



GROWING FACILITIES ON 168± ACRES
LISBON, ME

Previews:

October 8 at 3:00 p.m., October
14 at 1:00 p.m. or call to schedule
a private showing.

Auction Date:

October 23 | 11:00 a.m.

Property Location:

347 Lisbon Street
Lisbon, ME 04250

Property #:

AP26066

TRANZON AUCTION PROPERTIES
PO BOX 4508
PORTLAND, ME 04112

MIKE CAREY
P: 207-776-1936
MCAREY@TRANZON.COM



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

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

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

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

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

You May Become A Client

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

services required of all licensees listed above:

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

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

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

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

WHAT IS A DISCLOSED DUAL AGENT?

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

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

Remember!

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

THIS IS NOT A CONTRACT

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

To Be Completed By Licensee

This form was presented on (date) September 24, 2026

To _____
Name of Buyer(s) or Seller(s)

by Michael B. Carey
Licensee's Name

on behalf of Tranzon Auction Properties
Company/Agency

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

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

NOTICE
ATTENTION PROSPECTIVE BIDDERS

Tranzon Auction Properties is acting solely as agent for the Seller

All information contained in this document, and any and all marketing materials, including advertisements were obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made. Neither Tranzon Auction Properties nor its employees, affiliates, or agents (hereinafter "auction company") represent the buyer/bidder. All prospective buyers/bidders must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor sellers shall be liable for any errors or the correctness of information.

All announcements made at the auction take precedence over any other property information or printed terms of sale. Items may be added or deleted. The property and improvements are sold "as is, where is, with all faults" and without representation or warranty of any kind with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein. Prospective buyers/bidders should verify all information.

All prospective buyers/bidders recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents. Potential buyers/bidders are encouraged to seek information from professionals regarding any specific issue or concern. Any decision to purchase or not to purchase is the sole and independent business decision of the potential buyer/bidder. No recourse or cause of action will lie against any of the above-mentioned parties should buyer become dissatisfied with its decision, whatever it may be, at a later date.

Auction company and seller have the right to postpone or cancel the auction in whole or in part, in its sole discretion. Auction company and seller reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance canvassing, soliciting or other reasons.

Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta ME 04330.

Tranzon Auction Properties is a member company of Tranzon, LLC. All Tranzon companies are independently owned and operated.

AUCTION: Friday, October 23, 2026 | 11:00 a.m.

PREVIEWS: Thursday, October 8, 2026 | 3:00 p.m., Wednesday, October 14, 2026 | 1:00 p.m. or call to schedule a private showing.

AUCTION LOCATION: On-site

PROPERTY DESCRIPTION

Excellent opportunity to acquire a commercial greenhouse campus on 168± acres at 347 Lisbon Street (Route 196) in Lisbon, Maine. It includes about 117,000 sq. ft. of greenhouse growing space and about 56,000 sq. ft. of attached headhouse (a/k/a light industrial) buildings for propagation, packing, cold storage and offices. A farmhouse and support buildings round out the campus. All buildings are connected to town water, sewer and natural gas.

The real estate, buildings and installed production equipment are being offered together as one package. A buyer could restart production without building from scratch and a redevelopment for more traditional light industrial usage is a reasonable option.

The Land: The property is two abutting parcels: 347 Lisbon Street (96.19± acres) and 00 Lisbon Road (71.88± acres). Public records indicate the parcels contain about 667 feet of frontage on Route 196 with two access points, and a former rail line runs along the western boundary. The zoning is Diversified Development. Seven acres are under a preservation easement.

<u>The Buildings</u>	<u>Year</u>	<u>Size</u>
Lt. Industrial "Headhouse" #1	2014	1,972 sq. ft.
Hoop Greenhouse #1	2014	6,000 sq. ft.
Lt. Industrial "Headhouse" #2	2018	6,720 sq. ft.
Steel-frame Greenhouse #2	2018-19	11,700 sq. ft.
Lt. Industrial "Headhouse" #3	2021	13,824 sq. ft.
Steel-frame Greenhouse #3	2021	25,704 sq. ft.
Lt. Industrial "Headhouse" #4	2024	33,956 sq. ft.
Glass Greenhouse #4	2024	73,600 sq. ft.
Single Family House	1900	1,929 sq. ft.
Four-bay Garage	1950	1,440 sq. ft.
Farm Stand	1990	336 sq. ft.

Each greenhouse connects directly to its own "headhouse". Headhouses are greenhouse industry jargon for what most of us would call light industrial buildings. The headhouses are steel-frame buildings on frost-wall foundations with concrete floors and climate control. Space inside includes fish tank systems with filtration and pumping, a propagation area, packing space and cold storage. The larger headhouses also have offices and break rooms.

The 2024 building is the largest and newest on the campus. The greenhouse is glass and uses a European design with about a 24-foot eave height. Two gas-fired boilers supply both heat and CO2 for plant growth. A large standby generator serves the building.

Production Systems: The greenhouses grow lettuce and greens in water-filled float tanks, where plants sit on floating rafts. They have temperature, lighting and air controls. Installed equipment also includes water filtration and chemistry systems, nutrient delivery

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PROPERTY SUMMARY (CONTINUED)

PROPERTY DESCRIPTION (CONTINUED)

systems and lettuce packaging equipment. The fish tank systems remain in place in the headhouses, but fish production is not currently active.

Who This May Fit: The property may appeal to greenhouse and controlled-environment growers who want working infrastructure at scale. The zoning, road frontage and utilities may also interest buyers looking at other uses the Town of Lisbon allows, such as light industrial. Buyers should confirm any intended use with the Town.

How the Auction Works: The live auction is scheduled for Friday, October 23, 2026 at 11:00 a.m. Remote bidding is available and must be arranged prior to the auction.

Brokers are welcome and compensation is being offered. To participate, a broker must register their client using the Broker Registration Form, signed by both the broker and the client, before the auction.

- **Lot Size:** 168± acres (347 Lisbon Street – 96.19 acres; Lisbon Street – 71.88 acres)
- **Road Frontage:** 667'± on Route 196
- **Parcel ID:** 347 Lisbon Street – Map U13, Lot 24; Lisbon Street – Map R06, Lot 19
- **Tax Year:** July 1st to June 30th
- **Tax Due Dates:** September 29, 2026 & March 15, 2027
- **Real Estate Assessed Value:** \$4,466,400 (Total for both properties)
- **Real Estate Annual Taxes:** \$79,591.25 (Total for both properties)
- **Real Estate Outstanding Taxes (Tax Year 2026):** As of September 23, 2026 - U13-24: \$81,080.01; R06-19: \$1,095.98; Total: \$82,175.99 Note: First half of 2027 taxes are due on September 29, 2026.
- **Personal Property Assessed Value:** \$869,900
- **Personal Property Annual Taxes:** \$1,543.21 – Based on a \$783,300 Maine Business Equipment Tax Exemption.
- **Personal Property Outstanding Taxes:** \$14,679.93 – as of September 23, 2026
- **Water:** 3 accounts billed quarterly by Lisbon Water Department (207-353-3020). Greenhouse #4 is connected to private wells.
 - (1) Account 3-111 billing for Farmhouse and Greenhouse 1
 - (2) Account 3-111-1 billing for Greenhouse 2 & 3
 - (3) Account 3-111-2 billing for Hydrant
- **Outstanding Water:** \$12,406.70 total for three accounts as of September 25, 2026 (see individual amounts below). Next bill is due November 1st and will cover from June 20, 2026 through September 21, 2026.

Account 3-111 = \$3,409.77, Account 3-111-1 = \$8,772.08 & Account 3-111-2 = \$224.85. Reportedly, the billing is for 3 quarters with the exception the hydrant billing is for 1 quarter.
- **Sewer:** 2 accounts billed by Lisbon Sewer Department (207-353-3000 ext. 375)
 - (1) Residential account billed quarterly and comprising of the Farmhouse and Greenhouse 1
 - (2) General Billing/Industrial Billing account billed monthly and comprising of Greenhouses 2 through 4
- **Outstanding Sewer:** \$115,603.55 total for two accounts. Reportedly, this amount covers January 1, 2025 through September 23, 2026.

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PROPERTY SUMMARY (CONTINUED)

PROPERTY DESCRIPTION (CONTINUED)

- **Zoning District:** Per the municipal office, both lots are in Diversified Development (DD) District. There is a stream on the northwest section which is subject to Resource Protection and Shoreland zoning along with flood zone coverage for that section. Additionally, a section of the front portion of the property is situated along the Village Character District within the Route 196 Corridor Buffer. Please call Code Enforcement Office at 207-353-3000 to verify.
 - **Economic & Community Development (ECD):** The Town's ECD department is ready to answer questions about opening a business in Lisbon and provided a brochure (included in this package) with an overview of the community. For questions, please contact Ross Cunningham the Director of ECD (Cell: 207-751-2417 or Office: 207-353-3000 ext. 122).
 - **Recorded Documents:** For your convenience, some recorded documents (i.e. Declaration of Restrictions) noted in the legal description or other related documents (i.e. MDEP Stormwater Management and Site Location of Development) are available to view in the Documents' section on the property listing page at www.tranzon.com/AP26066. Recorded documents can be searched on the Androscoggin County Registry of Deeds' website.
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MANDATORY STATE AND FEDERAL DISCLOSURE REGARDING LEAD PAINT & ARSENIC: Per State and Federal Regulations Tranzon Auction Properties is required to provide you the following information regarding Lead Paint and Arsenic: Any property constructed prior to 1978 may contain lead-based paint. Please visit www.epa.gov/lead for further information. Additionally, the State of Maine Center for Disease Control and Prevention has created a fact sheet for arsenic treated wood and a brochure on how to test well water. These documents and a copy of the pamphlet titled "Protect Your Family From Lead In Your Home" are available to download from our website at www.tranzon.com/AP26066 under the section titled Documents. Please contact our office at (207) 775-4300, if you are unable to download these documents.

SUMMARY OF TERMS

Buyer's Premium: None

Closing: Within forty-five (45) days of the auction. The buyer has the option to extend for one (1) fifteen-day period with delivery of an additional \$25,000, non-refundable, deposit due prior to extension. Sold in As-Is condition, no contingencies.

Deposit Amount: \$50,000, in certified funds. Deposit to be increased to ten percent (10%) of purchase price within five (5) days of auction.

Agents Welcome: Agent participation is being offered. Please visit our website at www.tranzon.com/AP26066 or call us for details.

CONTACT

Mike Carey | Co-CEO
207-776-1936 Mobile
mcarey@tranzon.com
ME Auctioneer License #AUC1466
ME RE Lic. #DB919594

MUNICIPAL OFFICE

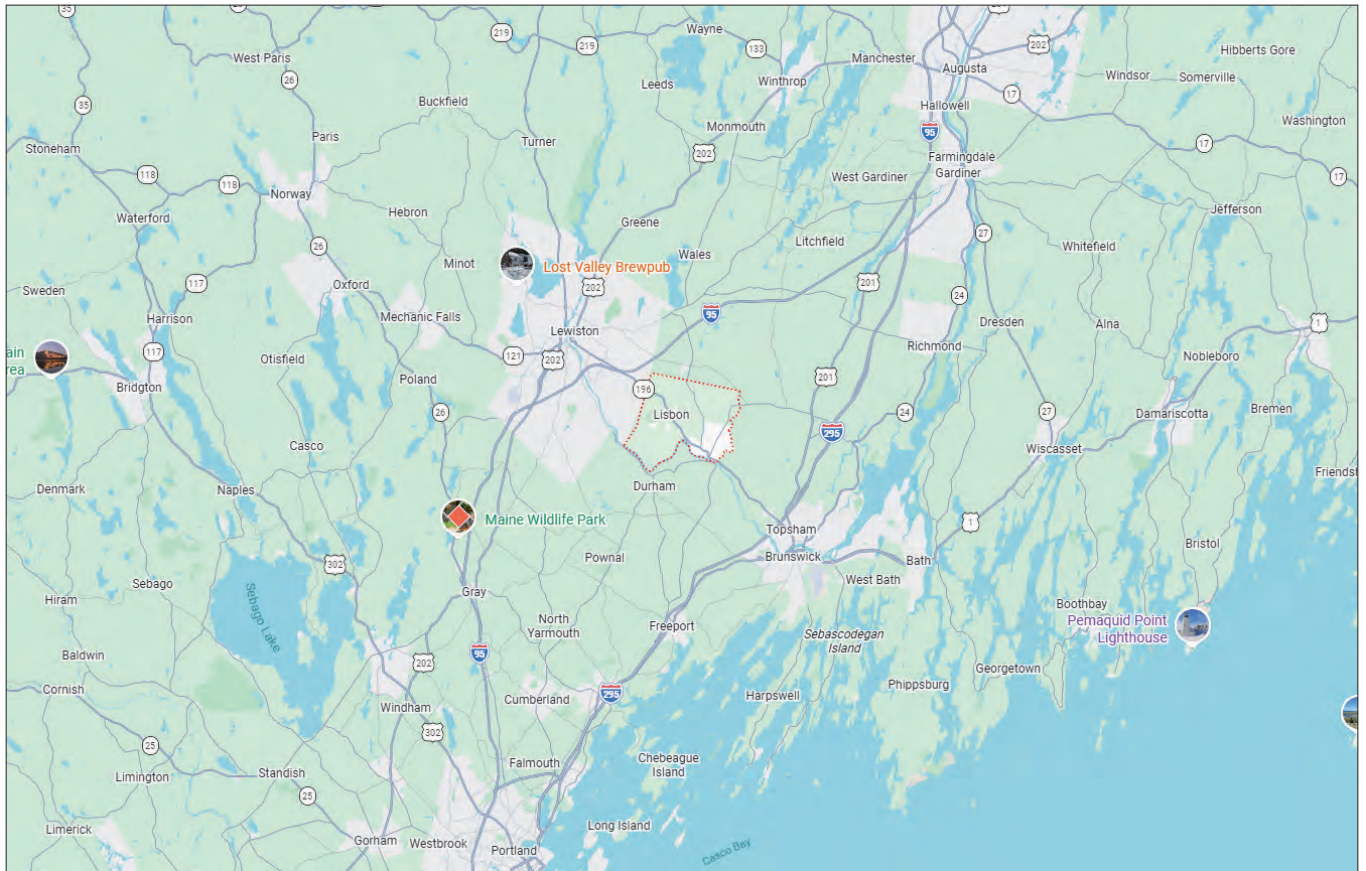
Website: www.lisbonmaine.gov
Tel: 207-353-3000

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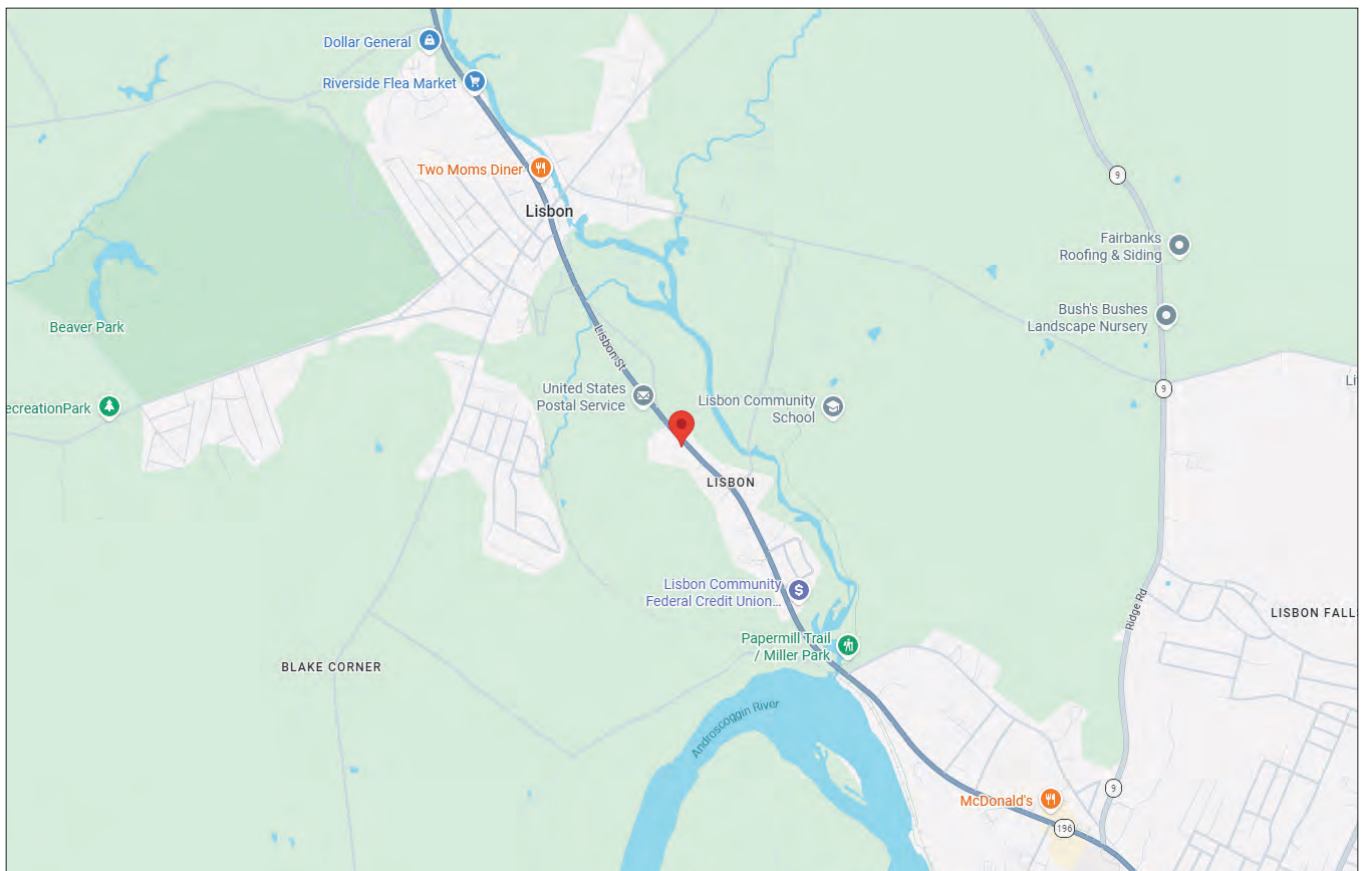




