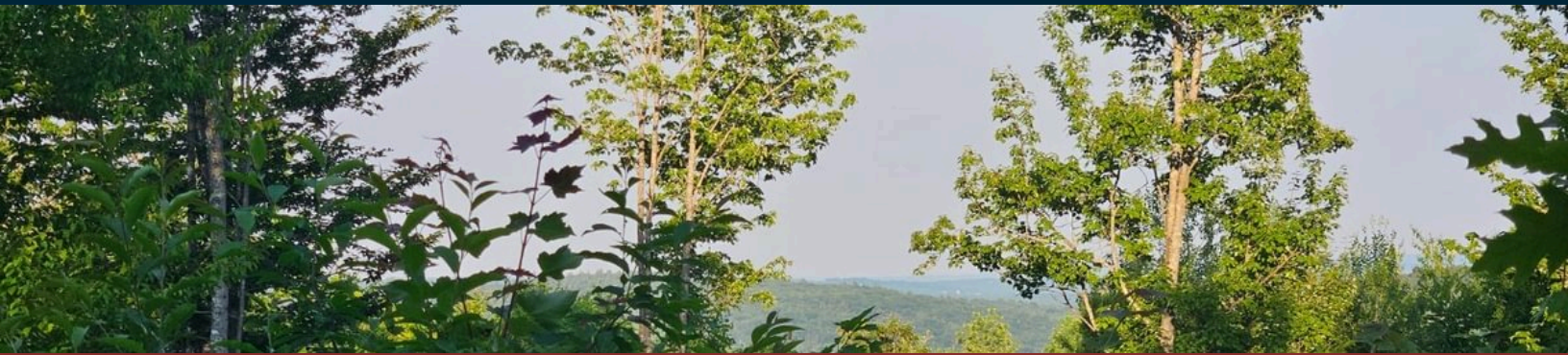




ACTIVE · SET PRICE

Temple Mountain View Estates West Lot 2

± 20 Acres | Franklin County | Maine | Near Temple

PRICE IMPROVEMENT JUST IN TIME FOR HUNTING SEASON!

PRICE	PRICE / ACRE	ACREAGE
\$99,900	\$5,010	± 20

PROPERTY OVERVIEW

PRICE IMPROVEMENT! Mountain Views • Private Acreage • Build-Ready • Four-Season Recreation Discover your own slice of Maine with this beautiful ±19.94-acre lot (Lot 2W) offering privacy, mountain views, and direct access to outdoor adventure with adjacent snowmobile and ATV trails. Temple Trail Riders ATV Club maintains some of the best trails in the region, known for excellent maintenance and clear signage. This property is an ideal location for a vacation cabin or year-round home in one of Maine's most scenic areas. Owners in Mountain View Estates enjoy access to a community Scenic Overlook with panoramic views of Mt. Washington. From your doorstep you'll have access to hundreds of miles of ATV and snowmobile trails. The region receives over 6 feet of snowfall annually, making it a true...

PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	ATV · Gravel Road · Legal Access
UTILITIES	VIEWS
Electric	Timber · Mountains

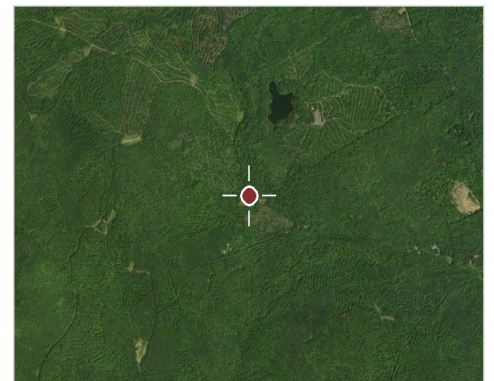
COUNTY TAX PARCEL IDS

Map R-02 Lot 2 W

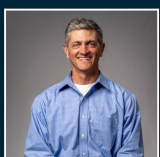
DOCUMENTS INCLUDED

Aerial · Topo · Location Map · Survey close up · Survey · Disclosure · Deed Restrictions · Deed · Road Maintenance Agreement · Tax info · Tree Growth info · Tree Growth penalty if chosen 19.94 acres · Tree Growth penalty if chosen 2 acres · Appraisal

LOCATION



Franklin County, Maine



John Colannino

Northeast Broker, ME, NH
O: 207.817.9079 C: 207.266.7355
John.Colannino@afmforest.com
Principal Broker: Becky Colannino (Maine)
Co-Listing: Becky Colannino · 207.745.5230

