | | \$ 50.00 | Complete |
| 2004 | Bruce Tingley | 227-7355 | 490 Washburn Street | 26 X 32 House | 7 | 58 | 8/17/2021 | \$ 67,000.00 | | \$ 50.00 | Complete |
| 2005 | Greg Theriault | 551-8132 | 17 Collins Street | Reconfigure Roof North Side of House | 35 | 202 | 8/23/2021 | \$ 12,000.00 | (double fee) | \$ 100.00 | Complete |
| 2006 | Susie Knoll | 540-7030 | 14 Mgraw Siding Road | 10 X 12 Deck | 5 | 67D | 8/24/2021 | \$ 3,500.00 | | \$ 50.00 | Complete |
| 2007 | Sam Robertson | 227-1273 | 17 Violette Street | 8 X 16 Concrete Pad for Shed | 41 | 25 | 8/24/2021 | \$ 500.00 | | \$ 50.00 | Complete |
| 2008 | Idowu & Omotoyosi Gabriel | 336-457-9906 | 32 Thomas Avenue | 9 X 26 Roof over Existing Deck | 31 | 190 | 8/26/2021 | \$ 3,000.00 | | \$ 50.00 | Complete |
| 2009 | Catholic Charities of Maine | 316-9696 | 14 Old Van Buren Road | New Roof over Auxiliary Freezer | 10 | 47C | 8/27/2021 | \$ 60,000.00 | (double fee) | \$ 100.00 | Complete |
| 2010 | Jonathan Anderson | 356-1043 | 48 Spruce Ridge Road | New 22 X 28 Addition/Home Office | 11 | 78 | 8/30/2021 | \$ 72,000.00 | | \$ 50.00 | Complete |

| | | | | | | | | | | | |
|------|--------------------------|--------------|-------------------------|-------------------------------------|----|-----|------------|-----------------|----|-------|----------|
| 2011 | ENGIE/Caribou Solar, LLC | 773-913-4400 | 46 Dow Siding Road | Concrete Slabs for Solar Project | 5 | 12F | 9/1/2021 | \$ 7,000,000.00 | \$ | 50.00 | |
| 2012 | Lester Beaupre | 496-8971 | 292 Emond Road | 16 X 18 Attached Single Bay Garage | 19 | 26 | 9/3/2021 | \$ 5,550.00 | \$ | 50.00 | |
| 2013 | Northern Storage, Inc. | 551-3015 | 346 Access Hwy | 30 X 80 Self Storage Building | 11 | 38E | 9/3/2021 | \$ 40,000.00 | \$ | 50.00 | Complete |
| 2014 | Mark & Gloria Goughan | 551-5931 | 875 Fort Fairfield Road | 27 X 96 Greenhouse | 9 | 39 | 9/9/2021 | \$ 20,000.00 | \$ | 50.00 | |
| 2015 | Gerald & Cathy Cote | 498-3707 | 29 Sullivan Drive | 20 X 32 Addition on Garage | 12 | 16G | 9/9/2021 | \$ 10,000.00 | \$ | 50.00 | |
| 2016 | RSU #39 | 496-6311 | 24 Bennett Drive | 12 X 32 Storage Shed | 34 | 84 | 9/16/2021 | \$ 7,050.00 | \$ | 50.00 | |
| 2017 | Brian Lajoie | 551-9636 | 72 Spruce Ridge Road | 24 X 24 Garage | 11 | 83 | 9/21/2021 | \$ 35,000.00 | \$ | 50.00 | |
| 2018 | Maine RSA #1 | 502-354-0274 | 271 Fort Fairfield Road | Antenna Tower Mods/Antenna Install | 8 | 31B | 9/20/2021 | \$ 30,000.00 | \$ | 50.00 | |
| 2019 | Steven Hartley | 441-9251 | 480 Fort Fairfield Road | 30 X 40 Ranch House/Attached Garage | | | 9/30/2021 | \$ 75,000.00 | \$ | 50.00 | |
| 2020 | Warren Rack | 227-0285 | 231 W. Presque Isle Rd | 36 X 36 Barn | 4 | 25C | 9/29/2021 | \$ 74,500.00 | \$ | 50.00 | |
| 2021 | TBK Northern Maine, LLC | 538-1873 | 563 Access Hwy | Roof Repairs/Structural Repairs | 15 | 33 | 10/21/2021 | \$ 2,000.00 | \$ | 50.00 | |
| 2022 | Catherine Duffy | 227-0878 | 359 Sweden Street | 20 X 30 Garage | 37 | 39 | 10/27/2021 | \$ 25,000.00 | \$ | 50.00 | |
| 2023 | C.S. Management, Inc. | 551-8900 | 60 Access Hwy | Bowling Alley/Restaurant/Storage | 11 | 4K | 11/9/2021 | \$ 3,700,000.00 | \$ | 50.00 | |
| 2024 | Gilles Michaud | 768-0054 | 813 Access Hwy | New Ranch House | 15 | 86 | 12/14/2021 | \$ 450,000.00 | \$ | 50.00 | |

68 total