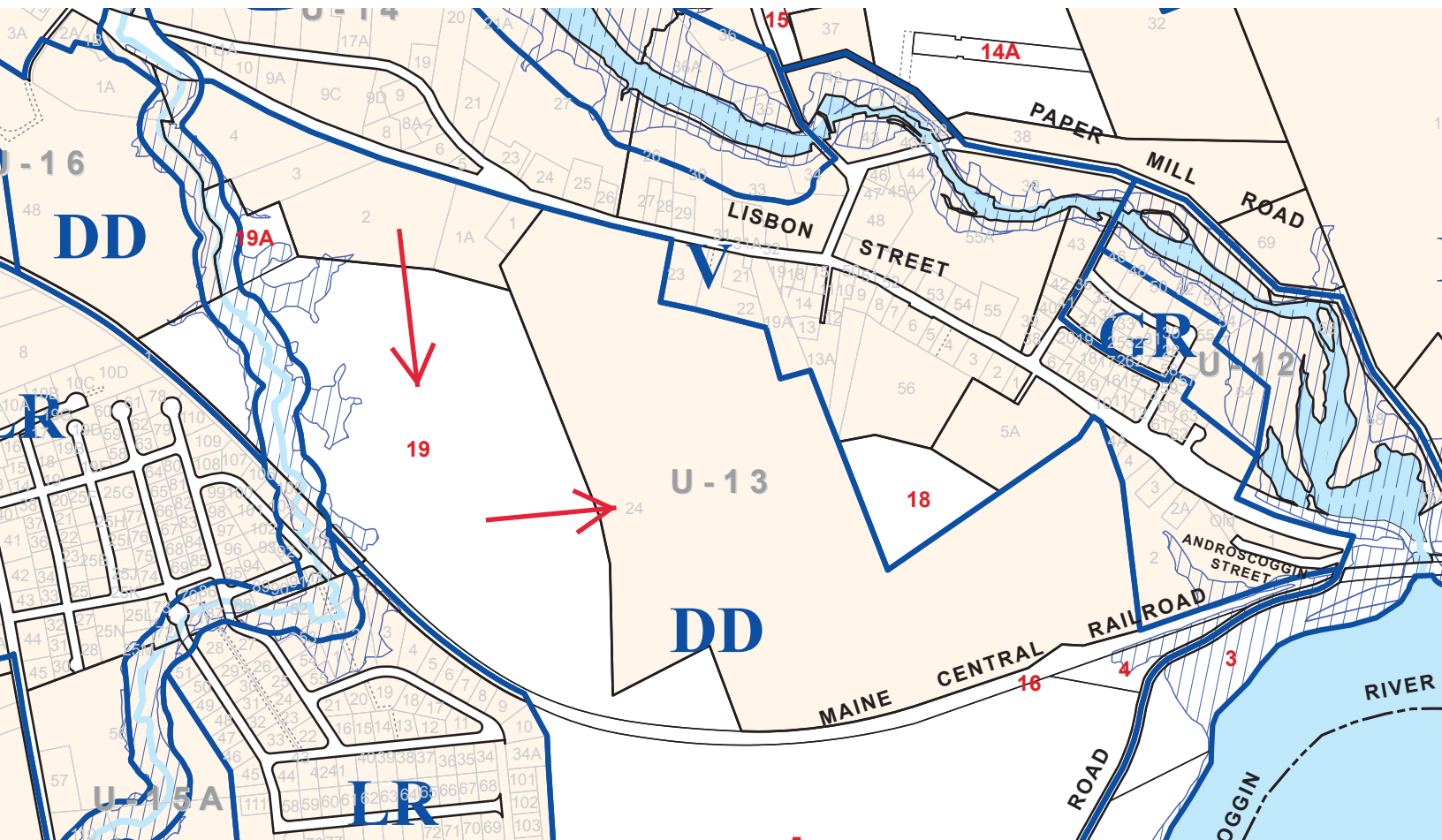
AREA MAP



PROPERTY LOCATION MAP



Portion of Lisbon Tax Map



Map Lot **U13-024**

Account 1015

Location **347 LISBON STREET**

Card 1 Of 4 9/21/2026

MICRO FARM MAINE, LLC
347 LISBON STREET
LISBON ME 04250

B8940P106 B9103P112 B9103P118

Previous Owner
KENKEL, TREVOR &
DAVID
347 LISBON STREET
LISBON ME 04250
Sale Date: 3/24/2015

Previous Owner
MICRO FARM, LLC
5 ELMO LANE

GLOUCESTER MA 01930
Sale Date: 3/24/2015

Previous Owner
CAP LLC
119 LISBON ST

LISBON ME 04250
Sale Date: 6/25/2014

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:
0448*0100

LISBON

Property Data			Assessment Record						
Neighborhood 4 196 CORRIDOR			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2013	122,700	98,900	0	221,600		
TG MGT PLAN DATE 0			2015	122,700	229,400	0	352,100		
BLDG PERMIT YEAR 0			2016	115,000	130,300	0	245,300		
Zone/Land Use 8 DIVERSIFIED DEVELOPMENT			2017	115,000	130,300	0	245,300		
Secondary Zone			2018	115,000	130,300	0	245,300		
Topography 1 Level			2019	132,200	151,200	0	283,400		
1.Level 4.Below St 7.Steep			2020	132,200	151,200	0	283,400		
2.Rolling 5.Low 8.			2021	132,200	151,200	0	283,400		
3.Above St 6.Wet 9.			2022	132,200	151,200	0	283,400		
Utilities 1 All Public			2023	155,200	177,300	0	332,500		
1.Public 4.Dr Well 7.WELL & SEP			2024	174,600	281,100	0	455,700		
2.Water 5.Oth Prv Wa 8.HoldingTan			2025	174,600	281,100	0	455,700		
3.Sewer 6.Septic 9.P WTR/SEPT			2026	174,600	281,100	0	455,700		
Street 1 Public Paved			2027	174,600	281,100	0	455,700		
1.PubPaved 4.PrivGrav 7.No Road			Land Data						
2.PrivPavd 5.R/W 8.No Legal									
3.PubGravl 6.Long R/W 9.LandLkd			Front Foot	Type	Effective		Influence		Influence Codes
Interior Inspection 0					Frontage	Depth	Factor	Code	
CHANGE YR 0			11.Primary Lot						%
Sale Data			12.Additional I		%		2.Excess Frtg		
			13.Additional II		%		3.Topography		
Sale Date			14.Additional III		%		4.Size/Shape		
Price			15.Additional IV		%		5.Access		
Sale Type			Square Foot	Square Feet			6.Restriction		
1.Land 4.MOHoland 7.							%		7.Access/Topo
2.L & B 5.MOHOW/o 8.				%			8.ENV-OPEN SPACE		
3.Building 6. 9.Distress				%			9.External Infl		
Financing			16.Primary Lot		%		Acres		
1.Convent 4.Seller 7.			17.Additional I		%		36.Farmland HW		
2.FHA/VA 5.Private 8.			18.Additional II		%		37.T G Softwood		
3.Assumed 6.Cash 9.Unknown			19.Additional III		%		38.T G Mixed Woo		
Validity			20.Additional IV		%		39.T G Hardwood		
1.Valid 4.Split 7.Changes			Fract. Acre	Acreage/Sites			40.Gravel Pit		
2.Related 5.Partial 8.Other							50	4.00	100
3.Distress 6.Exempt 9.ABUTTER			22.COMMERCIAL SIT	27	5.00	100	% 0	42.Leased or MH S	
Verified			23.INDUSTRIAL SIT	28	5.00	100	% 0	43.Condo Site	
1.Buyer 4.Agent 7.Family			Acres	29	10.00	100	% 0	44.SITE IMPROVEME	
2.Seller 5.Pub Rec 8.Other			27.REAR 1-5	30	72.19	100	% 0	46.Waste	
3.Lender 6.MLS 9.			28.REAR 6-10				%	47.Common Land	
			29.REAR 11-20				%	48.PRIME COMM LOT	
			30.REAR 21 +				%	49.SECONDARY COMM	
			34.Farmland SW	Total Acreage 96.19				50.MARGINAL COMM	
			35.Farmland MW					51.UTILITY ROW	
								52.TOWER SITE	
</									

LISBON

Map Lot **U13-024**

Account 1015

Location 347 LISBON STREET

Card 1 Of 4 9/21/2026

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.DW	Fin Bsmt Grade 0 0	1.Typical 4.(-) BR 7.
2.Ranch 6.Contemp 10.BERM	Electrical-Amps 0	2.Inadeq 5.(-) BRs 8.
3.R Ranch 7.Seasonal 11.COMM &	Heat Type 100% 1 Hot Water BB	3.Poor 6. 9.
4.Cape 8.Primitiv 12.	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.Radiator 6.GravWA 10.RIN/MON	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.RadFloor 7.Electric 11.HP	2.1/2 Fin 5.F/Stair 8.
Stories 6 Two & 1/2 Story	4.Steam 8.F/Wall 12.	3.3/4 Fin 6.1/2F/St 9.None
1.1 4.1.5 7.3.5	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 1 Clapboard	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.T-111 9.Cem.Boar	Kitchen Style 2 Typical	Unfinished % 0%
2.WD.SH. 6.BR/Stone 10.Log	1.Good 4.Obsolete 7.	Grade & Factor 3 Average 110%
3.Compos. 7.Novelty 11.Other	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AA
4.ASB/ASP 8.AL/Vinyl 12.BLOCK	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.AAAA Gra
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.A+ 9.Same
1.Asphalt 4.Composit 7.Metal RS	1.Good 4.Obsolete 7.	SQFT (Footprint) 672
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Above Average
3.Metal LC 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 8	2.Fair 5.Avg+ 8.Exc
BUILDING USE 0	# Bedrooms 4	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1900	# Half Baths 0	Funct. % Good 90%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 3 Delap
Foundation 3 Brick &/or Stone	# Fireplaces 0	1.Incomp 4.Small Si 7.Layout
1.Concrete 4.Wood 7.DirtFlr		2.Overbuil 5.CDU 8.Other
2.C Block 5.Slab 8.		3.Delap 6.Style 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 9.None
2.1/2 Bmt 5.Crawl 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6.1stFlUnf 9.None		2.Encroach 5.Misc 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt/Dry 7.		2.Refusal 5.Estimate 8.
2.Damp 5.Dirt/Dmp 8.		3.Informed 6. 9.
3.Wet 6.Dirt/Wet 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

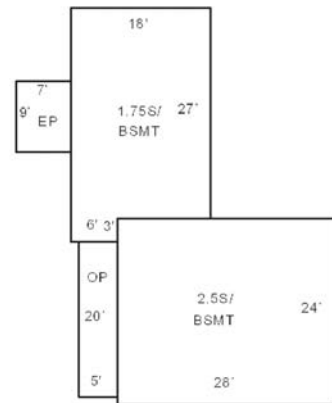
Date Inspected 4/23/2014

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
15 1.75 Story/BSMT	0	504	0 0	0	0 %	0 %		1.ONE STORY FRAM
22 Encl Frame Porch	0	63	0 0	0	0 %	0 %		2.TWO STORY FRAM
21 Open Frame	0	100	0 0	0	0 %	0 %		3.THREE STORY FR
23 Frame Garage	0	1400	2 100	2	0 %	100 %		4.1 & 1/2 STORY
24 Frame Shed	0	208	2 100	3	0 %	100 %		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.Frame Bay Wind
					%	%		26.15Fr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

SHED 13X16=208

GAR 28X50=1400



Card 2 Of 4 9/21/2026

[illegible]

LISBON

Map Lot **U13-024**

Account 1015

Location

Card 2 Of 4 9/21/2026

Occupancy Code	60 Light Manufact	
No. of Dwelling Units	0	
Building Class/Quality	5 Rigid Frame	
1.Steel 1.Low Cost	2 Average	
2.Rein Conc 2.Average		
3.Masonry 3.Good		
4.Wood Frm 4.Excellent		
5.Rigid Frm		
Grade Factor	1.10	
Exterior Walls	8 Steel	
1.Br/St 6.Compos		
2.C Block 7.Al/Vinyl		
3.Concrete 8.Steel		
4.Wood 9.Other		
5.Stucco		
Stories/Height	1 14	
Ground Floor Area	2,040	
Perimeter Units/Ft	188	
Heating/Cooling	14 Hot Water	
11.Elec BB 19.Wall/Ft		
12.Wall 20.Heat/Co		
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.Vent 26.		
Year Built	2014	
Year Remodeled	0	
Condition	4 Average	
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	100	
Economic % Good	100	



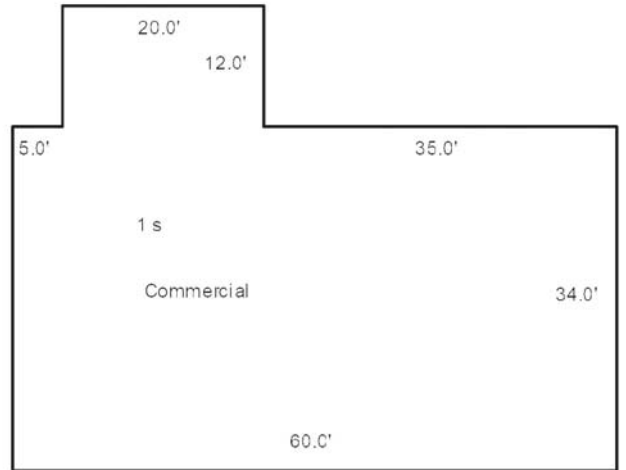
Entrance Code

- 1.Interior 6.
- 2.Refusal 7.
- 3.Informed 8.
- 4.Vacant 9.
- 5.Estimate

Information Code

- 1.Owner 6.Other
- 2.Relative 7.
- 3.Tenant 8.
- 4.Agent 9.
- 5.Estimate

Poly Hoop House



Date Inspected 4/23/2014

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
24 Frame Shed	2014	240	4 100	0	0	% 0 %		1.ONE STORY FRAM
233 POLY HOOP	2014	6000	3 100	0	0	% 0 %		2.TWO STORY FRAM
						% %		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.Frame Bay Wind
						% %		26.15Fr Overhang
						% %		27.Unfin Basement
						% %		28.Unfinished Att
						% %		29.Finished Attic