SCAN TO VIEW



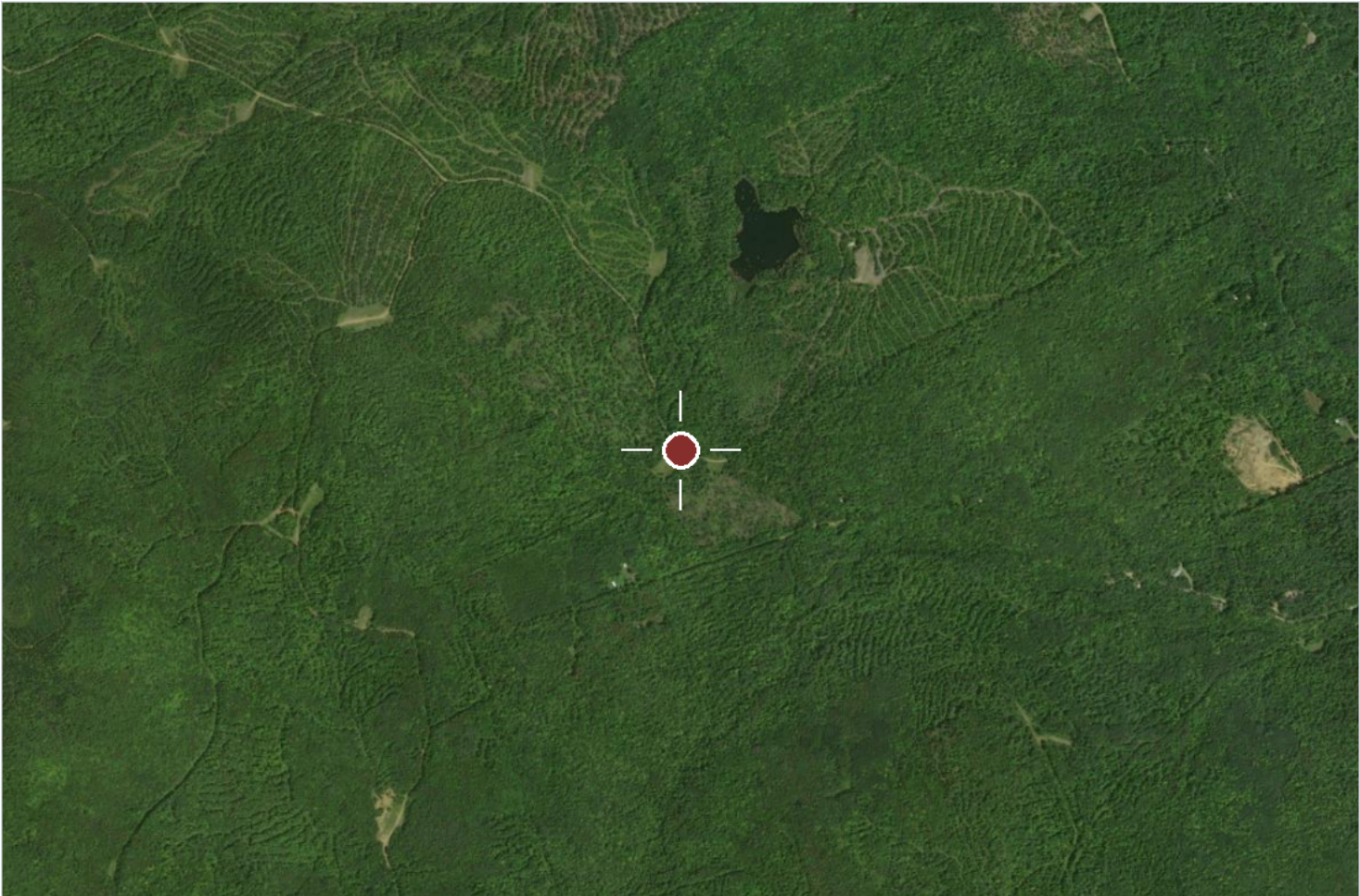
Property Photos

Temple Mountain View Estates West Lot 2 · Franklin County · Maine · Near Temple



Location & Access

Temple Mountain View Estates West Lot 2 · Franklin County · Maine · Near Temple



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Franklin County, Maine

NEAREST CITY
Temple

APPROXIMATE CENTRE
44.70901, -70.28687

COUNTY TAX PARCEL IDS
Map R-02 Lot 2 W

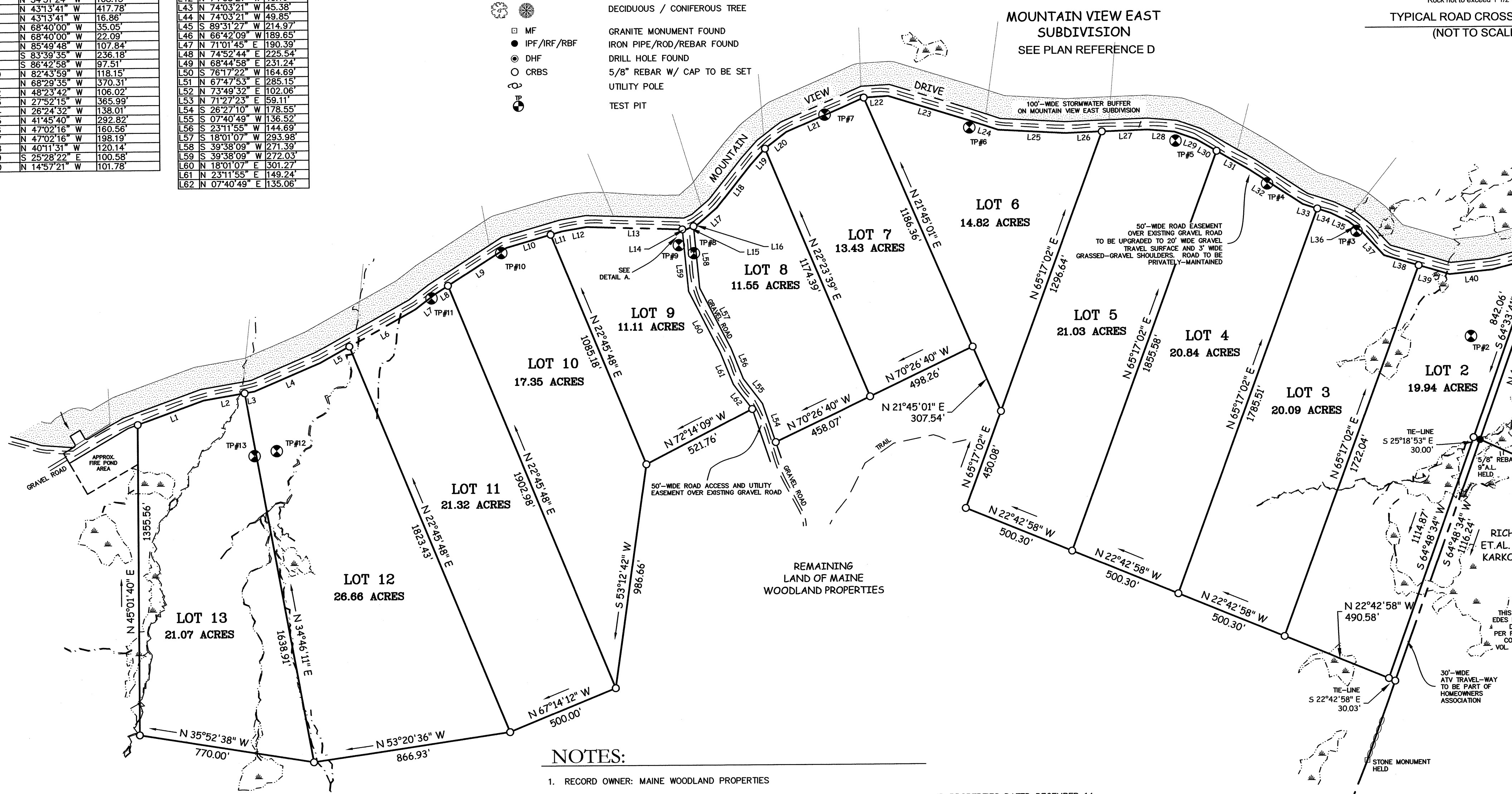
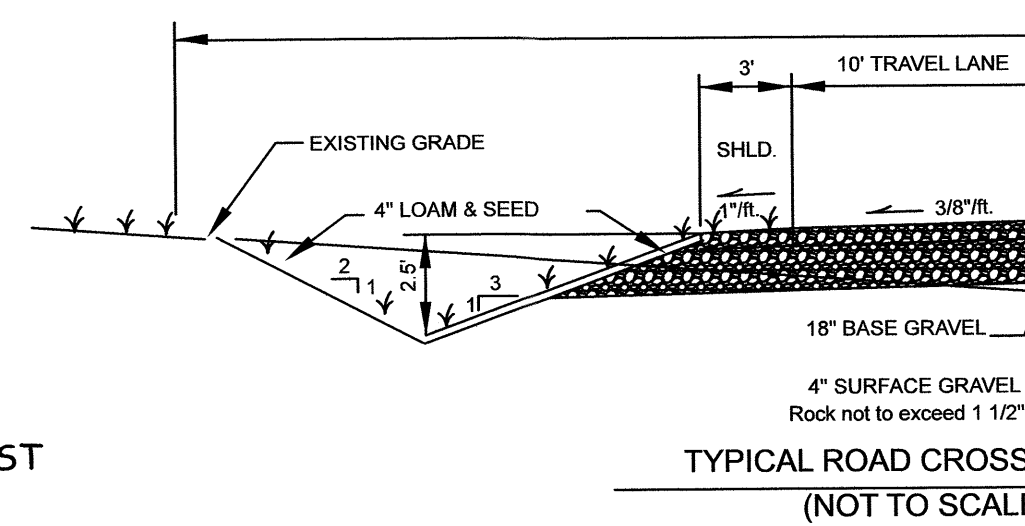
INTERACTIVE MAP



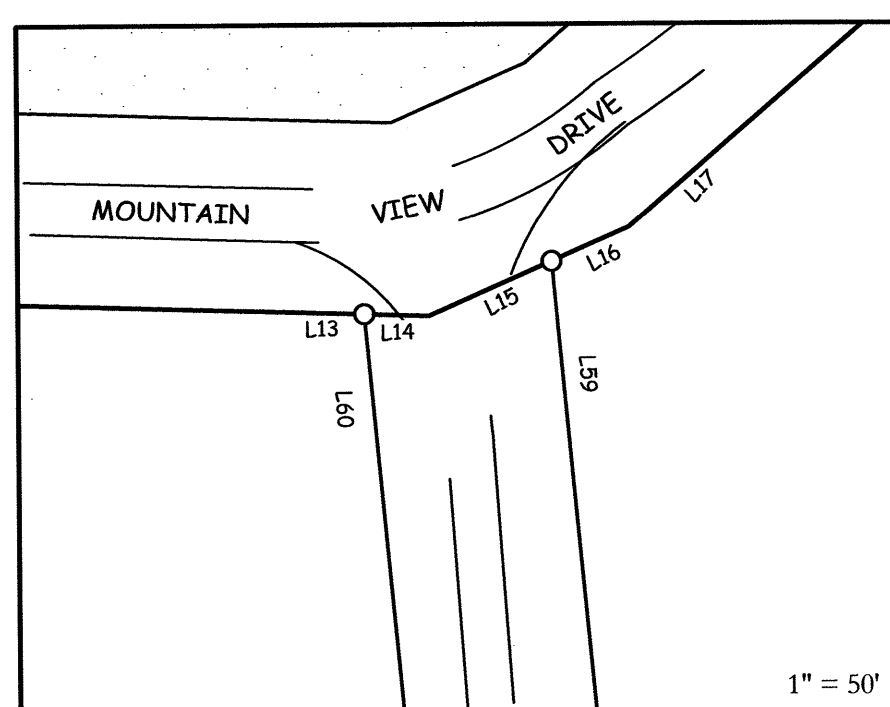
<https://id.land/tour/2733a996-0999-43bb-83fa-b1abf9e0c85f>

	SUBJECT BOUNDARY LINE
	ABUTTER OR RIGHT OF WAY LINE
	STONE WALL
	STREAM CHANNEL
	WETLANDS
	NOW OR FORMERLY
	DEED BOOK PAGE REFERENCE
	TAX MAP AND LOT NUMBER
	DECIDUOUS / CONIFEROUS TREE
	GRANITE MONUMENT FOUND
	IRON PIPE/ROD/REBAR FOUND
	DRILL HOLE FOUND
	5/8" REBAR W/ CAP TO BE SET
	UTILITY POLE
	TEST PIT

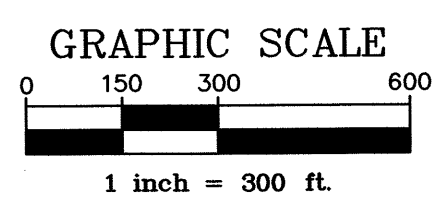
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 64°52'30" W	307.28	31	N 14°57'21" W	165.76
2	S 44°54'24" W	189.16	32	N 11°48'29" W	227.51
3	S 73°55'57" W	145.11	33	S 28°55'58" W	186.20
4	N 68°03'41" W	312.81	34	S 26°55'58" W	81.38
5	N 73°55'57" W	145.11	35	S 20°16'56" W	63.77
6	N 73°55'57" W	145.11	36	N 06°36'02" W	102.17
7	S 73°55'57" W	145.11	37	S 02°12'27" E	137.33
8	S 73°55'57" E	66.02	38	S 28°28'30" W	1157.79
9	S 73°55'57" W	304.80	39	S 28°28'30" W	140.75
10	S 73°55'57" W	304.80	40	S 00°17'18" W	102.17
11	S 61°01'21" E	53.00	41	S 59°57'46" E	165.20
12	N 54°31'24" W	108.13	42	N 74°03'21" W	40.16
13	N 54°31'24" W	417.78	43	N 74°03'21" W	45.38
14	N 53°33'41" W	16.86	44	N 74°03'21" W	49.85
15	N 48°14'00" W	35.05	45	S 89°31'27" W	214.97
16	N 68°40'00" W	22.09	46	N 66°42'09" W	189.65
17	S 73°55'57" W	145.11	47	N 71°01'45" W	189.65
18	S 83°33'35" W	236.18	48	S 74°55'44" E	225.54
19	S 86°42'58" W	97.51	49	S 88°44'58" E	123.24
20	N 82°43'58" W	118.15	50	S 76°17'22" W	164.68
21	S 86°42'58" W	97.51	51	S 74°55'44" E	225.54
22	N 88°24'32" W	106.02	52	N 73°49'32" E	102.06
23	S 27°25'15" W	365.99	53	N 71°27'23" E	59.11
24	N 28°28'30" W	140.75	54	N 26°27'10" W	102.17
25	S 45°40' W	239.82	55	S 07°40'49" W	1156.52
26	N 47°02'16" W	160.56	56	S 231°15' W	144.69
27	N 47°02'16" W	198.19	57	S 18°01'07" W	293.98
28	S 25°28'22" E	100.58	58	S 39°38'09" W	272.03
29	S 25°28'22" E	100.58	59	S 39°38'09" W	272.03
30	N 14°57'21" W	101.78	60	N 18°01'07" E	301.27
			61	N 23°15'45" E	143.24
			62	N 07°40'49" W	135.06



1. RECORD OWNER: MAINE WOODLAND PROPERTIES
2. PARCEL DEED REFERENCE: SEE DEED FROM MAINE--LY TREES, INC TO MAINE WOODLAND PROPERTIES DATED DECEMBER 14, 2021 RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN BOOK 4408, PAGE 1.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE FRANKLIN COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: TOWN OF TEMPLE, MAP R--2, LOT 2, AND MAP R--5, LOT 39.
5. ALL BEARINGS ARE REFERENCED TO NAD83 MAINE STATE PLANE WEST ZONE GRID NORTH.
6. ELEVATIONS SHOWN ARE TIED TO NAVD88.
7. BUILDING SETBACKS:
75' FROM EDGE OF BROOKS & STREAMS UNLESS PERMIT OBTAINED FROM MDEP
FRONT:100'
SIDE:25'
BACK:25'
8. EACH SUBDIVISION LOT IS TO BE SERVED BY ITS OWN SUBSURFACE WASTEWATER DISPOSAL AND INDIVIDUAL WELL.
9. NO PORTION OF THESE SUBDIVISION LOTS ARE LOCATED IN A FLOOD HAZARD ZONE AS DEPICTED ON THE NATIONAL FLOOD INSURANCE RATE MAP, TOWN OF TEMPLE, FRANKLIN COUNTY, MAINE, COMMUNITY PANEL NUMBER 230602--005C.
10. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT NECESSARILY DETERMINED BY THIS SURVEY.
11. NO PORTION OF THESE SUBDIVISION LOTS ARE LOCATED OVER A SIGNIFICANT SAND OR GRAVEL AQUIFER AS DEPICTED ON MAINE GEOLOGICAL SURVEY'S SIGNIFICANT SAND AND GRAVEL AQUIFERS MAP OF THE MOUNT BLUE QUADRANGLE, MAINE, DATED JANUARY 2020.
12. NO PORTION OF THESE SUBDIVISION LOTS ARE LOCATED WITHIN THE DIRECT WATERSHED OF A GREAT POND.
13. WETLAND BOUNDARIES WERE IDENTIFIED AND DELINEATED BY JONES ASSOCIATES INC, ACCORDING TO U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERNCENTRAL AND NORTHEAST REGION. THE WETLAND DELINEATION WAS LIMITED TO A PORTION OF THE PROPERTY AS SHOWN.
14. WETLAND FLAPS AND STREAM CHANNELS WERE DATED USING TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY WITH EXPECTED AVERAGE ACCURACY OF SUB-METER. THIS METHOD IS RECOGNIZED BY BOTH STATE AND FEDERAL AGENCIES. HOWEVER, JONES ASSOCIATES INC RECOMMENDS THAT THE WETLAND BOUNDARY BE SURVEYED USING A MORE PRECISE METHOD IF ANY FILL OR REGULATED ACTIVITIES ARE TO BE PERFORMED WITHIN 20 FEET OF THE GPS LOCATED WETLAND.
15. A VERNAL POOL ASSESSMENT WILL BE COMPLETED IN THE SPRING OF 2022 TO DETERMINE IF THERE ARE ANY SIGNIFICANT VERNAL POOLS LOCATED ON THIS PARCEL.
16. PLAN REFERENCES:
 - A.) GPS SURVEY OF LAND OF COOPERATIVE LAND COMPANY FOR WILLIAM TANNER, TEMPLE, FRANKLIN COUNTY, MAINE, PREPARED BY ACME ENGINEERING AND DESIGN, INC. DATED MARCH 2001.
 - B.) STANDARD BOUNDARY SURVEY, PLAN FOR MONTRESS J. ROY, NORTH SIDE OF EDES ROAD, EASE SIDE OF HOLMAN ROAD, TOWN OF TEMPLE, FRANKLIN COUNTY, MAINE, DATED DECEMBER 14, 2000, PREPARED BY KACHNOWICH LAND SURVEYING, RECORDED AS PLAN #3741.
 - C.) ORIGINAL LOT AND RANGE LINES OF TEMPLE, DATED 1807, RECORDED IN PLAN BOOK 119, PAGE 3.
 - D.) PLAN OF MOUNTAIN VIEW WEST SUBDIVISION, EDED BROOK ROAD, HOLMAN ROAD, TEMPLE, MAINE, DATED APRIL 7, 2022, PREPARED BY JONES ASSOCIATES INC.



DETAIL A



1. THIS PARCEL OF LAND IS CONSIDERED TO BE ON THE NORTHEAST SIDE OF MOUNTAIN VIEW ROAD, IS CONTIGUOUS FOR SUBDIVISION PURPOSES TO ANY OTHER PARCEL OF LAND FOUND IN MAP NO. 4401 "TRACT OR PARCEL OF LAND BEING THE PROPERTY OF THE OWNERSHIP, EXCEPT THAT LANDS ADJACENT TO A HIGHWAY OR PRIVATE ROAD ARE CONSIDERED TO BE ADJACENT TO THE LAND UNLESS THE ROAD WAS ESTABLISHED ON EITHER SIDE OF THE ROAD AFTER SEPTEMBER 1, 1971. THE PLAN AS MOUNTAIN VIEW ROAD IS:

I HEREBY CERTIFY THAT THE ABOVE INFORMATION
CONFORMS TO THE STANDARD OF CARE
FOR PROFESSIONAL LAND SURVEYING
PRACTICE (CHAPTER 100, F.S.)
EXCEPTION: PINS NOTED

Michael A. Hartman

MICHAEL A. HARTMAN
FOR JONES ASSOCIATES, INC.

PROPERTY LOCATED AT: Lot 2 Mountain View West -, Temple, ME 04984

PROPERTY DISCLOSURE – LAND ONLY

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

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

SECTION I – HAZARDOUS MATERIAL

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

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

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☒ Unknown

If no longer in use, how long have they been out of service? _____

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

Are tanks registered with DEP?..... ☐ Yes ☐ No ☒ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☒ Unknown

Comments: **Seller has no knowledge of any underground storage tanks currently or previously existing on the lot.**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: **Seller has no knowledge of any other hazardous materials currently or previously existing on the lot.**

Source of information: **Seller**

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

Buyer Initials _____

Page 1 of 4

Seller Initials JS _____

PROPERTY LOCATED AT: Lot 2 Mountain View West -, Temple, ME 04984

SECTION II — ACCESS TO THE PROPERTY

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

If Yes, explain: Deed restrictions, private road association, ATV and hiking trails

Source of information: Deed

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

If No, who is responsible for maintenance? Property owners of Mountain View Assoc

Road Association Name (if known): Mountain View Assoc

Source of information: Seller

SECTION III — FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Page 2 of 4

Seller Initials

JS

PROPERTY LOCATED AT: Lot 2 Mountain View West -, Temple, ME 04984

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

If Yes, indicate the date of each payment: _____

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

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

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

Comments: Lot is not in flood zone.