MICRO FARM MAINE, LLC 347 LISBON STREET LISBON ME 04250			Property Data			Assessment Record							
			Neighborhood 4 196 CORRIDOR			Year	Land	Buildings	Exempt	Total			
			Tree Growth Year 0			2018	0	196,300	0	196,300			
			TG MGT PLAN DATE 0			2019	0	521,000	0	521,000			
B8940P106 B9103P112 B9103P118			BLDG PERMIT YEAR 0			2020	0	521,000	0	521,000			
Previous Owner KENKEL, TREVOR & DAVID 347 LISBON STREET LISBON ME 04250 Sale Date: 3/24/2015			Zone/Land Use 8 DIVERSIFIED DEVELOPMENT			2021	0	1,626,500	0	1,626,500			
			Secondary Zone			2022	0	1,626,500	0	1,626,500			
						2023	0	1,626,500	0	1,626,500			
			Previous Owner MICRO FARM, LLC 5 ELMO LANE			Topography 1 Level			2024	0	2,100,400	0	2,100,400
1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8. 3.Above St 6.Wet 9.						2025	0	2,082,800	0	2,082,800			
						2026	0	2,061,600	0	2,061,600			
						2027	0	2,061,600	0	2,061,600			
GLOUCESTER MA 01930 Sale Date: 3/24/2015			Utilities 1 All Public										
			1.Public 4.Dr Well 7.WELL & SEP 2.Water 5.Oth Prv Wa 8.HoldingTan 3.Sewer 6.Septic 9.P WTR/SEPT										
						Street 1 Public Paved							
Previous Owner CAP LLC 119 LISBON ST			1.PubPaved 4.PrivGrav 7.No Road 2.PrivPavd 5.R/W 8.No Legal 3.PubGravl 6.Long R/W 9.LandLkd			Land Data							
			Interior Inspection 0										
			CHANGE YR 0			Front Foot		Type	Effective		Influence		Influence Codes
			Sale Date						Frontage	Depth	Factor	Code	
Inspection Witnessed By:			Price			11.Primary Lot 12.Additional I 13.Additional II 14.Additional III 15.Additional IV					1.VACANCY 2.Excess Frtg 3.Topography 4.Size/Shape 5.Access 6.Restriction 7.Access/Topo 8.ENV-OPEN SPACE 9.External Influ		
			Sale Type										
			1.Land 4.MOHOLand 7. 2.L & B 5.MOHOW/o 8. 3.Building 6. 9.Distress										
			Financing										
Notes: 2024 added foundation @30% for 24/25			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown			Square Foot		Square Feet			36.Farmland HW 37.T G Softwood 38.T G Mixed Woo 39.T G Hardwood 40.Gravel Pit		
			Validity										
			1.Valid 4.Split 7.Changes 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.ABUTTER			Fract. Acre 21.HOMESITE 22.COMMERCIAL SIT 23.INDUSTRIAL SIT Acres		Acreage/Sites				41.RP/Wetland/Was 42.Leased or MH S 43.Condo Site 44.SITE IMPROVEME 46.Waste 47.Common Land 48.PRIME COMM LOT 49.SECONDARY COMM	
			Verified										
LISBON			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.			Total Acreage 0.00					50.MARGINAL COMM 51.UTILITY ROW 52.TOWER SITE 53.PASTURE		

LISBON

Map Lot **U13-024**

Account 1015

Location

Card 3 Of 4 9/21/2026

Occupancy Code	60 Light Manufact	60 Light Manufact
No. of Dwelling Units	0	0
Building Class/Quality	5 Rigid Frame 2 Average	5 Rigid Frame 2 Average
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	1.00
Exterior Walls	8 Steel	8 Steel
1.Br/St 6.Compos		
2.C Block 7.Al/Vinyl		
3.Concrete 8.Steel		
4.Wood 9.Other		
5.Stucco		
Stories/Height	1 15	1 15
Ground Floor Area	6,880	14,080
Perimeter Units/Ft	334	474
Heating/Cooling	14 Hot Water	14 Hot Water
11.Elec BB 19.Wall/Ft		
12.Wall 20.Heat/Co		
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.Vent 26.		
Year Built	2017	2021
Year Remodeled	0	1
Condition	4 Average	4 Average
1.Poor 6.Good		
2.Fair 7.Very Good		
3.Below Ave 8.Excellent		
4.Average 9.Same		
5.Above Ave		
Physical % Good	0	0
Functional % Good	100	95
Economic % Good		100



Entrance Code

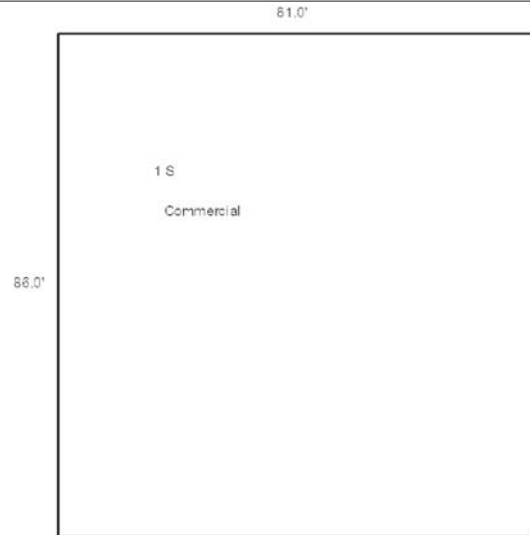
1 Interior Inspect

- 1.Interior 6.
- 2.Refusal 7.
- 3.Informed 8.
- 4.Vacant 9.

Information Code

6 Other

- 1.Owner 6.Other
- 2.Relative 7.
- 3.Tenant 8.
- 4.Agent 9.
- 5.Estimate



Date Inspected 4/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
232	2018	12183	4 100	4	0 %	100 %		1.ONE STORY FRAM
232	2021	25625	4 100	4	0 %	95 %		2.TWO STORY FRAM
19 FOUNDATION	2024	105764	3 100	3	30 %	30 %		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.Frame Bay Wind
					%	%		26.15Ft Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

MICRO FARM MAINE, LLC 347 LISBON STREET LISBON ME 04250			Property Data			Assessment Record				
			Neighborhood 4 196 CORRIDOR			Year	Land	Buildings	Exempt	Total
			Tree Growth Year 0			2025	0	1,686,600	0	1,686,600
			TG MGT PLAN DATE 0			2026	0	1,669,200	0	1,669,200
B8940P106 B9103P112 B9103P118			BLDG PERMIT YEAR 0			2027	0	1,669,200	0	1,669,200
Previous Owner KENKEL, TREVOR & DAVID 347 LISBON STREET LISBON ME 04250 Sale Date: 3/24/2015			Zone/Land Use 8 DIVERSIFIED DEVELOPMENT							
			Secondary Zone							
			Topography 1 Level							
Previous Owner MICRO FARM, LLC 5 ELMO LANE			1.Level 4.Below St 7.Steep 2.Rolling 5.Low 8. 3.Above St 6.Wet 9.							
			Utilities 1 All Public							
			1.Public 4.Dr Well 7.WELL & SEP 2.Water 5.Oth Prv Wa 8.HoldingTan 3.Sewer 6.Septic 9.P WTR/SEPT							
GLOUCESTER MA 01930 Sale Date: 3/24/2015			Street 1 Public Paved							
			1.PubPaved 4.PrivGrav 7.No Road 2.PrivPavd 5.R/W 8.No Legal 3.PubGravl 6.Long R/W 9.LandLkd							
			Interior Inspection 0							
Inspection Witnessed By:			CHANGE YR 0							
			Sale Data							
			Sale Date							
X			Price							
			Sale Type							
			1.Land 4.MOHOLand 7. 2.L & B 5.MOHOW/o 8. 3.Building 6. 9.Distress							
Notes: 2025-26: EXPANSION 18% COMPLETE			Financing							
			1.Convent 4.Seller 7. 2.FHA/VA 5.Private 8. 3.Assumed 6.Cash 9.Unknown							
			Validity							
LISBON			1.Valid 4.Split 7.Changes 2.Related 5.Partial 8.Other 3.Distress 6.Exempt 9.ABUTTER							
			Verified							
			1.Buyer 4.Agent 7.Family 2.Seller 5.Pub Rec 8.Other 3.Lender 6.MLS 9.							

LISBON

Map Lot **U13-024**

Account 1015

Location 347 LISBON STREET

Card 4 Of 4 9/21/2026

Occupancy Code	60 Light Manufact	
No. of Dwelling Units	0	0
Building Class/Quality	5 Rigid Frame 2 Average	
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	8 Steel	
1.Br/St 6.Compos		
2.C Block 7.Al/Vinyl		
3.Concrete 8.Steel		
4.Wood 9.Other		
5.Stucco		
Stories/Height	1 26	
Ground Floor Area	104,000	
Perimeter Units/Ft	1860	
Heating/Cooling	14 Hot Water	
11.Elec BB 19.Wall/Ft		
12.Wall 20.Heat/Co		
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.Vent 26.		
Year Built	2024	
Year Remodeled	0	
Condition	4 Average	
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	18	
Economic % Good	100	



Entrance Code

- 1.Interior 6.
- 2.Refusal 7.
- 3.Informed 8.
- 4.Vacant 9.
- 5.Estimate

Information Code

- 1.Owner 6.Other
- 2.Relative 7.
- 3.Tenant 8.
- 4.Agent 9.
- 5.Estimate

Date Inspected 4/04/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
					%	%		1.ONE STORY FRAM
					%	%		2.TWO STORY FRAM
					%	%		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.Frame Bay Wind
					%	%		26.15Fr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

Map Lot **R06-019**

Account 1014

Location **LISBON STREET**

Card 1 Of 1 9/21/2026

MICRO FARM MAINE, LLC
347 LISBON STREET
LISBON ME 04250

B9103P112 B9103P118

Previous Owner
KENKEL, TREVOR &
DAVID
347 LISBON STREET
LISBON ME 04250
Sale Date: 3/24/2015

Previous Owner
MICRO FARMS, LLC
5 ELMO LANE

GLOUCESTER MA 01930
Sale Date: 3/24/2015

Previous Owner
CAP LLC
C/O DINGLEY PRESS
119 LISBON ST
LISBON ME 04250
Sale Date: 6/25/2014

Inspection Witnessed By:

X		Date
No./Date	Description	Date Insp.

Notes:

LISBON

Property Data		
Neighborhood	4 196 CORRIDOR	
Tree Growth Year	0	
TG MGT PLAN DATE	0	
BLDG PERMIT YEAR	0	
Zone/Land Use	8 DIVERSIFIED DEVELOPMENT	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.Steep
2.Rolling	5.Low	8.
3.Above St	6.Wet	9.
Utilities		
1.Public	4.Dr Well	7.WELL & SEP
2.Water	5.Oth Prv Wa	8.HoldingTan
3.Sewer	6.Septic	9.P WTR/SEPT
Street		
1.PubPaved	4.PrivGrav	7.No Road
2.PrivPavd	5.R/W	8.No Legal
3.PubGravl	6.Long R/W	9.LandLkd
Interior Inspection	0	
CHANGE YR	0	
Sale Data		
Sale Date	3/24/2015	
Price		
Sale Type	1 Land Only	
1.Land	4.MOHoland	7.
2.L & B	5.MOHOW/o	8.
3.Building	6.	9.Distress
Financing	9 Unknown	
1.Convert	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Changes
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.ABUTTER
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		
2013	60,900	0	0	60,900		
2015	60,900	0	0	60,900		
2016	41,900	0	0	41,900		
2017	41,900	0	0	41,900		
2018	41,900	0	0	41,900		
2019	48,100	0	0	48,100		
2020	48,100	0	0	48,100		
2021	48,100	0	0	48,100		
2022	48,100	0	0	48,100		
2023	56,500	0	0	56,500		
2024	56,000	0	0	56,000		
2025	56,000	0	0	56,000		
2026	56,000	0	0	56,000		
2027	56,000	0	0	56,000		
Land Data						
Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
	11.Primary Lot			%		1.VACANCY
	12.Additional I			%		2.Excess Frtg
	13.Additional II			%		3.Topography
	14.Additional III			%		4.Size/Shape
	15.Additional IV			%		5.Access
				%		6.Restriction
			%		7.Access/Topo	
Square Foot	Square Feet				8.ENV-OPEN SPACE	
	16.Primary Lot		%		9.External Infl	
	17.Additional I		%		Acres	
	18.Additional II		%		36.Farmland HW	
	19.Additional III		%		37.T G Softwood	
	20.Additional IV		%		38.T G Mixed Woo	
			%		39.T G Hardwood	
			%		40.Gravel Pit	
Fract. Acre	Acreage/Sites				41.RP/Wetland/Was	
	21.HOMESITE	27 5.00	100	% 0	42.Leased or MH S	
22.COMMERCIAL SIT	28 5.00	100	% 0	43.Condo Site		
23.INDUSTRIAL SIT	29 10.00	100	% 0	44.SITE IMPROVEME		
Acres	30 51.88	100	% 0	46.Waste		
27.REAR 1-5			%		47.Common Land	
28.REAR 6-10			%		48.PRIME COMM LOT	
29.REAR 11-20			%		49.SECONDARY COMM	
30.REAR 21 +			%		50.MARGINAL COMM	
34.Farmland SW	Total Acreage		71.88			
35.Farmland MW						

51.UTILITY ROW
52.TOWER SITE
53.PASTURE

LISBON

Map Lot **R06-019**

Account 1014

Location LISBON STREET

Card 1 Of 1 9/21/2026

Building Style 1.Conv. 5.Garrison 9.DW 2.Ranch 6.Contemp 10.BERM 3.R Ranch 7.Seasonal 11.COMM & 4.Cape 8.Primitiv 12.			SF Bsmt Living Fin Bsmt Grade Electrical-Amps Heat Type 100% 1.HWBB 5.FWA 9.No Heat 2.Radiator 6.GravWA 10.RIN/MON 3.RadFloor 7.Electric 11.HP 4.Steam 8.Fl/Wall 12.			Layout 1.Typical 4.(-) BR 7. 2.Inadeq 5.(-) BRs 8. 3.Poor 6. 9. Attic 1.1/4 Fin 4.Full Fin 7. 2.1/2 Fin 5.Fl/Stair 8. 3.3/4 Fin 6.1/2Fl/St 9.None		
Dwelling Units Other Units Stories 1.1 4.1.5 7.3.5 2.2 5.1.75 8. 3.3 6.2.5 9.			Cool Type 0% 1.Central 4.W&C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None			Insulation 1.Full 4.Minimal 7. 2.Heavy 5.Partial 8. 3.Capped 6. 9.None		
Exterior Walls 1.Clapboar 5.T-111 9.Cem.Boar 2.WD.SH. 6.BR/Stone 10.Log 3.Compos. 7.Novelty 11.Other 4.ASB/ASP 8.AL/Vinyl 12.BLOCK			Kitchen Style 1.Good 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None			Unfinished % Grade & Factor 1.E Grade 4.B Grade 7.AA 2.D Grade 5.A Grade 8.AAAA Gra 3.C Grade 6.A+ 9.Same		
Roof Surface 1.Asphalt 4.Composit 7.Metal RS 2.Slate 5.Wood 8. 3.Metal LC 6.Other 9.			Bath(s) Style 1.Good 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None			SQFT (Footprint) Condition 1.Poor 4.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same		
SF Masonry Trim BUILDING USE OPEN-4-CUSTOM Year Built Year Remodeled			# Rooms # Bedrooms # Full Baths # Half Baths # Addn Fixtures # Fireplaces			Phys. % Good Funct. % Good Functional Code 1.Incomp 4.Small Si 7.Layout 2.Overbuil 5.CDU 8.Other 3.Delap 6.Style 9.None Econ. % Good Economic Code 0.None 3.No Power 9.None 1.Location 4.Generate 8. 2.Encroach 5.Misc 9. Entrance Code 0 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8. 3.Informed 6. 9.		
Foundation 1.Concrete 4.Wood 7.DirtFlr 2.C Block 5.Slab 8. 3.Br/Stone 6.Piers 9.						Information Code 0 1.Owner 4.Agent 7. 2.Relative 5.Estimate 8. 3.Tenant 6.Other 9.		
Basement 1.1/4 Bmt 4.Full Bmt 7. 2.1/2 Bmt 5.Crawl 8. 3.3/4 Bmt 6.1stFlUnf 9.None								
Bsmt Gar # Cars Wet Basement 1.Dry 4.Dirt/Dry 7. 2.Damp 5.Dirt/Dmp 8. 3.Wet 6.Dirt/Wet 9.								
Date Inspected								

Additions, Outbuildings & Improvements								1.ONE STORY FRAM
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.TWO STORY FRAM
					%	%		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.Frame Bay Wind
					%	%		26.15Fr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



TOWN OF LISBON
300 LISBON STREET
LISBON, ME 04250



(3)

www.lisbonmaine.gov

OFFICE HOURS

Monday - Thursday 7:45 AM to 4:30 PM

Tel: (207) 353-3000 x 107

S506141 P0 - 1of1 - M2



2986 MICRO FARM MAINE, LLC
347 LISBON ST
LISBON, ME 04250-6821

2027 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND	174,600.00
BUILDING	4,235,800.00
TOTAL LAND & BLDG	4,410,400.00
HOMESTEAD EXEMPTION	0.00
OTHER EXEMPTIONS	0.00
TAXABLE VAL	4,410,400.00
TOTAL TAX	78,593.33
TOTAL DUE ⇨	\$78,593.33

MAP/LOT: U13-024

LOCATION: 347 LISBON STREET

ACCOUNT: 1015 RE

MIL RATE: 17.82

BOOK/PAGE:

FIRST PAYMENT DUE: 09/29/2026

SECOND PAYMENT DUE: 03/15/2027

TAXPAYER'S NOTICE

INTEREST AT 3% PER ANNUM CHARGED STARTING 09/30/2026 AND 03/16/2027.