Source of Section III information: FEMA

SECTION IV – GENERAL INFORMATION

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

If Yes, explain: _____

Source of information: Survey, Land id mapping program and seller

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

If Yes, explain: Approved subdivision on May 2, 2022 by the town of Temple

Source of information: Survey

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

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

If Yes, explain: Tree Growth

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

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

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

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

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

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

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

Source of Section IV information: Deed, tax info and seller

Additional Information: 1. Buyer required to join Mountain View Estates HOA. 2. Buyer assumes full

Continued... See Addendum additional information 1

Buyer Initials _____

Page 3 of 4

Seller Initials  _____

PROPERTY LOCATED AT: Lot 2 Mountain View West -, Temple, ME 04984

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

 James Shaffer 02/28/2026
SELLER DATE SELLER DATE
Shaffer Investment Group LLC

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE



ADDENDUM

PROPERTY: **Lot 2 Mountain View West -, Temple, ME 04984**

1) additional information

responsibility for removing any portion of the acreage, if any from Maine Tree Growth Tax Program and for paying any penalties or costs resulting from such removal.

Date: _____

Date: _____

Signature _____

Signature _____

Date: 02/28/2026

Date: _____

 *James Shaffer*

Signature _____

Signature _____

Addendum

**DECLARATION OF PROTECTIVE COVENANTS,
RESERVATIONS, RESTRICTIONS, AND EASEMENTS OF
MOUNTAIN VIEW EAST & MOUNTAIN VIEW WEST SUBDIVISIONS
TEMPLE, MAINE**

WITNESS THIS DECLARATION OF PROTECTIVE COVENANTS, RESERVATIONS, RESTRICTIONS AND COMMON EASEMENTS, made this 10th day of October, 2022, by Maine Woodland Properties, a Maine corporation with an address of 5210 Paylor Lane, Sarasota, FL 34240 hereinafter referred to as the "Declarant".

WHEREAS, Declarant has acquired by deed of Maine-ly Trees, Inc. dated December 14, 2021 and recorded in the Franklin County Registry of Deeds in Book 4406, Page 1, a certain parcel of land situated off of Edes Brook Road, in the Town of Temple, County of Franklin, and State of Maine; and

WHEREAS, Declarant is in the business of developing and selling real estate situated in said Town of Temple, which is the above-referenced land acquired from Maine-ly Trees, Inc, et al, which development is known as Mountain View East and Mountain View West Subdivisions and is more particularly described in a Plan of Subdivision "Mountain View East & Mountain View West" made by Jones Associates, Inc., approved by the Town of Temple Planning Board on May 2, 2022 and recorded in the Franklin County Registry of Deeds on May 6, 2022 as Plan: 6850 (Mountain View West) and Plan: 6851 (Mountain View East); and

WHEREAS, Declarant desires to provide for the improvement of Mountain View East & West Subdivisions and future development, a harmonious plan for the relative location of residential structures, garages, rights-of-way, easements, roads, and general land use, all to assure the purchasers of Parcels in Mountain View East & West Subdivision, their heirs and assigns owning such Parcels, that the use, benefit, and enjoyment of the individual Parcel shall not conflict with the harmonious plan; and

WHEREAS, the Declarant desires to establish the Mountain View East & West Subdivisions and future development as a residential subdivision providing for the greatest possible degree of health, safety, environmental beauty, and amenity for the property owners and inhabitants thereof, and to effect the foregoing purposes, desires to subject the property to protective covenants and common easements and enforcement of same, the maintenance of improvements and facilities, and the establishment, collection and disbursement of assessments, all as set forth hereinafter, each and all of which are for the benefit of the property and of each Parcel of the protective covenants and easements hereinafter set forth, maintaining and improving certain rights-of-way and/or facilities, and otherwise carrying out objectives of this Declaration;

NOW, THEREFORE, Declarant hereby declares that Parcels within the Mountain View East & West Subdivisions and future development shall be held, occupied, improved, transferred, sold, leased, and conveyed subject to the protective covenants and restrictions, the reservations and exceptions, the common rights and easements, all of which are declared to be in furtherance of a uniform scheme for the development of the property and that said protective covenants,

reservations, and common easements are intended to enhance and protect the value and desirability of the property as a whole, to mutually benefit each of the Parcels located thereon, to create mutual, equitable servitudes upon each of the Parcels in favor of each and all other Parcels therein and to create reciprocal rights and privities of contract and estate between all persons acquiring or owning any interest in any portion of the property including Declarant, and Declarant's grantees, successors, administrators, and assigns and shall be deemed to run with the land and be a burden and benefit to and enforceable by all such persons, including Declarant, and Declarant's grantees, successors, administrators, and assigns.

ARTICLE I

Definitions

The following words, shall, as used here have the following meanings, unless the context plainly requires otherwise:

- a. Road. All roads and ways as shown on the Plan of Mountain View East & West Subdivisions.
- b. Declarant. Maine Woodland Properties, as aforesaid, and any successor to all of Declarant's right, title, and interest in and to the property.
- c. Owner. The record owner, whether one or more persons or entities, of the fee simple title to any Parcel or Parcels, but not including Declarant.
- d. Parcel. Any one of the numbered Parcels, numbered 1 through 13, within the Mountain View East & West Subdivisions as shown upon the Plan, which may hereafter be conveyed by Declarant.
- e. Plan. That Plans labeled "Mountain View East & West", approved by the Planning Board of the Town of Temple, Maine, on May 2, 2022, and recorded in the Franklin County Registry of Deeds on May 6, 2022 as Plan: 6850 (Mountain View West) and Plan: 6850 (Mountain View East)

ARTICLE II

Reservations, Exceptions and Easements

Each conveyance of a Parcel shall be deemed to be subject to the following as applicable:

- a. Drainage and Utility Easement. Each Parcel shall be subject to an easement of 15 feet measured from the edge of the Road right-of-way, over the land of each Parcel owner for the benefit of Declarant, its successors and assigns for the perpetual right to enter upon the land for all purposes necessary to maintain utilities and ditches.
- b. Access. A right-of-way for all purposes over and along the road, in the subdivision, as shown on the Plan of the Subdivision, in common with Declarant and the owners of the other parcels and future development.

ARTICLE III

Protective Covenants and Restrictions

The following use restrictions and protective covenants shall apply to each Parcel conveyed from the Mountain View East & West Subdivisions, to be construed as real covenants, running with the land, enforceable by Declarant and the owner of each Parcel within the Mountain View East & Mountain View West Subdivisions:

- a. Residential Use. No more than one principal residential building designed and occupied for single-family use shall be maintained on any single Parcel at any one time. For the purposes hereof, "family" shall mean persons related by blood, marriage, or adoption, or not more than four unrelated persons, living together as a single housekeeping unit. This restriction shall not prevent the erection of such auxiliary structures such as garages, storage buildings, or the like to be maintained in connection with the private residential use of the property, nor shall it prevent either the attachment to or inclusion within the principal residential building an apartment or a separate guest house (with municipal approval).
- b. No Commercial Use. No Parcel shall be used for any commercial purpose whatsoever, but solely for private residential purposes. This restriction shall not be construed to prevent rental of any home on said Parcel for private residential purposes, nor to prevent the conduct of professions, craft work, artistic endeavors and similar home occupations, but only when conducted from within a private residence, solely by individuals regularly living therein.
- c. Surface Water, Stormwater and Groundwater. No owner of a Parcel, his agents, or successors in interest shall alter the natural course of surface water on any Parcel in a way that would alter the natural flow of such water across any other Parcel, unless such alteration is approved in writing by the owners of all Parcels affected.
- d. Underground Storage/Hazardous Materials. There shall be no underground storage of fuel oil or activities involving the use or storage of hazardous materials as defined by the Resource Conservation and Recovery Act of 1976, 40 CFR, Part 261, as amended..
- e. Compliance with Ordinances. All construction activities, including the siting of buildings, septic systems, and water supply shall be in accordance with all local, state, and federal laws, codes, ordinances, and regulations.
- f. Completion of Construction. All structures erected on any Parcel shall be completed as to their exteriors, including paint, stain or varnish, on all exterior surfaces above the foundation, within twelve months from the date construction is commenced.
- g. No Mobile Homes; Trailers and Tents. There shall be no mobile homes placed or stored on any Parcel. Travel trailers, camping trailers, tents or other form of mobile or temporary residence are allowed to be used and kept on the premises no longer than 120 days per calendar year. Once a home has been constructed, a motor home/camper can

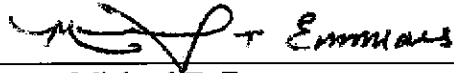
be stored on the property. Modular homes, pre-fabricated homes and log cabin kits are allowed to be built on the property.