As per state law, the ownership and taxable valuation of ALL real estate and personal property was determined as of April 1, 2026. If you have sold your real estate since April 1, 2026, it is your obligation to forward this bill to the current property owner.

A LIEN WILL BE PLACED ON ALL REAL ESTATE FOR WHICH TAXES REMAIN UNPAID AFTER EIGHT MONTHS AND NO LONGER THAN ONE YEAR FROM THE DATE OF COMMITMENT.

INFORMATION

This bill is for the current tax year July 1, 2026 through June 30, 2027 only. Past due amounts are NOT included. To receive information regarding payments, interest, fees, or refunds please contact the Tax Office at (207) 353-3000, ext. 107. Your tax bill has already been reduced by 52% due to State Funds received for Essential Services and Programs for Education, Municipal Revenue Sharing, Homestead, BETE Exemption, and Veteran's Reimbursement. As of 6/30/2026, the Town of Lisbon's total bonded indebtedness of \$13,912,338.

CURRENT BILLING DISTRIBUTION

COUNTY	0.89	5.00%	\$ 3,929.67
MUNICIPAL	9.98	56.00%	\$ 44,012.26
SCHOOL	6.95	39.00%	\$ 30,651.40
TOTAL	\$ 17.82	100.00%	\$ 78593.33

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF LISBON and mail to:

TOWN OF LISBON
ATTN: TAX COLLECTOR
300 LISBON STREET
LISBON, ME 04250

2027 REAL ESTATE TAX BILL

ACCOUNT: 1015 RE

NAME: MICRO FARM MAINE, LLC

MAP/LOT: U13-024

LOCATION: 347 LISBON STREET

ACREAGE: 96.19

TOWN OF LISBON, 300 LISBON ST, LISBON, ME 04250-6813

INTEREST BEGINS ON 03/16/2027

DUE DATE	AMOUNT DUE	AMOUNT PAID
03/15/2027	\$39,296.66	

00002082027100002665800039296660

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2027 REAL ESTATE TAX BILL

ACCOUNT: 1015 RE

NAME: MICRO FARM MAINE, LLC

MAP/LOT: U13-024

LOCATION: 347 LISBON STREET

ACREAGE: 96.19

TOWN OF LISBON, 300 LISBON ST, LISBON, ME 04250-6813

INTEREST BEGINS ON 09/30/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
09/29/2026	\$39,296.67	

00002082027100002665800039296678

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT



TOWN OF LISBON
300 LISBON STREET
LISBON, ME 04250



(3)

www.lisbonmaine.gov

OFFICE HOURS

Monday - Thursday 7:45 AM to 4:30 PM

Tel: (207) 353-3000 x 107

S506141 P0 - 1of1 - M2

2987 MICRO FARM MAINE, LLC
347 LISBON ST
LISBON, ME 04250-6821

2027 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND	56,000.00
BUILDING	0.00
TOTAL LAND & BLDG	56,000.00
HOMESTEAD EXEMPTION	0.00
OTHER EXEMPTIONS	0.00
TAXABLE VAL	56,000.00
TOTAL TAX	997.92
TOTAL DUE ⇨	\$997.92

MAP/LOT: **R06-019**
LOCATION: **0 LISBON STREET**
ACCOUNT: 1014 RE

MIL RATE: 17.82
BOOK/PAGE:

FIRST PAYMENT DUE: 09/29/2026
SECOND PAYMENT DUE: 03/15/2027

TAXPAYER'S NOTICE

INTEREST AT 3% PER ANNUM CHARGED STARTING 09/30/2026 AND 03/16/2027.

As per state law, the ownership and taxable valuation of ALL real estate and personal property was determined as of April 1, 2026. If you have sold your real estate since April 1, 2026, it is your obligation to forward this bill to the current property owner.

A LIEN WILL BE PLACED ON ALL REAL ESTATE FOR WHICH TAXES REMAIN UNPAID AFTER EIGHT MONTHS AND NO LONGER THAN ONE YEAR FROM THE DATE OF COMMITMENT.

INFORMATION

This bill is for the current tax year July 1, 2026 through June 30, 2027 only. Past due amounts are NOT included. To receive information regarding payments, interest, fees, or refunds please contact the Tax Office at (207) 353-3000, ext. 107. Your tax bill has already been reduced by 52% due to State Funds received for Essential Services and Programs for Education, Municipal Revenue Sharing, Homestead, BETE Exemption, and Veteran's Reimbursement. As of 6/30/2026, the Town of Lisbon's total bonded indebtedness of \$13,912,338.

CURRENT BILLING DISTRIBUTION

COUNTY	0.89	5.00%	\$ 49.90
MUNICIPAL	9.98	56.00%	\$ 558.84
SCHOOL	6.95	39.00%	\$ 389.19
TOTAL	\$ 17.82	100.00%	\$ 997.92

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF LISBON and mail to:

TOWN OF LISBON
ATTN: TAX COLLECTOR
300 LISBON STREET
LISBON, ME 04250

2027 REAL ESTATE TAX BILL

TOWN OF LISBON, 300 LISBON ST, LISBON, ME 04250-6813

ACCOUNT: 1014 RE
NAME: MICRO FARM MAINE, LLC
MAP/LOT: R06-019
LOCATION: 0 LISBON STREET
ACREAGE: 71.88

INTEREST BEGINS ON 03/16/2027

DUE DATE	AMOUNT DUE	AMOUNT PAID
03/15/2027	\$498.96	

00002082027100000494500000498964

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2027 REAL ESTATE TAX BILL

TOWN OF LISBON, 300 LISBON ST, LISBON, ME 04250-6813

ACCOUNT: 1014 RE
NAME: MICRO FARM MAINE, LLC
MAP/LOT: R06-019
LOCATION: 0 LISBON STREET
ACREAGE: 71.88

INTEREST BEGINS ON 09/30/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
09/29/2026	\$498.96	

00002082027100000494500000498964

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT



TOWN OF LISBON
300 LISBON STREET
LISBON, ME 04250



(3)

2027 PERSONAL PROPERTY TAX BILL

CURRENT BILLING INFORMATION

Machinery/Equipment	869,900.00
Furniture/Fixtures	0.00
TOTAL PER. PROP	869,900.00
HOMESTEAD EXEMPTION	0.00
OTHER EXEMPTIONS	783,300.00
TAXABLE VAL	86,600.00
TOTAL TAX	1,543.21
LESS PAID TO DATE	0.00
TOTAL DUE ⇨	\$1,543.21

www.lisbonmaine.gov

OFFICE HOURS

Monday - Thursday 7:45 AM to 4:30 PM

Tel: (207) 353-3000 x 107

S506141 P0 - 1of1



220 SPRINGWORKS FARM MAINE, INC.
347 LISBON ST
LISBON, ME 04250-6821

MAP/LOT:

LOCATION: 347 LISBON STREET

ACCOUNT: 397 PP

MIL RATE: 17.82

BOOK/PAGE:

FIRST PAYMENT DUE: 09/29/2026

SECOND PAYMENT DUE: 03/15/2027

TAXPAYER'S NOTICE

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INFORMATION

This bill is for the current tax year July 1, 2026 through June 30, 2027 only. Past due amounts are NOT included. To receive information regarding payments, interest, fees, or refunds please contact the Tax Office at (207) 353-3000, ext. 107. Your tax bill has already been reduced by 52% due to State Funds received for Essential Services and Programs for Education, Municipal Revenue Sharing, Homestead, BETE Exemption, and Veteran's Reimbursement. As of 6/30/2026, the Town of Lisbon's total bonded indebtedness of \$13,912,338.

CURRENT BILLING DISTRIBUTION

COUNTY	0.89	5.00%	\$ 77.16
MUNICIPAL	9.98	56.00%	\$ 864.20
SCHOOL	6.95	39.00%	\$ 601.85
TOTAL	\$ 17.82	100.00%	\$ 1543.21

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF LISBON and mail to:

TOWN OF LISBON
ATTN: TAX COLLECTOR
300 LISBON STREET
LISBON, ME 04250

TOWN OF LISBON, 300 LISBON ST, LISBON, ME 04250-6813

2027 PERSONAL PROPERTY TAX BILL

ACCOUNT: 397 PP

NAME: SPRINGWORKS FARM MAINE, INC.

LOCATION: 347 LISBON STREET

INTEREST BEGINS ON 03/16/2027

DUE DATE	AMOUNT DUE	AMOUNT PAID
03/15/2027	\$771.60	

00002572027100000149500000771600

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

TOWN OF LISBON, 300 LISBON ST, LISBON, ME 04250-6813

2027 PERSONAL PROPERTY TAX BILL

ACCOUNT: 397 PP

NAME: SPRINGWORKS FARM MAINE, INC.

LOCATION: 347 LISBON STREET

INTEREST BEGINS ON 09/30/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
09/29/2026	\$771.61	

00002572027100000149500000771618

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

Town of Lisbon

A gem in the heart of Maine



PHOTO COURTESY OF THE TOWN OF LISBON

Above: Jenny and Josh, owners of J. Plum Home celebrate the opening of their new location on Union St in Lisbon Falls



Lisbon is celebrating its 225th year



A Maine Downtown Affiliate Community

Welcome to Lisbon, a growing community with vibrant businesses, recreational activities and quality entertainment. With approximately 10,000 residents and access to a workforce of over 74,000 within 15 miles, we have customers and workers available to support your business.

Open your business here!

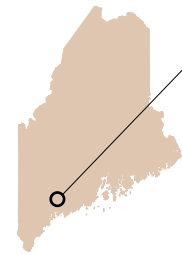
Strategic Location: Lisbon is strategically located 30 minutes from four major metropolitan areas: Lewiston/Auburn, Portland, Augusta and Bath/Brunswick. This proximity provides access to larger markets while maintaining the charm and benefits of a smaller town.

Transportation Access: Lisbon is well-connected by Route 196 with over 15,000 vehicles per day. Proximity to both the Maine Turnpike (four miles) and I-295 (eight miles) facilitates easy transportation of goods and services.

Lower Cost of Living: Lisbon has a lower cost of living compared to neighboring communities, which translates directly into lower operational costs for businesses.

Local Government Support: Lisbon's Municipal government is highly supportive of new businesses, providing resources, guidance and often financial assistance to help with the establishment and growth of both new and existing businesses.

Community Engagement: Lisbon's strong sense of community is highly beneficial for businesses that rely on local customers. The community supports local businesses, builds meaningful connections, and creates a loyal customer base.



Town of Lisbon

300 Lisbon St, Lisbon Maine 04250

Ross H. Cunningham, Director, Economic and Community Development

207-353-3000 x122

Rcunningham@lisbonme.org

Lisbonme.org / Discoverlisbonme.org

Facebook / Lisbon economic and community development

Educated Workforce: Proximity to colleges and universities in nearby cities means access to a skilled and educated workforce. World-renowned institutions like Bates College, Bowdoin College and the University of Southern Maine are sources of young, talented workers. Additionally, the various workforce training programs available in the region help businesses train their employees and equip them with the necessary and relevant skills.

Come join us, move to Lisbon!

Teeming with small-town charm, Lisbon offers a close-knit community feel with friendly neighbors and a strong sense of local pride.

Safe and Affordable, Family Focused: Lisbon's lower cost of living makes it an attractive location for families and individuals seeking more affordable housing and living options. Lisbon is known for its low crime rate, contributing to a safe and secure environment for residents. The town has well-regarded schools, a vibrant parks and recreation department and access to continuing education opportunities — it is the ideal town for families with children.

Outdoor Activities: Surrounded by scenic landscapes, including forests, rivers, and its own 300-acre park, Lisbon offers ample opportunities for a range of outdoor activities that include hiking, fishing, bicycling, ATV riding, snowmobiling and kayaking.

Fairs, Festivals and More: The Town of Lisbon, in partnership with community groups such as Discover Lisbon, hosts various community events throughout the year. They include the Maine Blues Festival, Moxie Festival, Food Truck Rallies, a weekly farmers market, and a free outdoor Summer Concert series. These events foster a sense of belonging and vibrant community spirit.

So Close to so Much More: While enjoying the tranquility of small-town life with unique shopping and dining experiences, residents are still within a reasonable driving distance to larger cities like Portland, Bath/Brunswick, Lewiston/Auburn and Augusta, offering access to more extensive amenities, cultural events and job opportunities. ●

Outdoor Event Center in Central Maine!

In Lisbon, at the former site of the Worumbo Mill on the Androscoggin River, The Worumbo Riverfront Event Center (The WREC) is being developed. Managed by the not-for-profit group, the Friends of Worumbo (a committee of Discover Lisbon) the goal is to create a community gathering space and premier event venue in the heart of Maine. The group is working to preserve this beautiful riverfront space and bring economic growth to the community by turning it into an outdoor venue for music festivals, farmers' markets, food truck rallies and more. Motivated by the core values of connection, community growth, and the preservation of scenic natural resources, they are creating a treasure for the community, local businesses, and the great State of Maine to enjoy. **PROMOTERS!** If you are looking for an affordable place to hold your next outdoor concert or event, please email friendsofworumbo@gmail.com.



PHOTO BY JOSHUA TABOR

SURVEYS & PLANS

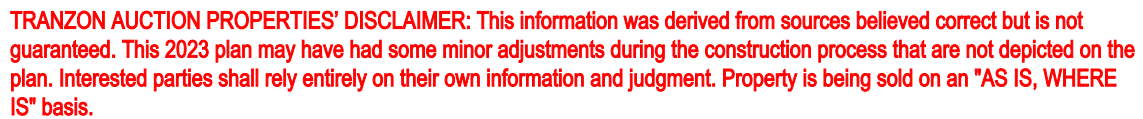
TRANZON AUCTION PROPERTIES' DISCLAIMER: This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.