- h. Siding and Roofs. No dwelling or other building erected on any Parcel shall be covered with tar paper, asphalt siding, or corrugated metal siding but shall be covered with clapboards, shingles or other suitable material. Roofs of all buildings erected on any Parcel shall be pitched.
- i. Trash. Trash, garbage, and other waste shall be kept in sanitary containers where they are not visible from the road or any other Parcel.
- j. Business/Commercial and Unregistered Motor Vehicles. No unregistered motor vehicles may be kept on any property located in the subdivision unless said vehicle is parked in an enclosed garage. No business or commercial vehicle, or vehicle of similar nature (including tractor trailers) shall be brought upon, or be maintained, or be permitted to remain on the property except a business vehicle normally used by a Parcel owner in his or her occupation may remain on the property provided said vehicle is parked in an enclosed garage.
- k. Water Supply. The water supply for each Parcel shall be provided by means of drilled wells.
- l. Road Maintenance Association. Each parcel owner in the Subdivision will be a member of the Association and shall have right, duty and obligation to maintain the following: Mountain View Drive, the 30' wide ATV travel way between Lots 1 & 2 on Mountain View East subdivision and all additional trail and road systems developed throughout the property. The roads in Mountain View subdivision are to remain open to ATV traffic for land owners, guests and members of the Temple ATV Club.
- m. Animals. No animals or fowl shall be kept on the premises except ordinary household pets, regularly housed within the home. Horses are allowed.
- n. Power. Each parcel owner in the Subdivision will be responsible for extending power to their building site from the power lines roadside.
- o. For Sale Signs. There shall be no "For Sale" signs placed on any of the lots. The Developer, Maine Woodland Properties, is allowed to place promotional signs on any lots they are selling.
- p. Subdividing Existing Lots. Any lot may be divided one time after waiting 5 years from the original purchase with approval from the Town of Temple. The newly created lot must have a minimum of 5+ acres. Any lot created by the division of a lot must become a separate member of the Association and will be responsible for paying the current Association fees.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this Declaration to be duly executed as of this 10th day of October, 2022.

MAINE WOODLAND PROPERTIES

By:



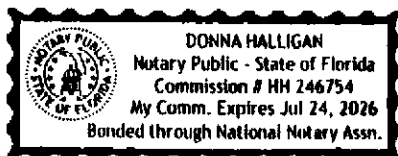
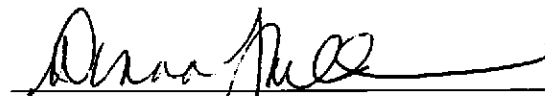
Name: Michael T. Emmons

Title: President

State of Florida
County of Sarasota, ss.

The above-named Michael T. Emmons, in his capacity as President of Maine Woodland Properties personally appeared before me this 10th day of October, 2022 and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Notary Public/Attorney at Law

WARRANTY DEED

DLN: 1002240216566

MAINE WOODLAND PROPERTIES, a Maine Corporation, with a mailing address of P.O. Box 1039, Portland, Maine, 04104, for consideration paid, Grants to **SHAFFER INVESTMENT GROUP LLC**, a Limited Liability Company, with a mailing address of 777 Stevens Ave., #335, Portland, ME 04103, with Warranty Covenants, the following described land in Temple, Franklin County, Maine:

Lot 2W as shown on a Plan titled Plan of Mountain View West Subdivision Plan, Edes Brook Road, Holman Road, Temple, Maine, prepared by Michael A. Hartman, P.L.S. #2433 of Jones Associates Inc. dated April 19, 2022, and recorded in Franklin County Registry of Deeds in Plan File # 6850 (the "Plan").

TOGETHER WITH AND SUBJECT TO all easements, rights of way, covenants, reservations, restrictions, terms and conditions as set forth in the Plan and as set forth in the Declaration of Protective Covenants, Reservations, Restrictions, and Easements of Mountain View East & West Subdivisions, dated October 10, 2022 and recorded in Franklin County Registry of Deeds in Book 4499, Page 131, and any amendments thereto.

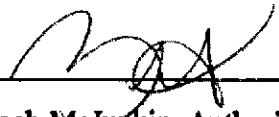
ALSO, TOGETHER WITH AND SUBJECT TO the terms, conditions and obligations contained in the Agreement Regarding the Formation of a Homeowners' Association, Road Maintenance and Trail System Maintenance recently entered into by and between Grantor and Grantee(s), and to be recorded herewith in the Franklin County Registry of Deeds.

Being a portion of the premises as described in the deed from Maine-ly Trees, Inc. to Maine Woodland Properties, dated December 14, 2021 and recorded in Franklin County Registry of Deeds in Book 4406, Page 1.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this instrument to be executed this 28 day of October, 2022.

MAINE WOODLAND PROPERTIES

BY: _____


Zach McKinjin, Authorized Agent

STATE OF Florida
COUNTY OF Duval

October 28, 2022

Personally appeared the above named Zach McJunkin, Authorized Agent of Maine Woodland Properties and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Maine Woodland Properties.

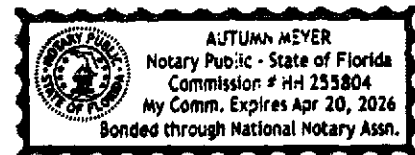
Before me,

Autumn Meyer

Notary Public

Autumn Meyer

(Print Name and Affix Seal)



**Agreement Regarding the Formation of a Homeowners' Association,
Road Maintenance, Trail System Maintenance, Fire Pond
and Buffer/Drainage Easement Maintenance
"Mountain View" Subdivision in Temple, Maine**

Agreement made this _____ day of _____, 202_ by and between
Maine Woodland Properties, a Maine corporation with a place of business in the City of Sarasota,
County of Sarasota and State of Florida (hereinafter referred to as Seller), and
_____, whose mailing address is
_____ (hereinafter referred to as Buyer).

RECITALS

- A. Seller, by deed of recent date, has conveyed to Buyer Lot _____ as shown on the Mountain View Subdivision Plans (hereinafter "Plan") prepared by Jones Associates, Inc. Said lots being located in Temple, Franklin County, Maine.
- B. The Plan depicts several roads to provide access and utility services to each of the lots, inclusive, as shown on the Plans. Said roads are to remain private roads that shall be maintained by the parcel owners in Mountain View Subdivision through a Homeowners' Association.

NOW THEREFORE, in further consideration of the sale of Lot _____ to Buyer and the recitals set forth above, Seller and Buyer hereby agree as follows:

- 1. Buyer shall be responsible, in common with the owners of other lots shown on the Plan, for the maintenance and repair of the roads and the trail systems/Scenic Overlook area in Mountain View Subdivision, the maintenance of the Fire Pond and the maintenance of the Forested Buffer and Drainage Easement areas as shown of the survey plan. It is the intention of the developer to create more lots to be part of the Mountain View Subdivision. Any newly created lots will be subject to all the same covenants and restrictions and will be required to join the Homeowners Association and pay the same dues for maintenance of the roads and trail systems.
- 2. Seller shall form a Homeowners' Association (HOA) to be called "Mountain View Homeowners' Association" as a nonprofit organization under the laws of the State of Maine and the owner of each lot shall be required to be a member of said HOA.
- 3. The meeting of the lot owners for the HOA shall occur as soon as practicable after 90% of the lots are sold. At the first meeting, a majority of the lot owners attending (1 undivided vote per lot) shall elect three of the owners to be the Board of Directors, who will determine what maintenance, or repairs are necessary, collect the \$1,000 annual association dues from each lot owner, and establish the date and manner of calling future meetings. The Board shall arrange for and supervise all required maintenance and repair. At least 30 days prior to each subsequent annual meeting, the Board shall inspect the improvements, report on their condition, and recommend the annual budget and expenditures for the ensuing calendar year. The Board shall mail the condition report and the proposed annual budget to the last known mailing addresses or email addresses of all lot owners at least 20 days prior to the meeting. Failure to do so shall not invalidate the meeting or any action taken at the meeting.

4. Lot assessments shall be apportioned on a per lot basis. Any fees or assessments not paid within thirty (30) days of when due, shall be subject to an annual interest rate of ten percent (10%), or such other rate that the Board of Directors of the HOA shall establish at the annual meeting of the HOA.
5. Any lot owner may authorize a representative to vote at the meeting on the owner's behalf by providing a notarized proxy to the Board or Resident Agent of the HOA. The Board shall conduct all meetings and maintain custody of all minutes of meetings, ownership rolls and other records. The Board/Treasurer shall collect all assessments from the lot owners, hold all collected funds, and make disbursements consistent with the annual budget. The Treasurer shall keep financial records and shall provide a financial report to the lot owners at each annual meeting. The Board shall also have the authority to collect overdue assessments, including placing a lien against the property for annual fees which are not paid within 60 days. If collection remedies are utilized, the affected lot owner(s) shall be responsible for the payment of all costs of collection, including reasonable attorney's fees.
6. Until such time as the HOA is in existence, Seller shall collect the \$1,000 annual fee from Buyer, shall have the powers of the HOA and shall be entitled to collect its attorney's fees and costs for collecting any unpaid fees from Buyer.
7. This Agreement shall run with Lot _____, and shall be binding on Seller and Buyer, their heirs, successors in interest and assigns.

Dated as of this _____ day of _____, 202_.

By: _____
MAINE WOODLAND PROPERTIES (Seller)

Name: _____

Title: _____

STATE OF _____ §

§

COUNTY OF _____ §

The above-named _____, personally appeared before me, this _____ day of _____, 202_, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said MAINE WOODLAND PROPERTIES.