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2606030-107322



Site Plan Phase Two title block submitted 9-22

2. 06-13-22 SUBMITTED TO MAINE DEP FOR SITE LAW JIM

1. 09-01-21 SUBMIT TO MAINE DEP FOR PREAPP JIM

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

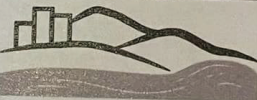
TITLE: SITE LAYOUT & UTILITY PLAN
PHASE 2

PROJECT: SPRINGWORKS FARM EXPANSION - PHASE 2 & 3
347 LISBON STREET, LISBON, MAINE 04250

PREPARED FOR: MICRO FARM MAINE, LLC
347 LISBON STREET, LISBON, MAINE 04250

SCALE
30 60
ft)
30 ft

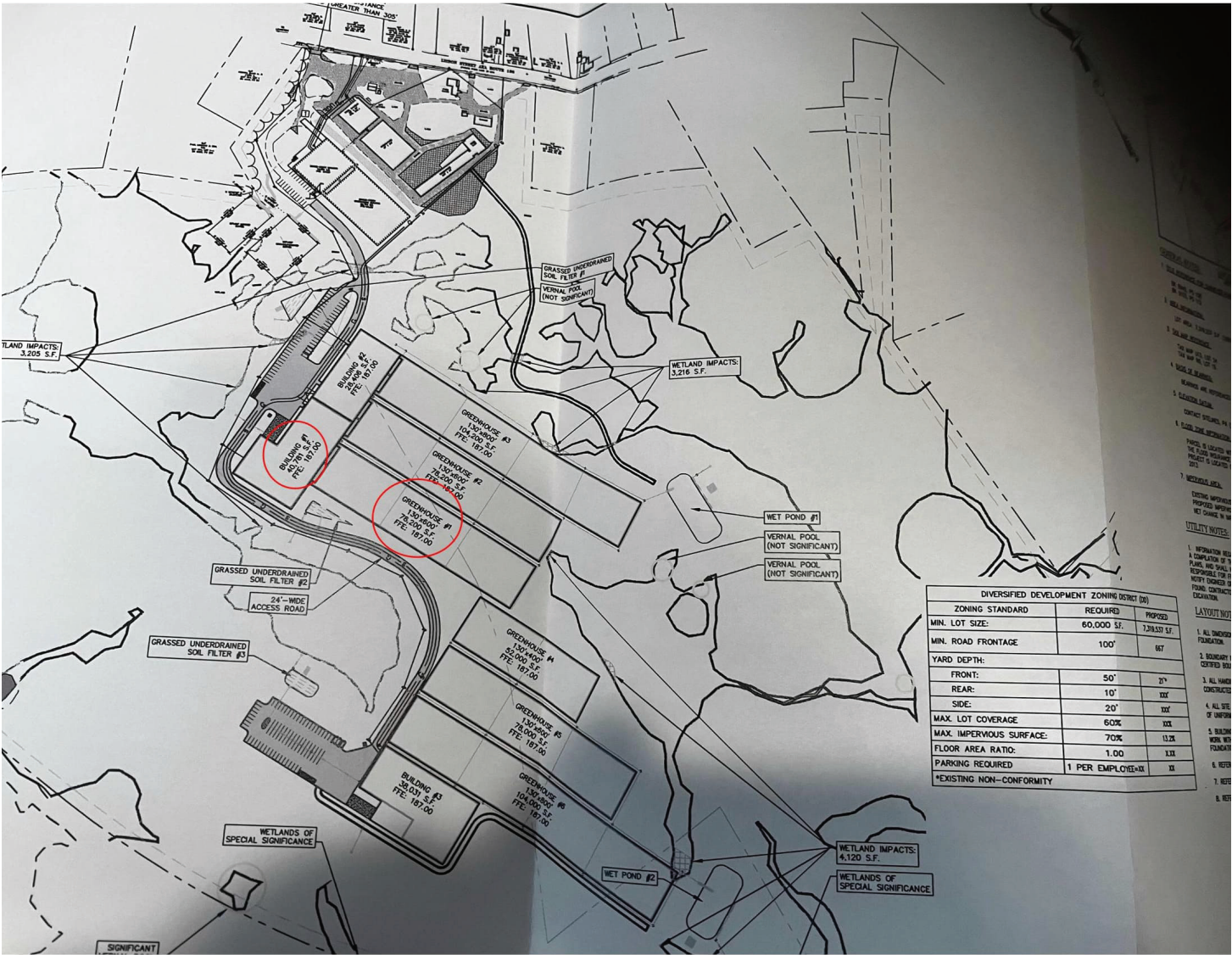
STATE OF MAINE
JOSEPH J. MARDEN
12828
LICENSED PROFESSIONAL ENGINEER
06-13-22

**SITELINES**
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: OTHERS	SCALE: 1"=30'	SHEET: C4
DRN BY: JJM	JOB #: 4053.01	
CH'D BY: CYN	MAP/LOT: R6/19 & U13/24	
DATE: 01/05/22	FILE: 4053.01-SITE	

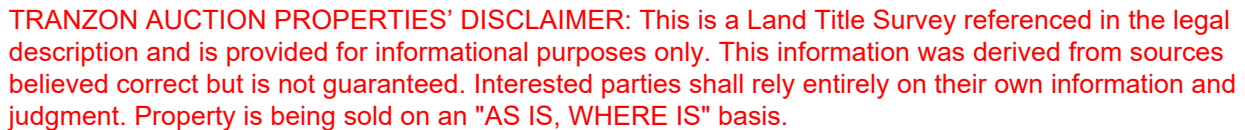
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Site Plan Phase Two title block submitted 9-22

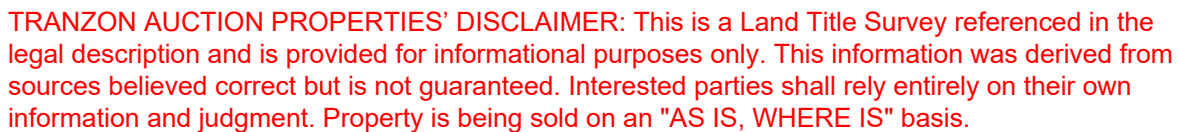


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Bk 92 pg 00 N 21 5/10/10



Bk 42 pg. 3 W N. M 5/24/00



RESIDENTIAL PROPERTY DISCLOSURE

PLEASE NOTE: This transaction is EXEMPT from providing the residential property disclosure requirements of Title 33, Chapter 7, Subchapter 1-A of the Maine Revised Statutes. However, as a licensee, Tranzon Auction Properties has attempted to gather as much information as possible and has completed this form with the information obtained.

Tranzon Auction Properties' client (Seller) has never occupied the property and has little or no direct knowledge of the condition of the property, including, without limitation, its condition, habitability, or any use to which it may be put. Property may be affected by, but not limited to, water damage; mold; lead-based paint; asbestos; environmental conditions; and the condition of mechanical systems, well and/or septic, and structural soundness are unknown. Interested parties should conduct their own investigations and due diligence.

POTENTIAL PURCHASERS ARE ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN.

Property: 347 Lisbon Street, Lisbon, Maine

Name of Seller(s): Farm Credit East, ACA (Mortgagee)

1. WATER SUPPLY DISCLOSURE ☒ Private ☒ Public Not Known

If Private System

Greenhouse #4 is connected to onsite wells, and the house and greenhouses 1, 2 & 3 are connected to public water.

- a) Type of system: Reportedly, drilled wells for greenhouse #4 Not Known
- b) Location: _____ ☒ Not Known
- c) Malfunctions: _____ ☒ Not Known
- d) Date of installation: Reportedly when greenhouse #4 was built in 2024 Not Known
- e) Date of most recent water test: _____ ☒ Not Known
- f) Have you experienced a problem such as an unsatisfactory water test with notations?
_____ ☒ Not Known

2. WASTE DISPOSAL SYSTEM DISCLOSURE Private ☒ Public Not Known

If Private System

- a) Type of system: _____ Not Known
- b) Size & type of tank: _____ Not Known
- c) Location of tank: _____ Not Known
- d) Malfunctions of tank: _____ Not Known
- e) Date of installation of tank: _____ Not Known

- f) Location of leach field: _____ Not Known
- g) Malfunctions of leach field: _____ Not Known
- h) Date of installation of leach field: _____ Not Known
- i) Date of most recent servicing of system: _____ Not Known
- j) Name of contractor who services system: _____ Not Known
- k) Is system located in a Shoreland Zone: Yes _____ No _____ Not Known _____
- k (a) If system is in Shoreland Zone, has a written inspection report been performed within last 3 years?
 Yes _____ No _____ Unknown _____

If Public System

- a) Has there been any system or line malfunctions: _____ X Not Known

3. HEATING DISCLOSURE

- a) Type of system(s): Reportedly house is hot water baseboard Not Known
- b) Age of system/source(s): _____ X Not Known
- c) Name of Company who services system/source(s): _____ X Not Known
- d) Date of most recent service call: _____ X Not Known
- e) Annual consumption per system/source (i.e. gallons, kilowatt hours, cords):
 _____ X Not Known
- f) Malfunctions per system/source within the past 2 years:
 _____ X Not Known
- g) Date of the most recent inspection of the chimneys and vents for the heating system/source.
 _____ X Not Known

4. KNOWN HAZARDOUS MATERIALS DISCLOSURE

The Seller is making representations contained herein. Do you, the Seller, have knowledge of the following materials currently or previously on subject property?

- | | | | |
|---|-----|----|--------------------|
| Asbestos: _____ | Yes | No | <u>X</u> Not Known |
| Lead Based Paint: <u>Possible due to age of home.</u> | Yes | No | <u>X</u> Not Known |
| Radon: _____ | Yes | No | <u>X</u> Not Known |
| Underground Storage Tanks: _____ | Yes | No | <u>X</u> Not Known |
| Methamphetamine: _____ | Yes | No | <u>X</u> Not Known |
| Other: _____ | Yes | No | <u>X</u> Not Known |

5. KNOWN MATERIAL DEFECTS:

Yes No ☒ Not Known

If yes, describe: _____

6. ACCESS TO PROPERTY:

Is property accessed by a public way owned and maintained by the State, a county or a municipality, over which the general public has a right to pass? ☒ Yes No Not Known

If "No", who is responsible for maintenance of access road/way, including road association, if applicable?

7. FLOOD HAZARD :

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

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

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

During the time the seller has owned the property:

Have any flood events affected the property? Yes No ☒ Not Known

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No ☒ Not Known

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No ☒ Not Known

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No ☒ Not Known

If Yes, indicate the dates of each claim _____

Has there been any past disaster-related aid provided related to the property, or a structure on the property from federal, state, or local sources for purposes of flood recovery? Yes No ☒ Not Known

If Yes, indicate the date of each payment _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002?

☒ Yes ☒ No Not Known

If Yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? *347 reportedly isn't in a special flood hazard area, but a portion of the rear of Tax Map R06, Lot 19 is in Zone A

Relevant Panel Number : 23001C0363E Year : 7-8-2013 (Attach a Copy)

Comments: Flood maps are searchable by entering the property address on FEMA's Flood Map Service Center at <https://msc.fema.gov/portal/home>. Interested parties are encouraged to confirm provided flood map information.

8. SHORELAND ZONING VIOLATIONS:

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality?

Yes ☒ No Unknown

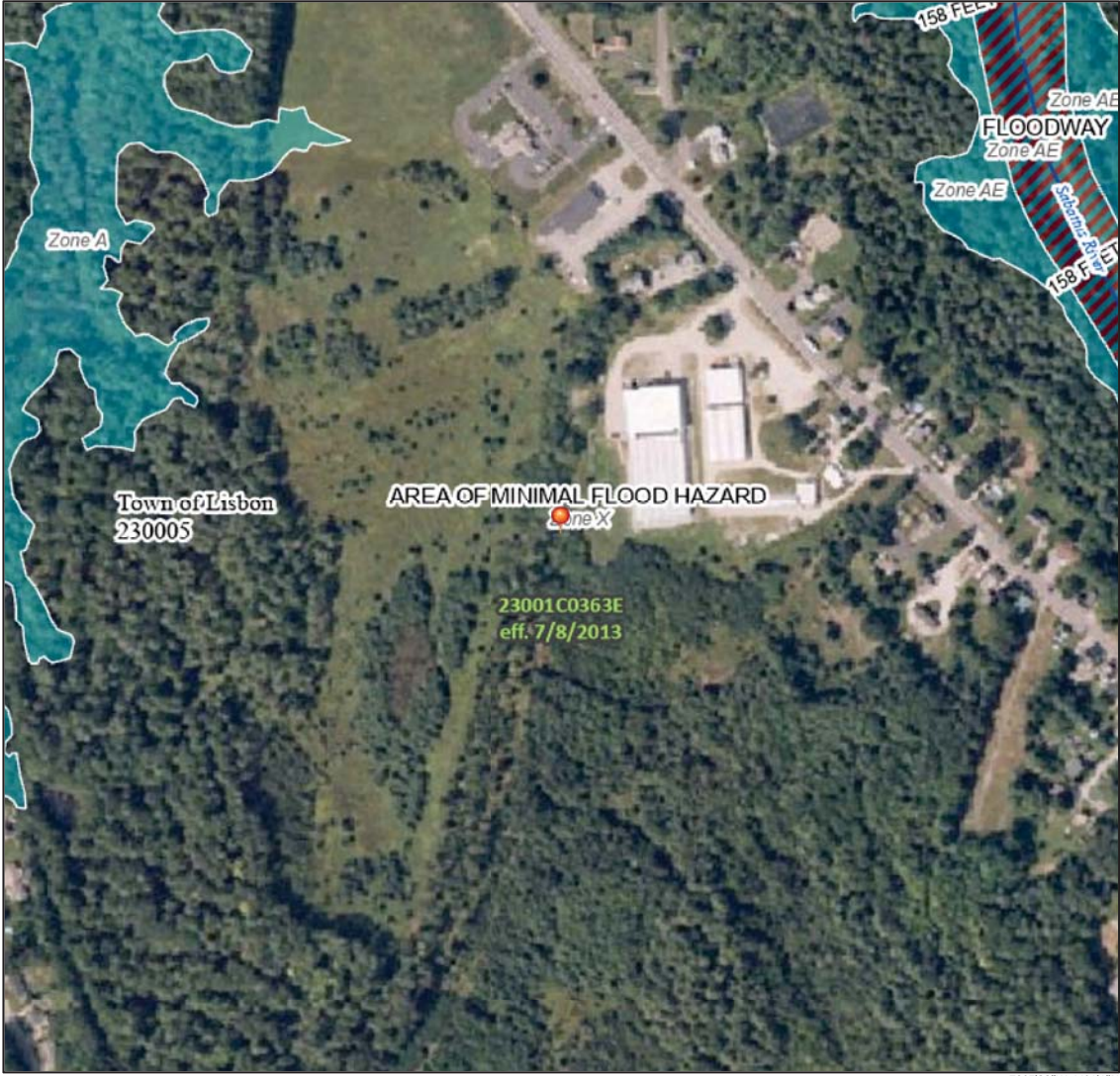
*Per Town Code Enforcement, not aware of any violations.

If Yes, explain: _____

A copy of the Lead Disclosure (if applicable) was provided by Tranzon Auction Properties. Additionally, instructions on how to download the Lead Paint Pamphlet (if applicable), the water test for arsenic information sheet, and arsenic treated wood information sheet from Tranzon Auction Properties' website or by contacting Tranzon Auction Properties has been provided in the Property Information Package.

National Flood Hazard Layer FIRMette

70°6'15"W 44°1'27"N



Basemap Imagery Source: USGS National Map 2023



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D
		Effective LOMRs
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/24/2026 at 4:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ZONING

For your convenience, a portion of the zoning is included in this package. Please contact the municipality to verify accuracy and obtain complete zoning information.

Additional zoning/land use information is available on the Town of Lisbon's website at https://library.municode.com/me/lisbon/codes/code_of_ordinances. Zoning is in Part I- Code of Ordinances in Chapter 70 Zoning Ordinance section.

NOTE: The Town of Lisbon recently revised some of its ordinances and some of the changes have not been updated on their website. The Town Clerk's office provided some updates in the following links.

https://library.municode.com/me/lisbon/ordinances/code_of_ordinances?nodeId=1403667

https://library.municode.com/me/lisbon/ordinances/code_of_ordinances?nodeId=1403660

https://library.municode.com/me/lisbon/ordinances/code_of_ordinances?nodeId=1403659

Interested parties should confirm this is the most current zoning/land use information and contact the town with questions pertaining to requirements to continue use or change use.

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DIVISION 10. - DIVERSIFIED DEVELOPMENT DISTRICT

Footnotes:

--- (8) ---

Cross reference— *Businesses, ch. 10; town council rules, regulations and policies for businesses, ch. 82.*

Sec. 70-501. - Purpose.

The purpose of the diversified development district is to allow the diversification of the relationships of various uses, buildings, structures and open spaces in planned building groups in a compact manner to avoid the disadvantages of strip development by limiting access points to this district and to promote the health, safety and general welfare of the public while allowing for a planned approach for a compatible mixture of public, commercial, service and residential development. The amenities and compatibilities of the diversified development district shall be ensured through development plans which present appropriate orientation, density and use compatibilities within the district.

(T.M. of 5-18-1991, art. 95, § 15-411(1); T.M. of 5-20-1996, art. 64, § 15-411(1); C.M. of 11-15-2011, V. 2011-208)

Sec. 70-502. - Permitted uses.

Uses identified in section 70-531 are permitted in the diversified development district.

(T.M. of 5-18-1991, art. 95, § 15-411(3); T.M. of 5-13-1995, art. 58, §§ 11, 21; T.M. of 5-20-1996, art. 64, § 15-411(2), (3); C.M. of 11-15-2011, V. 2011-208)

Sec. 70-503. - Space and bulk standards.

Space and bulk standards in the diversified development district shall meet or exceed minimum requirements as identified in section 70-536 and the following.