Notary Public/Attorney at Law

Printed Name: _____

Printed Name: _____ (Buyer)

Printed Name: _____ (Buyer)

STATE OF _____ §

§

COUNTY OF _____ §

The above-named _____, personally appeared before me, this _____ day of _____, 2024, and acknowledged the foregoing instrument to be his/her/their free act and deed.

Notary Public/Attorney at Law

Printed Name: _____



TEMPLE

PROPERTY INFORMATION

Site:	Map R-02, Lot 002, Sub W, Type 02	Land Value:	\$6,162
Town:	Temple	Building Value:	\$0
Tax Year:	2025	Total Real Value:	\$6,162
Owner:	SHAFFER INVESTMENT GROUP LLC	Exemption Value:	\$0
Last Committed Tax:	\$73.64	Net Taxable Real Value:	\$6,162

OWNER INFORMATION

Owner

#1:

SHAFFER
INVESTMENT
GROUP LLC

Mailing
Address:

777 STEVENS
AVENUE, APT
355
PORTLAND,
ME 04103

Trio

Account

#:

647

Owner

Since:

Book:

Page:

Purchase
Price:

11/01/2022

4506

166

\$89,900

Documents:

- [R-02-002-W-02TG2022](#)

LAND INFORMATION

LAND GROUP: TYPE	SIZE	VALUE
Tree Growth: Hardwood TG	7.94 AC	\$2,430
Tree Growth: Mixedwood TG	12 AC	\$3,732
	19.94 AC	\$6,162

Tree Growth: Year 1st Classified:

Tree Growth: Management Plan Date:

1980

10/27/2022

SITE IMPROVEMENT

Improvements made to the property such as a well, septic system or driveway.

DESCRIPTION	SI VALUE
	\$0

BUILDING DATA

BUILDING TYPE	AREA	GRADE	COND	F.OBS.	E.OBS.	VALUE	COLOR	YEAR
No building data listed for this property.								

VISIT HISTORY

DATE	PURPOSE	RESULT	INDIVIDUAL
05/22/2024	Tree Growth	Reprice	Greg Clifford
06/13/2023	Map change	Reprice	Greg Clifford

EXEMPTIONS

TYPE

VALUE

No exemptions listed for this property.



State of Maine
APPLICATION FOR
TREE GROWTH TAX LAW PROGRAM
36 M.R.S. §§ 571–584-A, Bulletin No. 19

ASSESSOR USE ONLY
Recertification Date:

1. Name of owner or agent: Shaffer Investment Group
2. Mailing address: 26 Phillips Road, South Portland, ME 04106
Email: _____ Phone: _____

3. Location of parcel (municipality): Temple

4. Identification of parcel: R5 Portion of Lot 39

Tax Map

Plan

Lot

5. Forest land

Type	Acres
a. Softwood	5a. _____
b. Mixed wood	5b. <u>12</u>
c. Hardwood	5c. <u>8</u>
d. Total forest land area (add lines 5a through 5c)	5d. <u>20</u>

6. Land unsuitable for forest land

Type	Acres
a. Natural water and man-made water areas	6a. _____
b. Wetlands (swamp, marsh)	6b. _____
c. Ledges and barrens	6c. _____
d. Total land unsuitable for forest land (add lines 6a through 6c)	6d. _____

7. Land used for purposes other than forest land

Type	Acres
a. Building area	7a. _____
b. Fields	7b. _____
c. Gravel pits	7c. _____
d. Transmission line or pipeline right-of-way area	7d. _____
e. Class I roads (includes culverts, ditching, gravel)	7e. _____
f. Class II roads (unimproved haul road)	7f. _____
g. Agricultural area (crops: _____)	7g. _____
h. Other areas (use: _____)	7h. _____
i. Total land used for purposes other than forest land (add lines 7a through 7h)	7i. _____

8. TOTAL AREA OF PARCEL (Add 5d, 6d and 7i) 8. 20

9. Check one. A licensed forester must complete the Forester Section below.

- ☒ Initial request for classification of this parcel in the Tree Growth Tax Law program. **You must file this application on or before April 1.**
- ☐ Application for an existing classified parcel with a new forest management and harvest plan.
- ☐ Application for a new owner of an existing classified parcel adopting the previous owner's forest management and harvest plan. Date of the plan prepared for the parcel: _____.
- ☐ Recertification of the forest management and harvest plan for an enrolled parcel.
- ☐ Application submitted at the request of the assessor.

10. Are there any structures or improvements on the property? ☐ Yes ☒ No

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. I swear that, as owner of the property classified under the Tree Growth Tax Law, my primary use for the forest land is to grow trees to be harvested for commercial use or that the forest land is land described in 36 M.R.S. § 573(3) and that I will follow the provisions of the applicable forest management and harvest plan. I declare that all owners of the parcel agree to classification of the parcel under the Tree Growth Tax Law. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

James Shaffer
James Shaffer (Apr 11, 2024 13:37 EDT)

Signature of Owner/Authorized Agent

_____ Date

In the case of multiple owners, if all owners agree to request the property be enrolled in the Tree Growth Tax Law program, the owners' authorized agent entered on line 1 may sign this application.

FORESTER SECTION: This section is to be completed by the forester

Name of licensed forester who approved/prepared the plan: Jon Marden

License number: LF4188 Phone: 207-241-0235

Date plan prepared: 10-27-2022 Date plan expires: 10-27-2032 Date parcel inspected: 10-19-2022

The forester's signature is required if plan is adopted from prior owner or for recertification of the forest management and harvest plan. Check the appropriate box.

- ☐ For a plan adopted by a new owner following a land transfer, I hereby swear that the new owner is managing the forest land in accordance with the plan prepared for the previous landowner.
- ☐ For a plan being recertified, I hereby swear that I have inspected the parcel and that the owner is managing the parcel according to the forest management and harvest plan.

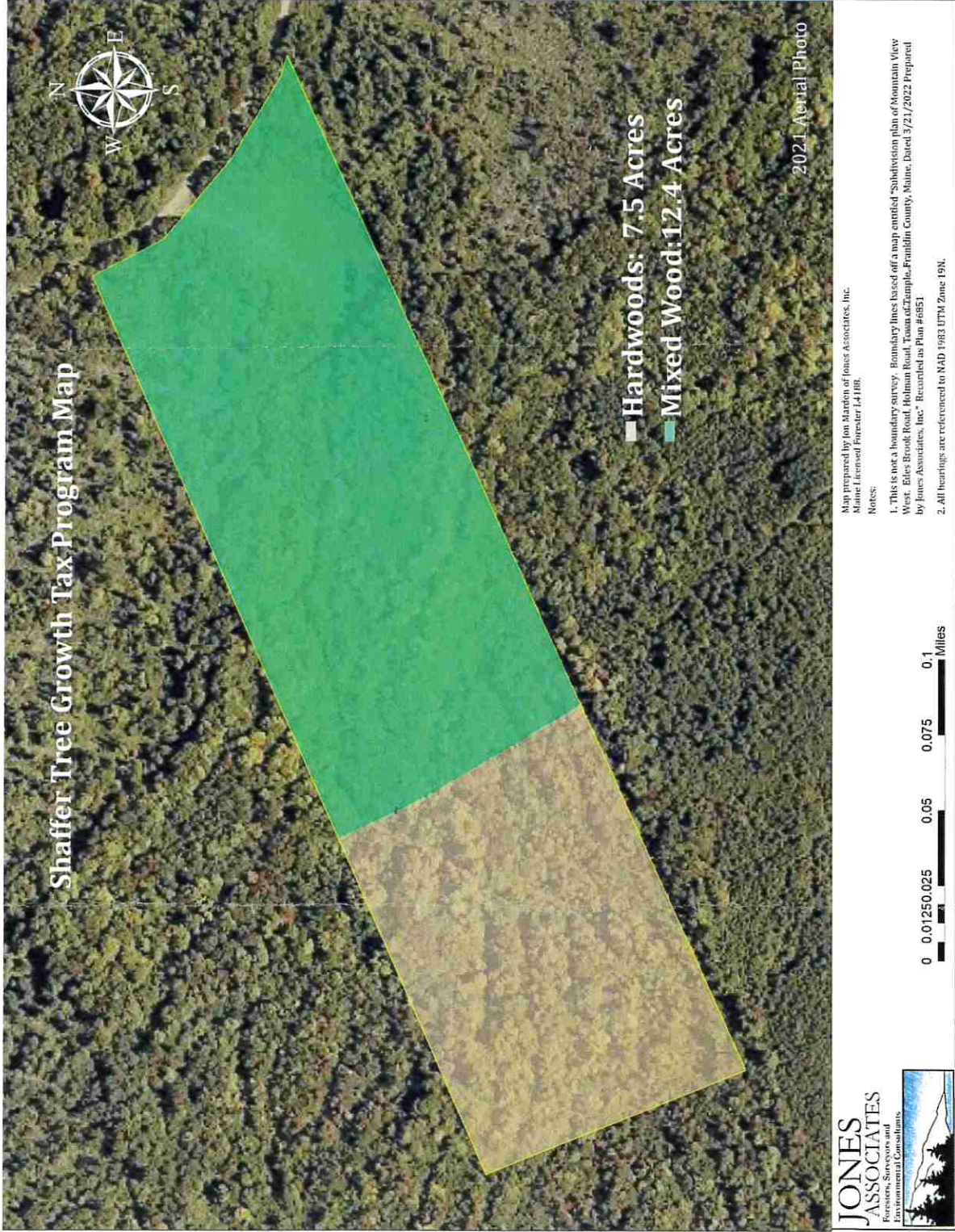
Jon R. Marden
Signature of Licensed Forester

10-27-2022
Date

ASSESSOR SECTION: This section is to be completed by the assessor ☐ Approved ☐ Denied

Gregory Clifford
Assessor's Signature

5/22/2024
Date



Maine Tree Growth Withdrawal Penalty Calculation

Date 1/28/2026

Town Temple

Map R-02

Lot 002

SubLot W

SubLot Ext 02

Owner SHAFFER INVESTMENT GROUP LLC

Year First Classified: 1980

Person Requesting Calculation Owner

Withdrawal Penalty = ([Fair Market Value] - [Tree Growth Value]) X [Penalty %].