(1) *Additional standards.*

- a. Where the lot abuts or is within 100 feet of the right-of-way of Route 196, a 50-foot buffer strip shall be maintained, although 25 feet may be used for parking.
- b. Any required side or rear yard area located within 100 feet of a residential district or an existing lot containing a dwelling shall maintain a 50-foot buffer strip. The planning board may reduce the width of side and rear buffer strips for commercial and institutional lots when it has been demonstrated that the design of the reduced buffer strip will provide adequate screening and will minimize the impact upon adjoining

properties. In no case shall the buffer strips be reduced by more than 50 percent. The planning board shall consider the location of the lot, existing or proposed activities on adjacent lots, and the impacts of the reduced setbacks. In the decision to reduce any yard setbacks, the planning board shall consider if the abutting property owners have consented to such setback reductions. The board shall make a written finding of fact that the reduction in setback will not affect the public health, safety and welfare or nullify the intent and purpose of this section.

- c. A buffer strip of 20 feet shall be maintained adjacent to the railroad right-of-way.
- d. Frontage and lot width shall not be reduced.
- e. All uses shall be served by public water and sewer.

(T.M. of 5-18-1991, art. 95, § 15-411(4); T.M. of 5-13-1995, art. 58, §§ 11, 22, 23; T.M. of 5-20-1996, art. 64, § 15-411; C.M. of 11-15-2011, V. 2011-208)

Sec. 70-504. - Development plan.

The following provisions shall apply in the diversified development district, which district shall also be subject to the other provisions of this chapter; however, where conflicts in regulations occur, the regulations set forth in this division shall apply:

- (1) *Development plan.* In addition to plans required by section 70-191 et seq., or by chapter 66, the applicant shall submit a narrative containing a circulation pattern, indicating both public and private streets and how they relate to existing public and private streets and to planned or potential streets in those areas of the district yet to be developed.
- (2) *Factors to be considered by the planning board.* The planning board's review of a development plan shall include but is not limited to the following considerations in addition to provisions contained in section 70-191 et seq.:
 - a. *Specific standards.*
 1. Parking requirements shall be in accordance with the provisions of section 70-661 et seq.
- (3) *Access to diversified development district.* Access to the diversified development district shall be limited to three points from Route 196 which shall be a minimum of 500 feet apart. The proposed development shall indicate how it proposes to utilize such access points. Entrances to uses in existence on January 1, 1996, may be continued for those uses but may not be utilized for other uses. Entrances on Gartley Street shall be allowed without regard to the restrictions listed in this paragraph.
- (4) *Internal vehicular circulation.* The layout of the site will provide for the safe movement of passenger, service and emergency vehicles through the site.

- a. Nonresidential projects will provide a clear route for delivery vehicles with appropriate geometric design to allow turning and backing for such delivery vehicles.
 - b. Clear routes of access will be provided and maintained for emergency vehicles to all portions of the site and will be posted with appropriate language.
 - c. The layout and design of parking will provide for safe and convenient circulation of vehicles throughout the lot and will discourage vehicles from backing out onto a street.
- (5) *Pedestrian circulation.* All development plans shall include a route for pedestrian traffic. The development plan will provide for a system of pedestrian circulation within the development and to adjacent developments and/or development areas. This system will connect with existing sidewalks if they exist in the vicinity of the project. The pedestrian network may be located either in the street right-of-way or outside the right-of-way in open space or recreation areas. The system will be designed to link residential units with recreational and commercial facilities, other common facilities, school bus stops, and existing sidewalks in the neighborhood.
- (6) *Open space.*
- a. Common open spaces as shown on any approved development plan shall contain a notation that common open space areas shall not be further developed for any other use without planning board approval.
 - b. When reviewing the location and type of open space designated in the development plan, the planning board shall consider the following criteria:
 - 1. Individual lots, buildings, streets and parking areas shall be designed and situated:
 - i. To minimize alterations of the natural site;
 - ii. To avoid the adverse effects of shadows, noise and traffic on the residents of the site;
 - iii. To relate to surrounding properties, to improve the view from and of buildings.
 - 2. Open space shall include irreplaceable natural features located on the tract (such as but not limited to stream beds, significant standards of trees, individual trees of significant size and rock outcroppings).
 - 3. Open space intended for recreation or public use shall be determined by the size, shape, topographic and location requirements of the site.
 - 4. The planning board may allow up to 100 percent of the required open space to be comprised of land not suitable for development.
- (7) *Utilities.*
- a. Utilities shall be installed underground except as otherwise approved by the planning board.

- b. Underground utilities shall be installed only within the limits of the access to the property (i.e., no utility easements shall be permitted); and, to the extent practicable, provisions shall be made for stubs to developable land passed by the utilities to avoid disruption of the pavement.
 - c. The size, type and location of streetlights, electric and gas lines, telephone and other utilities shall be shown on the development plan and approved by the planning board.
- (8) *Advertising features.* The size, location, texture and lighting of all exterior signs and outdoor advertising structures or features shall not detract from the layout of the property and the design of proposed buildings and structures and the surrounding properties, and shall not constitute hazards to vehicles and pedestrians. The development plan shall include the proposed sign design and be approved by the planning board. Total sign area is limited to 60 square feet per sign.
- (9) *Special features.* Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
- (10) *Exterior lighting.* All exterior lighting shall be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicular traffic and potential damage to the value of adjacent properties. Lighting shall be arranged to minimize glare and reflection on adjacent properties and the traveling public.
- (11) *Emergency vehicle access.* Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.
- (12) *Landscaping.* Landscaping, including those areas contained in the open space ratio, shall be designed and installed to define, soften or screen the appearance of off-street parking areas from the public right-of-way and abutting properties, to enhance the physical design of the buildings and site, and to minimize the encroachment of the proposed use on neighboring land uses.
- (13) *Conversion of existing buildings.* Where existing structures located in the diversified development district are converted from residential to another use, access to that use shall be allowed via Route 196 if the distance is consistent with subsection (3) of this section. All other structures shall be accessed through the diversified development district.
- (14) *Relation of proposed buildings to environment.* Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual

relationship to the proposed structures, so as to have minimally adverse affect on the environmental and aesthetic qualifies of the developed and neighboring areas. Colors of structures should correspond to the adjacent properties and landscape.

(T.M. of 5-18-1991, art. 95, § 15-411(5); T.M. of 5-13-1995, art. 58, §§ 11, 24; T.M. of 5-13-1995, art. 60, § 1; T.M. of 5-20-1996, art. 64, § 15-411; T.M. of 5-17-2003, art. 54; C.M. of 11-15-2011, V. 2011-208; C.M. of 5-1-2012, V. 2012-47)

Secs. 70-505—70-510. - Reserved.

Sec. 70-531. - Table of land uses.

<i>Resource Based & Recreation Uses</i>	RP	LR	GR	RO-I	RO-II	RR	LRR	V	C	I	DD ⁸
Conservation/ recreation	P	P	P	P	P	P	P	P	P	P	P
Piers/Docks/Floats	P	C	P	C	P	C	C	C	C	C	C
Agriculture	P	P	P	P	P	P	P	P	P	P	P
Forest Management Activities	P	P	P	P	P	P	P	P	P	P	P
Timber Harvesting	P	P	P	P	P	P	P	P	P	P	P
Open Space Use	P	P	P	P	P	P	P	P	P	P	P
Boathouses	C	C	P	C	P	C	P	P	P	P	P
Public/Private Recreation Facilities	C	C	NO	C	P	C	C	P	C	NO	P
High Intensity Farming	NO	NO	NO	C	P	C	NO	NO	NO	NO	NO
Kennels & Animal Hospitals	NO	NO	NO	C	C	C	NO	NO	C	NO	NO
Accessory uses/ structures	P	P/C	P	P	P	P/C	P	P	P	P	P

[illegible]

Conversion of existing buildings which do not meet dimensional requirements or parking requirement to unit housing	NO	NO	C	NO	NO	NO	NO	C	NO	NO	NO
Dwelling Unit necessary to a business for owners or employees or custodial purposes	NO	NO	NO	NO	NO	NO	NO	P	P	P	C
Accessory Uses & Structures	C	P/C	P/C	P/C	P/C	P/C	P/C	P	P	P	P
<i>Public/Semi-Public Uses</i>	RP	LR	GR	RO-I	RO-II	RR	LRR	V	C	I	DD ₈
Utility/Public Works	C	C	C	C	NO	C	NO	P	P	P	P
Church/Place of Worship, Parish House, Rectory, Convent & Religious Institutions	NO	P	P	P	NO	P	P	P	NO	NO	P
Public, Private, Parochial Schools	NO	P	P	P	NO	P	P	P	NO	NO	C

[illegible]

<i>Commercial/ Business Uses</i>	RP	LR	GR ₁₂	RO-I	RO-II	RR	LRR	V	C	I	DD ₈
Childcare, Small Facility	NO	C	C	C	C	C	NO	C	NO	NO	C
Childcare Center	NO	NO	C	C	NO	C	C	C	C	C	C
Nursery school	NO	P	C	P	NO	P	P	P	NO	NO	C
Offices/office buildings not exceeding 2,500 sq. ft.	NO	NO	P	NO	NO	NO	NO	P	P	P	P
Office Building greater than 2,500 sq. ft.	NO	NO	NO	NO	NO	NO	NO	P	P	P	P
Convalescent, rest, nursing, or boarding homes	NO	NO	C	C	NO	C	C	P	NO	NO	C
Business occupations by resident in detached buildings	NO	NO	C	NO	C	NO	NO	P	P	NO	NO
Small businesses, on individual lots/ principal building not exceeding 2,500 sq. ft.	NO	NO	C	NO	NO	NO	NO	P	P	NO	P

Campgrounds	NO	NO	NO	C	NO	C	NO	NO	NO	NO	NO
Hotel, motel, inn, tourist home	NO	NO	NO	NO	NO	NO	NO	P	P	NO	C
Medical/dental office or facility	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P
Retail Store or outlet, such as grocery, drug, furniture	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P
Medical Marijuana Businesses (See footnote 14 for definitions)											
• Registered Caregiver Retail Store	NO	NO	NO	NO	NO	NO	NO	C	C	NO	C
• Medical Marijuana Cultivation Facility	NO	NO	NO	C14	C14	C14	NO	NO	C14	C14	C14
• Registered Dispensaries	NO	NO	NO	NO	NO	NO	NO	C	C	C	C
• Marijuana Testing Facilities	NO	NO	NO	NO	NO	NO	NO	C	C	C	C
• Manufacturing Facilities	NO	NO	NO	NO	NO	NO	NO	C	C	C	C

Adult Use Marijuana Businesses (See footnote 15 for definitions)											
• Marijuana Retail Stores	NO	NO	NO	NO	NO	NO	NO	C	C	NO	C
• Cultivation Facilities	NO	NO	NO	C	C	C	NO	NO	C	C	C
• Products Manufacturing Facilities	NO	NO	NO	NO	NO	NO	NO	C	C	C	C
• Testing Facilities	NO	NO	NO	NO	NO	NO	NO	C	C	C	C
Service establishment, such as barbershop, beauty parlor, cleaner	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P
Lawn & garden equipment sales/ service	NO	NO	NO	C	C	NO	NO	P	P	NO	C

Snowmobile, motorcycle, recreational vehicle, ATV, boat sales/service	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P
Automobile sales, etc.	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P
Auto service station, auto repair, gasoline service establishment	NO	NO	NO	NO	NO	NO	NO	P	P	NO	NO
Bakery or Food Shop	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P
Eating Place	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P
Recreational use such as bowling, theaters, dance hall	NO	NO	NO	NO	NO	NO	NO	P	P	NO	NO
Funeral home	NO	NO	NO	NO	NO	NO	NO	P	P	NO	NO
Auditoriums, gymnasiums, places of amusement or places of assembly	NO	NO	NO	NO	NO	NO	NO	P	P	NO	C
Self-storage facility	NO	NO	NO	NO	NO	NO	NO	P	P	P	C

Shop of painter, carpenter or other skilled worker	NO	NO	NO	NO	NO	NO	NO	P	P	NO	C
Wholesale establishment	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Warehouses	NO	NO	NO	NO	C	NO	NO	NO	P	P	P
Laboratory or research facility	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Laundry/dry cleaning	NO	NO	NO	NO	NO	NO	NO	P	P	P	NO
Retail sales of lumber/building supplies	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Yards of electrical, heating, painting, or roofing contractor	NO	NO	NO	NO	NO	NO	NO	NO	P ⁷	P	NO

Retail business or service involving manufacturing on the premises and not employing more than 10 people, the products of which are principally at sale at retail on the premises.	NO	NO	NO	NO	NO	NO	NO	NO	P ⁷	P	NO
Light manufacturing	NO	NO	NO	NO	NO	NO	NO	C	C	P	P
Business Office related directly to an industrial use on Premises	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Retail sales of products manufactured on premises	NO	NO	NO	NO	C	NO	NO	P	P	P	NO
Accessory Uses & Structures	NO	NO	P/C	P/C	P/C	P/C	C	P	P	P	P
<i>Industrial Uses</i>	RP	LR	GR	RO-I	RO-II	RR	LRR	V	C	I	DD ⁸
Junkyards	NO	NO	NO	C	NO	C	NO	NO	NO	C	NO

[illegible]

Temporary construction, excavation, fabrication or Processing	NO	NO	NO	C	C	C	NO	NO	C	P	NO
Accessory Uses & Structures	NO	NO	NO	P	P	C	C	P	P	P	P
Ground Mounted Solar Energy System	C	C	NO	C	C	C	C	NO	C	C	C
Signs	P	P	P/C	P	P	P	P	P	P	P	C

Notes:

- 1 Up to four dwelling units.
- 2 Home occupations, limited to 25 percent of the total floor area and employing no more than two outside employees.
- 3 Mobile home parks approved during the period June 29, 1971, through March 10, 1975, under the previous ordinance.
- 4 Mobile home parks, limited to area within 1,000 feet of a general residential district and where public water and sewer is available or is accessible.
- 5 Multifamily dwelling up to two dwelling units.
- 6 Multifamily dwellings containing more than four units require a conditional use permit, unless those units are designated as an affordable housing density bonus in accordance with 30-A MRSA §4364.
- 7 Provided that where open storage is habitually involved, a solid, view-obstructing fence shall be erected between such storage and any adjoining residential district.
- 8 The planning board may allow to be located in the diversified development district certain uses which are not specifically listed by conducting a public hearing and approving by affirmative vote by a majority of its members.

- 9 A plan unit development or cluster development must contain a minimum of 15 dwelling units.
- 10 Must be in a planned unit development or cluster development.
- 11 Multifamily dwellings are permitted conditionally in structures that were last actively used as dwellings, notwithstanding any limitations pertaining to nonconforming uses in Sec. 70-5(b)(2).
- 12 Small businesses, on individual lots/principal building not exceeding 2,500 sq. ft. are a conditional use in the general residential district.
- 13 Minimum lot size must be 40,000 sf. to raise nondomestic animals.
- 14 Medical Marijuana Businesses:

- Registered caregiver retail stores - authorized to operate a retail store to sell medical marijuana to qualifying patients.
- Registered caregiver cultivation facilities - authorized to cultivate medical marijuana for qualifying patients except that the facility must be organized as a legal business entity recognized under the laws of the state and that the business must operate its cultivation area solely as an indoor operation.
 - Registered dispensaries - authorized to cultivate and dispense medical marijuana to qualifying patients and caregivers.
 - Marijuana testing facilities - authorized to test medical marijuana for contamination, potency and cannabinoid profile.
 - Manufacturing facilities - authorized to manufacture marijuana products and marijuana concentrate for medical use.
- Signs, advertising and marketing used by or on behalf of Medical Marijuana business may not be placed within 500 feet of the property line of a pre-existing public or private school.
- Manufacturing activities in the Village Zone shall not include marijuana extraction or preparation by means of chemical synthesis.

15 Adult Use Marijuana Businesses:

- Marijuana stores - authorized to sell marijuana, marijuana products, immature marijuana plants and seedlings directly to consumers.
- Cultivation facilities - authorized to grow, prepare and package marijuana for sale to other marijuana businesses.
- Products manufacturing facilities - authorized to blend, infuse or extract components of the marijuana

plant to make marijuana products such as ointments, tinctures or edibles, for sale to marijuana stores or other marijuana products manufacturing facilities.

- Testing facilities - authorized to conduct research, analysis and testing of marijuana and marijuana products for contamination, potency and safety.
- Signs, advertising and marketing used by or on behalf of Adult Use Marijuana business may not be placed within 500 feet of the property line of a pre-existing public or private school.
- Manufacturing activities in the Village Zone shall not include marijuana extraction or preparation by means of chemical synthesis.

(C.M. of 11-15-2011, V. 2011-208; C.M. of 5-1-2012, V. 2012-47; C.M. of 2-5-2013, V. 2013-28; C.M. of 12-2-2014, V. 2014-257; C.M. of 1-6-2015, V. 2015-02; C.M. of 5-5-2015, V. 2015-109; C.M. of 4-17-2018, V. 2018-83; C.M. of 10-30-2018, V. 2018-238; C.M. 6-4-2019, V. 2019-128; C.M. of 6-2-2020, V. 2020-106; C.M. of 8-17-2021, V. 2021-183; C.M. of 4-5-2022, Vote No. 2022-80; C.M. of 12-6-2022, Vote No. 2022-257; C.M. 10-17-2023, Vote No. 2023-195; C.M. 7-16-2024, V. 2024-120; C.M. 1-21-2025, V. 2025-010)

SALE/LEGAL DOCS



**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE LOCATED AT:
347 LISBON STREET, LISBON, ANDROSCOGGIN COUNTY, MAINE AND
DESCRIBED IN MORTGAGE RECORDED IN THE ANDROSCOGGIN COUNTY
REGISTRY OF DEEDS AT BOOK 11246, PAGE 168**

By virtue of and in execution of the Power of Sale contained in a certain Mortgage given by **Micro Farm Maine, LLC** (Mortgagor) to **Farm Credit East, ACA**, (Mortgagee) dated October 26, 2022, and recorded in the Androscoggin County Registry of Deeds, Book 11246, Page 168, of which Mortgage the undersigned is the present holder, Farm Credit East, ACA, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same there will be sold at Public Sale at Eleven (11) o'clock, AM on the 23rd day of October 2026, at 347 Lisbon Street, Lisbon, Maine 04250, all and singular the premises described in said Mortgage.

To wit: A legal description of the real estate encumbered by the Mortgage can be found in the Androscoggin County Registry of Deeds at Book 11246, Page 168.

Street Address: 347 Lisbon Street, Lisbon, Androscoggin County, Maine 04250.

Terms of Sale: The sale will be by public auction. All bidders for the property will be required to make a deposit of \$50,000.00 by cash, certified or bank check at the time of the public sale payable to Tranzon Auction Properties, which deposit is non-refundable as to the highest bidder. Highest bidder will be required to deposit funds equal to 10% of the total purchase price within 5 days of the auction. In the event a representative of the mortgagee is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. Other terms are to be announced at the sale.

For further information, please contact the auctioneer, Mike Carey, at Tranzon Auction Properties; (207) 775-4300; mcarey@tranzon.com

Counsel For Mortgagee: Alexander J. Mihalov, Esq., Perkins Thompson, P.A. (207) 400-8149 or amihalov@perkinsthompson.com

Farm Credit East, ACA

Dated: September 17, 2026

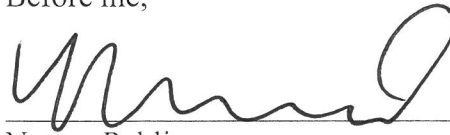
Signed: 
By: Alexander J. Mihalov
Its: Attorney
Maine Bar No.6602

STATE OF MAINE
CUMBERLAND, ss.

September 17, 2026

Then personally appeared the above-name Alexander J. Mihalov, in his capacity as attorney for Farm Credit East, ACA, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Farm Credit East, ACA.

Before me,

A handwritten signature in black ink, appearing to read 'Lia S. Rand', written over a horizontal line.

Notary Public

LIA S. RAND
NOTARY PUBLIC
State of Maine
My Commission Expires
October 8, 2032

PURCHASE AND SALE AGREEMENT

347 Lisbon Street, Lisbon, Androscoggin County, Maine 04250

This Purchase and Sale Agreement (this “**Agreement**”), is entered into this 23rd day of October, 2026, by and between **Farm Credit East, ACA**, having a mailing address of 615 Minot Avenue, 04210, hereinafter sometimes referred to as (the “**SELLER**”), and the following hereinafter referred to as (the “**BUYER**”):

Name: _____

Address: _____

Telephone No.: _____

Email Address: _____

WITNESSETH:

WHEREAS, SELLER desires to sell, by public auction, all of its right, title, and interest in and to the certain land located at 347 Lisbon Street, in the Town of Lisbon, County of Androscoggin, and State of Maine and is more particularly described in **Exhibit A**, attached hereto, and by this reference made a part hereof, together with all improvements and fixtures situated thereon, if any (the “**Property**”).

WHEREAS, BUYER is desirous of purchasing the Property at said public sale for the sum of _____ (the “**Purchase Price**”).

NOW, THEREFORE, SELLER, in consideration of the Initial Deposit, as defined below, receipt of which is hereby acknowledged, does hereby agree to sell and convey all its right, title, and interest in and to the Property for the Purchase Price, and BUYER agrees to purchase the same for the Purchase Price, upon the following terms and conditions:

1. **Purchase and Sale**: The SELLER agrees, at the time of closing and upon receipt of the balance due of the Purchase Price, to execute and deliver to BUYER a Quitclaim Deed Without Covenant for the Property. BUYER acknowledges that BUYER has an opportunity to inspect the Property and that the Property is being conveyed hereby, in its entirety, “AS IS, WHERE IS, AND WITH ALL FAULTS,” unrepaid and without any express or implied warranties of any kind or nature. BUYER agrees, at closing to pay SELLER the balance of the Purchase Price.
2. **BUYER’s Representation and Warranty**: The BUYER represents and warrants to the SELLER that it has the financial capacity and financial resources to effect closing within the time specified by and on the terms and conditions provided by this Agreement. The BUYER’s obligation to purchase the property is **not** conditioned, in whole or in part, upon the BUYER’s ability to obtain financing for the purchase effected hereby.

3. **Deposit:** The Parties acknowledge that BUYER has provided to SELLER, and SELLER has received, \$50,000.00 (the “**Initial Deposit**”) at the time of this Agreement’s execution. Within **five (5) days** after the Effective Date of this Agreement, BUYER shall pay SELLER an additional sum (the “**Second Deposit**”) in an amount that, when added to the Initial Deposit, totals ten (10%) percent of Purchase Price, If the Initial Deposit is greater than or equal to the Purchase Price, then this provision is deemed satisfied by BUYER’s payment of the Initial Deposit. In this Agreement, the “**Deposit**” means the Initial Deposit plus any Second Deposit. Except as this Agreement expressly provides, the Deposit is nonrefundable and will not bear interest.
4. **Closing:** The closing of the sale pursuant to this Agreement (the “**Closing**”) shall be held at the offices of SELLER’s counsel (Alexander J. Mihalov, Esq., Perkins Thompson, 200 Middle Street, Suite 901, Portland, Maine 04101), or at such other time, and place to which BUYER and SELLER may agree upon in writing and which Closing may occur by electronic signatures if so approved by SELLER. Closing shall take place on a date mutually convenient to the Parties, but not in any case later than **forty-five (45) days** from the date of public sale. It is mutually agreed that time is of the essence to this Agreement and said closing. The BUYER has the option to extend the Closing by one (1) fifteen (15) day period by delivering prior to the extension a Twenty-Five Thousand Dollars (\$25,000) non-refundable deposit.
5. **Payments:** All funds payable under this Agreement must be paid to SELLER by bank check or certified U.S. funds in a manner acceptable to SELLER.
6. **Possession:** BUYER shall only be entitled to possession at closing. The Property may be occupied by third parties at the time of the Sale and closing, and the Property is sold subject to any claims such third parties may have to continue possession.
7. **Taxes:** BUYER shall be exclusively responsible for, and shall pay, any and all (a) unpaid municipal, quasi-municipal corporations, and other real estate taxes, plus interest, fees, and costs and other assessments and charges, including without limitation utilities attributable to the Property and (b) taxes imposed upon either BUYER or SELLER upon the transfer or receipt of title to the Property as provided by 36 M.R.S.A. § 4642 *et seq.* or other applicable law.
8. **Additional Terms:** The Terms and Conditions of Sale are attached as **Exhibit B** are incorporated herein by reference.
9. **FULL PERFORMANCE. ACCEPTANCE BY BUYER OF THE DEED AT CLOSING AND PAYMENT BY BUYER OF THE PURCHASE PRICE SHALL BE DEEMED TO BE FULL PERFORMANCE AND DISCHARGE BY SELLER OF EVERY AGREEMENT AND OBLIGATION CONTAINED HEREIN.**
10. **No Reliance.** BUYER acknowledges and agrees that (a) in determining to execute this Agreement, BUYER has not been influenced to enter into this transaction by SELLER or any of SELLER’s agents and has not relied upon any warranties or representations by SELLER or any of SELLER’s agents not expressly set forth in this Agreement; and (b)

BUYER before executing this Agreement has retained or had adequate opportunity to retain at BUYER's expense such professionals as BUYER deems necessary to determine the presence of any hazardous substances, hazardous wastes, asbestos, oil and petroleum waste, lead paint, urea formaldehyde foam insulation, or other liability-causing substances on, in, over, or under the Property or any portion thereof.

11. **Time of the Essence.** The parties agree that time is of the essence of this Agreement and the Closing.
12. **Remedies:**
 - 12.1. If BUYER fails to pay the Purchase Price in full within the time set forth herein and/or fails to comply with any other provision of this Agreement (“**BUYER Default**”), SELLER, in its sole judgment and discretion, in addition to any other remedy available to SELLER hereunder or under applicable law or equity, may: (a) retain the full Deposit as liquidated damages; (b) resell the Property to any party in any manner as determined by the SELLER, any deficiency, together with all expenses and costs of resale (including attorney's fees) will be paid by the defaulting BUYER; and (c) assign the rights of BUYER hereunder to SELLER, or to SELLER's nominee, without further notice or demand.
 - 12.2. If SELLER is unable to convey title as provided in Section 1 of this Agreement, or is unable to perform hereunder for any reason beyond SELLER's control, the sole obligation of the SELLER shall be to refund the BUYER's earnest money deposit without interest; and upon making such refund, this Agreement shall terminate and the BUYER shall have no further claims against the SELLER.
13. **Release:** In consideration of the benefits granted to BUYER pursuant to this Agreement, the BUYER, on the one hand, hereby releases the SELLER, the Auctioneer, and their respective officers, directors, principals, attorneys, successors, and assigns, on the other hand, from any and all claims, actions, causes of actions, omissions, damages, and suits at law or in equity, however arising, whether known or unknown, and whether now existing or hereafter arising, relating to this Agreement or the subject hereof, including the marketing and conduct of the auction.
14. **Risk of Loss.** All risk of loss to the Property shall be borne by BUYER prior to delivery of the Deed.
15. **Governing Law.** This Agreement shall be governed by and construed under Maine law, without regard to conflict-of-law rules of any state.
16. **Heirs and Assigns.** This Agreement binds and shall inure to the benefit of the parties hereto and their respective successors and assigns.
17. **Assignment.** This Agreement may not be assigned by BUYER absent SELLER's prior written consent and any purported assignment that does not comply with this Agreement shall be void. SELLER's consent may be withheld at its discretion and without cause. Such assignment may not mitigate or modify BUYER's obligations and liability to SELLER

pursuant to this Agreement. Any such assignment approved by and acceptable to SELLER, must be executed and delivered by BUYER and the proposed assignee(s) to counsel for SELLER at least five (5) business days prior to Closing.

18. **No Contingencies.** Except as this Agreement expressly provides, this Agreement is subject to no contingencies of any kind (including financing contingencies) and represents the BUYER's absolute obligation to purchase the Property in accordance with the terms hereof.
19. **Entire Agreement.** This Agreement is the entire understanding and agreement of the parties hereto and may only be cancelled, modified, or amended by written instrument executed by both SELLER and BUYER.
20. **Counterparts.** This Agreement may be executed in one or more duplicate counterparts, any one of which shall constitute an original for purposes of enforcement.

SIGNATURES APPEAR ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto by their duly authorized representatives have caused this Agreement to be executed and delivered as of the Effective Date.

SELLER:
FARM CREDIT EAST, ACA

Dated: _____

By: _____

Title: _____

Witness

BUYER:

Dated: _____

By: _____

Title: _____

Witness

Dated: _____

By: _____

Title: _____

Witness

(signature page to Purchase and Sale Agreement)

EXHIBIT A

Tract I

A certain parcel of land with any improvements thereon, situated on the apparent southwesterly right of way line of Route 196, Town of Lisbon, County of Androscoggin, State of Maine, being more particularly described as follows:

Beginning at a rebar to be set on the said southwesterly right of way line of Route 196 and the easterly corner of land now or formerly of David M. and Faith A. Perron as described in Book 4443, Page 84;

Thence, S 41°18'57" E along said right of way line a distance of 347.66 feet to a found 8 inch by 5 inch stone bound;

Thence, S 43°25'06" E along said right of way line a distance of 319.30 feet to a found one inch iron pipe at the northerly corner of land now or formerly of Timothy M. and Beth A. Haggerty as described in Book 2135, Page 48;

Thence, S 44°17'15" W along lands of Haggerty a distance of 321.75 feet to a rebar, to be set;

Thence, S 44°29'52" E along lands of Haggerty a distance of 180.00 feet to a rebar to be set at the westerly corner of land now or formerly of Neal Q. Buiniskas as described in Book 2559, Page 25;

Thence, S 41°44'27"E along land of Buiniskas a distance of 370.11 feet to the westerly line of Lisbon Center Community Cemetery partially described in Book 24, Page 142, Book 101, Page 30, Book 285, Page 340, Book 288, Page 600, and Book 315, Page 77;

Thence, S 18°03'23" W along land of Lisbon Center Community Cemetery a distance of 242.50 feet;

Thence S 18°03'23" W along lands conveyed by deed to Lisbon Center Cemetery Association recorded in Book 315, Page 77 a distance of 25 feet;

Thence, S 71° 28 '22"E along land of Lisbon Center Community Cemetery a distance of 156.94 feet to a point on the westerly line of land now or formerly of James D. and Judith E. Denham as described in Book 3474, Page 177, said point lies S 12°29'22"W a distance of 25.14 feet from a found 1 inch iron pipe near the corner of the cemetery fence;

Thence, S 12°29'22" W along land of Denham a distance of 253.15 feet to a found 1½ inch iron pipe;

Thence, N 41°22'34"E along land of Denham, land now or formerly of George Marchant as described in Book 2508, Page 237, and land now or formerly of Norman and Noella Ouellette as

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described in Book 4582, Page 305 a distance of 561.68 feet to the southwesterly corner of lands of the Heirs of Walter King as described in Book 770, Page 289;

Thence, S 40°52'59" E along land of Heirs of King a distance of 120.27 feet to a found 1 ¼ inch iron pipe at the westerly corner of land now or formerly of Carol Trottier as described in Book 3644, page 196 and the northerly corner of land now or formerly of Woodside Housing Authority as described in Book 2351, Page 26;

Thence, S 46°03'03" W along land of Woodside Housing Authorities a distance of 665.26 feet to a rebar to be set at the westerly corner of land now or formerly of Adams Associates as described in Book 1742, Page 170;

Thence, S 12°27'14" W along land of Adams Associates a total distance of 694.61 feet to a stump, passing through a found 1 ½ inch iron pipe at a distance of 693.61 feet;

Thence, N 88°58'40" E along land of Adams Associates and land now or formerly of Center Housing Associates as described in Book 1742, Page 167 a distance of 1178.25 feet to a found ¾ inch rebar with aluminum cap stamped "AL&H Lewiston ME 492";

Thence, N 67°15'40" E along land of Center Housing Associates a distance of 125.55 feet to a rebar to be set on the southwesterly right of way line of Route 196;

Thence, S 22°44'20" E along said right of way line a distance of 50.00 feet to a rebar to be set at the northerly corner of land now or formerly of Frank J. and Pamela B. Hogan as described in Book 4666, Page 8;

Thence, S 14°26'46" W along land of Hogan a distance of 323.57 feet to a found 1 ¼ inch iron pipe at the northwesterly corner of land now or formerly of Byron A. and Lorraine C. Bickford as described in Book 3233, Page 162;

Thence, S 26°52'25" W along land of Bickford a distance of 751.83 feet to the easterly side of Maine Central Railroad, passing through a found 5/8 inch rebar with aluminum cap stamped "AARC PIS 492" at a distance of 751.45 feet;

Thence, N 71°37'22" W along Maine Central Railroad a distance of 297.69 feet to a rebar, to be set;

Thence, N 53°11'30" W along Maine Central Railroad a distance of 107.70 feet to a rebar, to be set;

Thence, S 88°58'02" W along Maine Central Railroad a distance of 208.10 feet to a rebar, to be set;

Thence, N 74°59'35" W along Maine Central Railroad a distance of 550.42 feet to a rebar, to be set;

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Thence, along Maine Central Railroad, following a curve to the right having a radius 2832.46 feet, a delta of $11^{\circ}00'00''$, an arc length of 543.79 feet, a chord bearing of $N69^{\circ}29'35''W$ and a chord length of 542.96 feet to rebar, to be set;

Thence, along Maine Central Railroad, following a curve to the right having a radius 2371.58 feet, a delta of $09^{\circ}32'00''$, an arc length of 394.60 feet, a chord bearing of $N59^{\circ}13'35''W$ and a chord length of 394.15 feet to a rebar, to be set;

Thence, along Maine Central Railroad, following a curve to the right having a radius 5339.73 feet, a delta of $00^{\circ}03'23''$, an arc length of 5.26 feet, a chord bearing of $N 54^{\circ}25'53'' W$ and a chord length of 5.26 feet to a rebar to be set at land now or formerly of Lisbon Community Federal Credit Union as described in Book 1874, Page 113;

Thence $N 13^{\circ}15'12''$ along land of Lisbon Community Federal Credit Union passing through a found $1 \frac{1}{2}$ inch iron pipe at 1.55 feet, a total distance of 461.02 feet to a rebar set inside a found $1 \frac{1}{2}$ inch broken iron pipe;

Thence, $N 83^{\circ}28'04'' W$ along land of Lisbon Community Federal Credit Union a distance of 550.18 feet;

Thence, $N 32^{\circ}30'12'' E$ along land of Lisbon Community Federal Credit Union a distance of 665.00 feet;

Thence, $N 21^{\circ}20'27''E$ along land of Lisbon Community Federal Credit Union a distance of 239.41 feet to a found $5/8$ inch rebar;

Thence, $N 12^{\circ}04'53'' E$ along land of Lisbon Community Federal Credit Union a distance of 1235.43 feet to a found rebar with damaged yellow plastic cap at the southerly corner of land now or formerly of Paul R. Lessard & Son, Inc. as described in Book 3431, Page 2,50;

Thence, $N 12^{\circ}04'53''E$ along land of Paul R. Lessard & Son, Inc. a distance of 137.76 feet to a found rebar with yellow plastic cap stamped "LS 436";

Thence, $N 71^{\circ}02'35''E$ along land of Lessard & Son, Inc. and land now or formerly of David M. and Faith A. Perron as described in Book 4443, Page 84 a distance of 366.98 feet to the POINT OF BEGINNING.