Fair Market Value \$128,468.00

Classified Acreage X Annual Tree Growth Rates = Tree Growth Value

Softwood: <u>0.00</u>	acres	x	<u>\$279.00</u>	/ acre	=	<u>\$0.00</u>
Mixed wood: <u>12.00</u>	acres	x	<u>\$311.00</u>	/ acre	=	<u>\$3,732.00</u>
Hardwood: <u>7.94</u>	acres	x	<u>\$306.00</u>	/ acre	=	<u>\$2,429.64</u>
Total Withdrawn: <u>19.94</u>	acres		Tree Growth Value:			<u>\$6,161.64</u>
			Difference:			<u>\$122,306.36</u>
			Penalty Percent*:			<u>20.00%</u>
			Withdrawal Penalty:			<u>\$24,461.27</u>

Calculated By: Matt

Expiration Date for Calculation: 4/1/2026

Actual Withdrawal Date: _____

Penalty Paid (Amount): _____

* Penalty % is based on # of years in Tree Growth

Maine Tree Growth Withdrawal Penalty Calculation

Date 1/28/2026

Town Temple

Map R-02

Lot 002

SubLot W

SubLot Ext 02

Owner SHAFFER INVESTMENT GROUP LLC

Year First Classified: 1980

Person Requesting Calculation Owner

Withdrawal Penalty = ([Fair Market Value] - [Tree Growth Value]) X [Penalty %].

Fair Market Value \$57,750.00

Classified Acreage X Annual Tree Growth Rates = Tree Growth Value

Softwood: <u>0.00</u>	acres	x	<u>\$279.00</u>	/ acre	=	<u>\$0.00</u>
Mixed wood: <u>2.00</u>	acres	x	<u>\$311.00</u>	/ acre	=	<u>\$622.00</u>
Hardwood: <u>0.00</u>	acres	x	<u>\$306.00</u>	/ acre	=	<u>\$0.00</u>
Total Withdrawn: <u>2.00</u>	acres		Tree Growth Value:			<u>\$622.00</u>
			Difference:			<u>\$57,128.00</u>
			Penalty Percent*:			<u>20.00%</u>
			Withdrawal Penalty:			<u>\$11,425.60</u>

Calculated By: Matt

Expiration Date for Calculation: 4/1/2026

Actual Withdrawal Date: _____

Penalty Paid (Amount): _____

* Penalty % is based on # of years in Tree Growth

Appraisal of Market Value

OF

20 Acre Residential /Recreational Lot

Mountain View Estate Subdivision
Temple, Maine 04984

AS OF

11/18/2023

PREPARED FOR

James Shaffer

PREPARED BY

Jerrett Goold
Viewpoint AG Valuation & Consulting, LLC
1251 LaValley Rd
Mooers, NY 12958



Table of Contents

Page Title	Page #
Land Appraisal	1
Market Comments	5
Extraordinary Assumpstions & Hypothetical Conditions	6
Subject Photos	7
Subect Photos	8
Deed	9
HOA	11
Tree Growth	14
Google Map	17
Subject Location Map	18
Aerial Map	19
Soils Map	20
Subdivision Map	21
Topo Map	22
Wetlands Map	23
Subject and Sales Location Map and Sale Sheets	24
Appraiser Qualifications	28

Shaffer - Lot #2

LAND APPRAISAL REPORT

IDENTIFICATION

Owner	Shaffer Investment Group		Census Tract	9710.00		Map Reference	Map 12 Lot 002 Sub 2						
Property Address	Mountain View Estate Subdivision												
City	Temple		County	Franklin		State	Maine		Zip Code	04984			
Legal Description	Book 4506 Page 166												
Sale Price \$	89900		Date of Sale	11/10/2022		Property Rights Appraised	☒ Fee		☐ Leasehold	☐ De Minimis PUD			
Actual Real Estate Taxes \$	103		(yr)	Loan Charges to be paid by seller \$		0		Other Sales Concessions				None	
Client	Address												
Occupant	Vacant Lot		Appraiser	Jerrett Goold		Instructions to Appraiser						Determine market value for estate management	
Intended User	Intended Use												

NEIGHBORHOOD

Location	☐ Urban	☐ Suburban	☒ Rural	Good	Avg.	Fair	Poor								
Built Up	☐ Over 75%	☐ 25% to 75%	☒ Under 25%	☐	☐	☐	☒								
Growth Rate	☐ Fully Dev.	☐ Rapid	☐ Steady	☒ Slow	☐	☐	☐								
Property Values	☐ Increasing	☒ Stable	☐ Declining	☐	☐	☐	☒								
Demand/Supply	☐ Shortage	☒ In Balance	☐ Oversupply	☐	☐	☒	☐								
Marketing Time	☐ Under 3 Mos.	☒ 4-6 Mos.	☐ Over 6 Mos.	☐	☐	☐	☒								
Present Land Use	☐ 5 %1 Family		☐ %2-4 Family		☐ % Apts		☐ % Condo		☐ % Commercial		Recreational Facilities	☒	☐	☐	☐
	☐ %Industrial		☐ % Vacant		95 %						Adequacy of Utilities	☐	☐	☒	☐
Change In Present Land Use	☒ Not Likely	☐ Likely(*)	☐ Taking Place (*)								Property of Compatibility	☐	☒	☐	☐
	(*) From				To						Protection from Detrimental Conditions	☐	☐	☐	☒
Predominate Occupancy	☒ Owner	☐ Tenant			% Vacant						Police and Fire Protection	☐	☐	☐	☒
Single Family Price Range	\$ 31,000		to \$ 310,000		Predominant Value \$ 150,000						General Appearance of Properties	☐	☐	☒	☐
Single Family Age	7 yrs		to 67 yrs.		Predominant Age 38 yrs						Appeal to Market	☐	☐	☒	☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The lot is located in a rural area approximately 8 miles northwest of Farmington. Edes Brook Road is a gravel town road. Mountain View Road is a private Road with an HOA. Electricity has been brought in. The lot is a cutover wood lot that is in the state's tree growth program. A small tax penalty would be incurred to pull out two acres for construction of a home or cabin. The elevation and topography of the lot provides views of surrounding ridge lines and mountains.

SITE

Dimensions	500" X 1772'		=	20.34 ac		☐ Corner Lot			
Zoning Classification	Rural		Present Improvements	☐ do		☐ do not conform to zoning regulations			
Highest and best use	☐ Present use	☒ Other (specify)	Single-family residential development						
	Public	Other (Describe)	OFF SITE IMPROVEMENTS		Topo	Sloping			
Elec.	☒	At Street	Street Access	☐ Public	☒ Private	Size	20 acres		
Gas	☐	Bottled	Surface	Gravel		Shape	Rectangular		
Water	☐	Drilled Well	Maintenance	☐ Public	☒ Private	View	Ridge lines		
San. Sewer	☐	Private Septic	☐ Storm Sewer	☐ Curb/Gutter	Drainage			Adequate	
	☐ Underground Elect. & Tel.	☐ Sidewalk	☐ Street Lights	Is the property located in a HUD identified Special Flood Hazard Area				☒ No	☐ Yes
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): There are no easements on the property. There is a small foundation that would need to be removed. It is not considered to have an impact on value..									