Containing 96.19 acres more or less.

The basis of bearing for the above described courses is True North 2001, as shown on the Maine Central Railroad Right of Way and Track Maps.

This description is based on a ALTA/ACSM Land Title Survey for The Dingley Press by Lewis and Wasina, Inc., Job #21077, dated January 7, 2002, with revisions through February 11, 2002.

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The above mentioned rebar to be set are 5/8 inch rebar with aluminum cap stamped "Lewis & Wasina, PLS 2114".

Subject to an easement for a "future" right of way as described in Book 2531, Page 26.

TRACT II

A certain parcel of land with any improvements, thereon, situated southeasterly of, but not adjacent to, Route 196, a.k.a. Lisbon Street, Town of Lisbon, County of Androscoggin, State of Maine, and being a portion of lands described in deeds to Lisbon Community Federal Credit Union recorded in Book 1874, Page 113, said parcel being more particularly described as follows:

BEGINNING at a rebar to be set at the southwesterly corner of land now or formerly of The Inhabitants of the Town of Lisbon as described in Book 1339, Page 271, said point lies S 49°26'04" E a distance of 62.08 feet from a found railroad monument in the center of the railroad tracks at station 597+50;

Thence, S 83°35'37" E along the Inhabitants of the Town of Lisbon and land now or formerly of Town of Lisbon Water District as described in Book 980, page 463 and Book 983, Page 230 a distance of 915.60 feet to a found rebar with yellow plastic cap stamped "LS 436", passing through a found rebar with yellow plastic cap stamped "LS 436" at a distance of 155.02 feet;

Thence, S 50°41'46" E along the remaining lands of Lisbon Community Federal Credit Union a distance of 685.72 feet to a found $\frac{5}{8}$ inch rebar at the westerly corner of land now or formerly of Paul R. Lessard and Son, Inc. as described in Book 3431, Page 250;

41°00'06"E along land of Lessard and Son Inc, a distance of 401.97 feet to a found rebar with damaged yellow plastic cap on the westerly line of land now or formerly of Ronald Ancil as described in Book 932, Page 404, Book 1050, Page 378, and Book 1097, Page 249;

Thence, S 12°04'53" W along land of Ancil a distance of 1235.43 feet to a found 5/8 inch rebar;

Thence, S 21°20'27" W along land of Ancil a distance of 239.41 feet;

Thence, S 32°30'12" W along land of Ancil a distance of 665.00 feet;

Thence, S 83°28'04" E along land of Ancil a distance of 550.18 feet to a set rebar inside a found 1 ½ inch broken iron pipe;

Thence, S 13°15'12" W along land of Ancil a distance of 461.02 feet to the northerly side of said Maine Central Railroad, this course passes through a found 1 ½ inch iron pipe at a distance of 459.47 feet;

Thence, along Maine Central Railroad, following a curve to the right having a radius 5339.74 feet, a delta of 05°16'37", an arc length of 491.79 feet, a chord bearing of N 51°45'53" and a chord length of 491.62 feet to a rebar to be set;

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Thence, along Maine Central Railroad, following a curve to the right having a radius 2116.09 feet, a delta of $10^{\circ}40'00''$, an arc length of 393.95 feet, a chord bearing of $N 43^{\circ}47'05'' W$ and a chord length of 393.38 feet to a rebar to be set;

Thence, along Maine Central Railroad, following a curve to the right having a radius 1544.32 feet, a delta of $14^{\circ}32'00''$, an arc length of 391.72 feet, a chord bearing of $N 31^{\circ}11'35'' W$ and a chord length of 390.67 feet to a rebar to be set;

Thence, along Maine Central Railroad, following a curve to the right having a radius 2846.85 feet, a delta of $13^{\circ}10'00''$, an arc length of 654.21 feet, a chord bearing of $N 17^{\circ}20'35'' W$ and a chord length of 652.77 feet to a rebar to be set;

Thence, $N 10^{\circ}45'35'' W$ along Maine Central Railroad a distance of 1038.60 feet to a rebar to be set, said rebar lies $N 79^{\circ}14'25'' E$ a distance of 33.00 feet from a found railroad monument in the center of the railroad tracks at station 589+00;

Thence, along said Maine Central Railroad, following a curve to the left having a radius 7224.91 feet, a delta of $06^{\circ}21'15''$, an arch length of 801.25 feet, a chord bearing of $N 13^{\circ}56'12'' W$ and a chord length of 800.84 feet to the POINT OF BEGINNING.

Containing 71.85 acres, more or less. The basis of bearing for the above described courses is True North 2001 as shown on the Maine Central Railroad Right of Way and Track Maps.

This description is based on a ALTA/ACSM Land Title Survey for the Dingley Press by Lewis and Wasina, Inc., Job #21077, dated January 7, 2002, with revisions through February 11, 2002.

The above mentioned rebar, to be set, are $\frac{5}{8}$ inch rebar with aluminum cap stamped "Lewis and Wasina PLS 2114".

Parcel I and Parcel II are conveyed subject to:

1. Rights, conditions, easements and agreements set forth in a deed to Lisbon Acquisition Corp. dated May 25, 2004 and recorded in the Androscoggin County Registry of Deeds in Book 5925, Page 57; and
2. Declaration of Covenants and Restrictions dated March 3, 2004 and recorded in said Registry of Deeds in Book 5819, Page 46.

Being the same premises conveyed by Pierce Corp., f/k/a The Dingley Press to CAP LLC by deed dated December 27, 2004 and recorded in the Androscoggin County Registry of Deeds in Book 6194, Page 183.

Also Being the same premises conveyed by CAP LLC to Micro Farm LL by Quitclaim Deed with Covenant dated June 23, 2014 and recorded in the Androscoggin County Registry of Deeds in Book 8940, Page 106.

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Also being the same premises conveyed by Micro Farm LLC to Trevor Kenkel and David Kenkel by Quitclaim Deed with Covenant dated September 18, 2014, and recorded in said Registry of Deeds at Book 9103, Page 112.

Further being the same premises conveyed by Trevor Kenkel and David Kenkel to Micro Farm Maine, LLC, by Quitclaim Deed with Covenant dated February 23, 2015, and recorded in the Androscoggin County Registry of Deeds in Book 9103, Page 118.

Exhibit B

Terms and Conditions of Sale
Real Estate Foreclosure
347 Lisbon Street, Lisbon, Androscoggin County, Maine 04250
Friday, October 23, 2026 at 11AM

1. Date/Place of Sale: The Property shall be sold, subject to these terms and conditions, on Friday, October 23, 2026 commencing at 11:00 a.m. at 347 Lisbon Street, Lisbon, Androscoggin County, Maine 04250 (the “Sale”).

2. Terms of Sale:

a. The Sale is subject to all of those terms set forth in the advertisements of the public sale, including, but not limited to, the terms set forth below. Additional terms may be announced orally at the time of the Sale.

b. The Property shall be sold subject to and with the benefit of all development rights, easements, appurtenances, restrictive covenants, rights of way of record, and any easements, restrictions and rights of way which are of record or which are visible upon the face of the earth or as set forth in the Purchase and Sale Agreement, a copy of which is available from the auctioneer.

c. The Real Estate (the “Property”) will be sold **"AS IS, WHERE IS, AND WITH ALL FAULTS."** Farm Credit East, ACA (the “Seller”) assumes that bidders have inspected the Property prior to the Sale. The Property is offered for sale **"AS IS, WHERE IS, AND WITH ALL FAULTS" unrepaired and without any express or implied warranties of any kind or nature.** Square footage dimensions are approximate and should be independently verified prior to bidding. The Seller, its agents and subagents, assume no liability for errors or omissions in these Terms and Conditions of Sale or in any of the property listings or advertising materials, or in any representations made by any party. Although information has been obtained from sources deemed reliable, the auctioneer makes no guarantees as to the accuracy of the information herein contained or in any other property listing or advertising materials. Any information provided regarding the Property is for informational purposes only, and cannot be relied upon for any purpose. No representations or warranties are made regarding any matter including, without limitation, the accuracy or completeness of any information or materials provided or any comments made by the auctioneer or by the Seller or by any other party, regarding the environmental, structural or mechanical condition of the Property.

d. A deposit to bid of **\$50,000.00** (the “the Initial Deposit”) must be left with the auctioneer prior to the Sale. The deposit must be in the form of Certified U.S. Funds and made payable to Tranzon Auction Properties. The deposit to bid is nonrefundable as to the high bidder (the “Buyer”). Unsuccessful bidders’ deposits will be returned immediately after the auction. Within **five (5) days** after the Sale, the Buyer shall pay to the Seller an additional sum in an amount that, when added to the Initial Deposit, totals ten (10%) percent of Purchase Price, If the Initial Deposit is greater than or equal to the Purchase Price, then this provision is deemed satisfied by the Buyer’s payment of the Initial Deposit.

e. Taxes and Other Assessments: Except as provided elsewhere herein, all real estate and personal property taxes, including taxes for the current year and any unpaid real estate taxes for any prior year, and any other fees including water and sewer charges due to municipal or quasi-

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municipal corporations will be the responsibility of the Buyer. The Buyer will be responsible for any sales tax as set forth in the Purchase and Sale Agreement.

f. The balance of the Purchase Price will be due at the Closing of the sale of the Property, which shall occur on or before **forty-five (45) days** from the date of the public sale. At the Closing, the Buyer shall pay the balance of the Purchase Price, in certified U.S. funds. The Buyer has the option to extend the Closing by one (1) fifteen (15) day periods by delivering prior to the extension a Twenty-Five Thousand Dollars (\$25,000) non-refundable deposit.

g. The deed to the Property will be by Quitclaim Deed Without Covenant. The high bidder shall at his/her cost pay all real estate transfer taxes (including the Seller's share, if any), whether assessed to purchaser or Seller.

h. The sale is subject to all of the terms set forth in the Purchase and Sale Agreement, the form of which is included in the Property Information Package.

i. If Buyer fails to pay the Purchase Price in full within the time set forth herein and/or fails to comply with any of the provisions of the Agreement, Seller and Auctioneer, in addition to all other remedies allowed by law or equity, may retain the full deposit as damages. In addition, the Property may be resold in any manner determined by the Seller, in its sole judgment and discretion, and to any party. Any deficiency, together with all expenses and costs of resale (including attorney's fees) will be paid by the defaulting Buyer. If the Buyer defaults under this Agreement, in addition to other remedies, the Seller shall have the right to assign the Buyer's rights under this Agreement to a third party.

j. The Seller and the auctioneer reserve the right, and subject to applicable provisions of Maine Law, to: (i) refuse to accept any irregular bids or bids that do not comply with the terms of sale; (ii) hold periodic recesses in the sale process; (iii) amend the terms of sale orally or in writing, as they deem to be in the best interest of the Seller.

k. A record of bidding will be maintained by the Seller and/or the auctioneer for their own use.

l. Seller, and its assigns, reserves the right to bid without making the required deposit and, if Seller, or its assigns, is the high bidder, to pay for the Property with a credit for amounts secured by the Mortgage.

3. Auction Procedure: Open and verbal. Unless otherwise stated, announcements made on the day of the sale will be subject to all printed material. The method, order of sale, and bidding increments shall be at the sole discretion of the auctioneer. The auctioneer will acknowledge the high bidder at the conclusion of the sale. The high bidder will be required to enter into a purchase and sale agreement with the Seller at the conclusion of the auction.

4. Disclaimer: All bidders are invited to inspect the Property and the public records pertaining thereto prior to making a bid. No warranties, guarantees or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the Property, including

improvements located underground, the location and/or boundaries of the Property or improvements thereon, title to the Property, environmental compliance, or compliance with any applicable zoning, land use or hazardous waste regulations, laws or ordinances. The Buyer shall assume responsibility and expense for any title search, title examination or title insurance. **THE SELLER/AUCTIONEER EXPRESSLY AND SPECIFICALLY MAKES NO, AND SHALL MAKE NO, REPRESENTATIONS OR WARRANTIES REGARDING HAZARDOUS OR TOXIC WASTE, SUBSTANCES, MATTERS OR MATERIALS, AS THOSE TERMS MAY BE DEFINED FROM TIME TO TIME BY APPLICABLE STATE, LOCAL AND FEDERAL LAWS, STORED OR OTHERWISE LOCATED ON THE PROPERTY.**

5. Risk of Loss: The risk of loss with respect to the Property shall be with the Buyer until the Closing shall occur.

6. Possession: Buyer shall only be entitled to possession at Closing as set forth in the Purchase and Sale Agreement.

7. Applicable Law: You have signed a written binding contract agreeing to the Terms and Conditions of Sale, and understand that any bid you make falls under the Maine Auction Law, Title 11, Section 2-328 of the Uniform Commercial Code, and the Statute of Frauds. Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta, Maine, 04330.

8. Bidder's Card: By signing for a bid number, the bidder has signed a written and binding contract agreeing to all of the terms and conditions set forth herein. If you do not agree with any of the terms or conditions set forth above, please return your bid number to the auctioneer immediately.

9. Absentee Bids: Absentee or Proxy Bids are subject to all Terms and Conditions of Sale as listed herein or announced at the public sale. Any party submitting a proxy bid must be available, or have a representative available, to execute a Purchase and Sale Agreement at the time of the Sale, and such representative must provide documentation satisfactory to Auctioneer and/or Seller that the representative is duly and appropriately authorized to act on behalf of the parties submitting the proxy bid.

10. Conflict With Purchase and Sale Agreement: In the event of a conflict between these Terms and Conditions of Sale and the terms of the Purchase and Sale Agreement executed by the Seller and the successful bidder, the Purchase and Sale Agreement shall control.

11. Public Auction Bid Price Disclosure: The Seller and Buyer authorize the Auctioneer, its agents and employees, to disclose the public auction bid prices to any party prior to the actual closing date, and in the event of a non-confirmed, canceled, or defaulted sale.

12. Lead-based Paint and/or Lead-based Paint Hazards: Purchaser hereby acknowledges that he/she has waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards and has received a copy of the U.S. Environmental Protection Agency's pamphlet entitled "Protect Your Family From Lead In Your Home."

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