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

For the Market Data Analysis ☐ See grid below ☐ See narrative attachment

	SUBJECT PROPERTY	COMPARABLE NO.1		COMPARABLE NO.2		COMPARABLE NO.3	
Address	Mountain View Estate Subdivision Temple, Maine 04984	Lot 12E Mountain View Drive Temple, ME 04984		Lot 7 Mountain View Drive Temple, ME 04984		19B South Strong Road Strong, ME 04983	
Proximity to Subject		0.5 Miles Northwest		0.25 Miles Northwest		15 Miles North	
Sales Price	\$ 89900		\$ 135,000		\$ 129,900		\$ 68,000
Price /	\$		\$ 11,749		\$ 4,190		\$ 3,238
Data Source		MLS/CH		MLS/CH		ML'S/CHI	
Date of Sale and Time Adjustment	DESCRIPTION 11/10/2022	DESCRIPTION 9/11/2023	+(-)\$ Adjustment	DESCRIPTION 11/01/2023	+(-)\$ Adjustment	DESCRIPTION 04/19/2023	+(-)\$ Adjustment
Location	Rural	Similar		Similar		Inferior	+6,800
Site/View	20.34 ac	11.49 ac	+9,000	31 ac	-11,000	21 ac	
View	Mountains	Mountains		Mountains		Mountains	
Access	Private/HOA	Private/HOA		Private/HOA		Paved, Public	-6,800
Utilities	Electric	Electric		Electric		Electric	
Improvements							
Sales or Financing Concessions							
Net Adj.(Total)		☒ Plus ☐ Minus	\$ 9,000	☐ Plus ☒ Minus	\$ -11,000	☒ Plus ☐ Minus	\$ 0
Indicated Value of Subject		Net=7%		Net=-8%		Net=0%	
		Gross=7%	\$ 144,000	Gross=8%	\$ 118,900	Gross=20%	\$ 68,000

RECONCILIATION

Comments on Market Data	Two of the lots were in the same subdivision of the subject property and had recently sold. The third sale in Strong is further north but had similar size and attributes of the subjects. All sales are recent enough to reflect current market conditions of the effective date.	
Comments and Conditions of Appraisal:	Based upon paired market analysis, \$1,000 per acre adjustment was made to each comparable. Sale #3 was adjusted upward for inferior location and downward for superior paved, public road access.	
Final Reconciliation:	The three sales were all considered similar to the subject with and average of \$110,300 and a median of \$118,900. The final estimate of value is \$115,000.	
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF	11/18/2023 to be \$ 115,000	

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Jerrett Goold
Name Jerrett Goold
Company Name Viewpoint AG Valuation & Consulting, LLC
Company Address 1251 LaValley Rd
Mooers, NY 12958
Telephone Number 207-754-2458
Email Address jerrett@viewpointag.com
Date of Signature and Report 05/02/2025
Effective Date of Appraisal 11/18/2023
State Certification # _____
or State License # CG2960
or Other (describe) _____ State # _____
State ME
Expiration Date of Certification or License 12/31/2025

ADDRESS OF PROPERTY APPRAISED
Mountain View Estate Subdivision
Temple, Maine 04984

APPRAISED VALUE OF SUBJECT PROPERTY \$ 115,000

LENDER/CLIENT
Name James Shaffer
Company Name _____
Company Address _____
Email Address j.a.shaffer@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Maine has seen steady growth of commercial and residential activity in the Portland metro region along with secondary areas in Lewiston/Auburn, Augusta and Bangor. More rural locations have also seen growth in demand for second homes, ag-lifestyle properties and recreational land. Although recent interest rate increases have slowed sales and increased days on market, low inventory has continued to keep sale prices strong. Manufacturing throughout the state has seen improved investment activity and production by both paper and saw mills. Despite this recent growth, the state will be required to continue its shift from a manufacturing and agricultural based economy to one which is more service and tourism oriented. Maine contains mountains ranges, lakes, numerous state/national parks as well as the Atlantic coastline. This provides year-round recreational opportunities for both residents and tourists. The unemployment rate had remained stable over the past few years but increased dramatically to 9.4% in April of 2020 due to layoffs caused by the Covid-19 pandemic. It has since rebounded back down to 2.9% in October of 2024 which is similar year over year. The state has continued to see a downward trend in population for more rural northern areas. This decrease has been out paced by increases in the southern portion of the state concentrated around the Portland metro region. This is a direct result of job growth in all sectors. Population growth has increased over the past decade to 1.395 million residents which is a 5.1% increase from 2010 census. Median household income (\$68,251) and home values (\$244,800) have continued to increase in recent years.

Franklin County is located on the western part of Maine and borders Quebec along the north. The area measures 1,744 square miles and contains 18 towns, 4 unorganized plantations, 22 unorganized townships and 3 gores with a 2023 total population of only 30,828. This is a increase of 4.7% from the 2020 Census. A large portion of the county to the north is undeveloped. The largest town and county seat is Farmington with a population of 7,760 which shows stable growth over the past 2-3 decades. The University of Maine at Farmington (UMF) is located in town as well as the service area for the subject property and many surrounding communities. The county's historic economic base has been the forest industry. The recent explosion and subsequent closure of the Jay Mill was also a major setback for the area. Unemployment is higher than the state average at 3.3% but is down from 12.6% due to covid-19 pandemic in 2020. The county has lower household income at \$58,522 and median home values are only \$176,700. Year round tourism also plays a major role in the county. It is home to both Sugarloaf and Saddleback Ski areas as well as several large lakes including Rangeley and Weld Lake in Mt. Blue State Park.

Temple is a small rural community located just northwest of Farmington. There is no town center. Population of the town was 527 in 2020.

Hypothetical Conditions:

None noted

Extraordinary Assumptions:

1) Value of lot was completed on the effective date of the report which is the date of death of James Shaffer's father on 11/18/2023. He will take over his 50% equity in Shaffer Investment Group LLC which purchased the property in 2022. Values have been considered to remain similar since the date of inspection on 12/04/2025. No adjustment for market conditions was deemed necessary.

Borrower N/A							
Property Address		Mountain View Estate Subdivision					
City Temple		County		Franklin	State	Maine	Zip Code 04984
Lender/Client				Address			



Edes Brook Road Looking West



Edes Brook Road Looking East



Interior of Lot



Interior of Lot



Interior of Lot



Interior of Lot

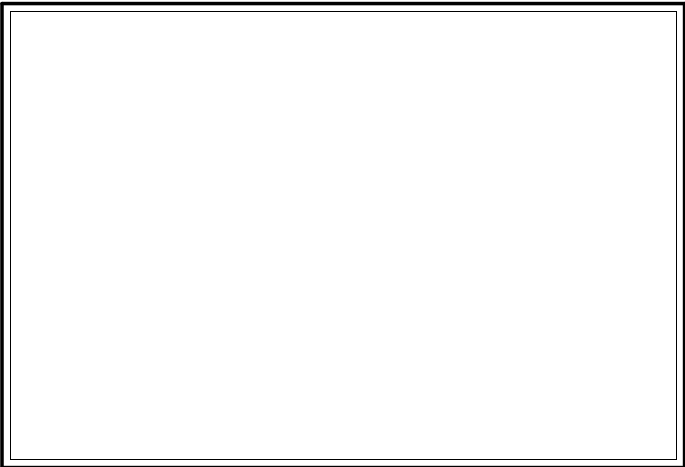
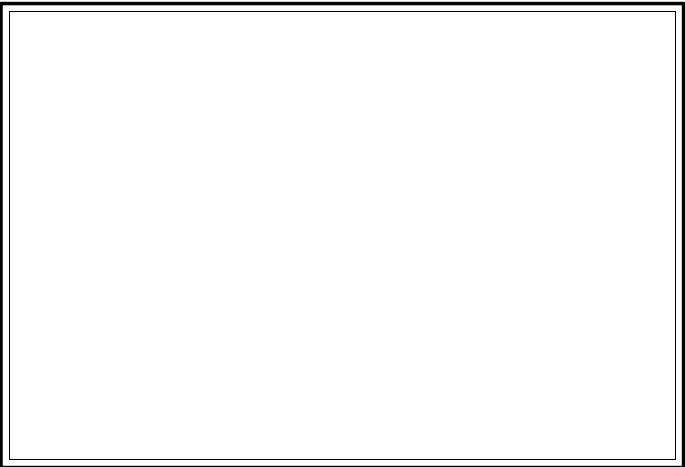
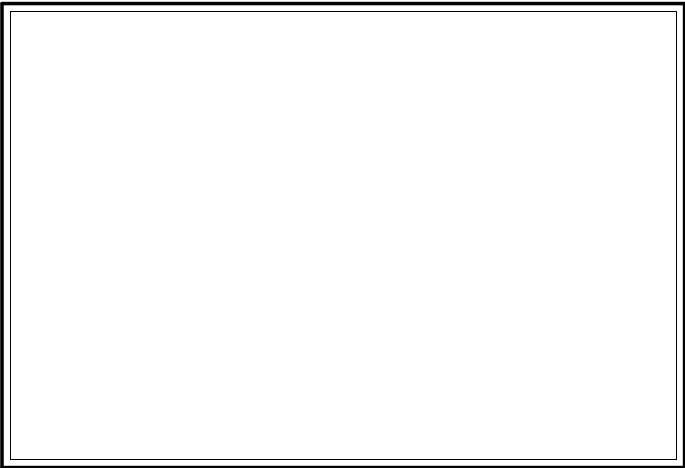
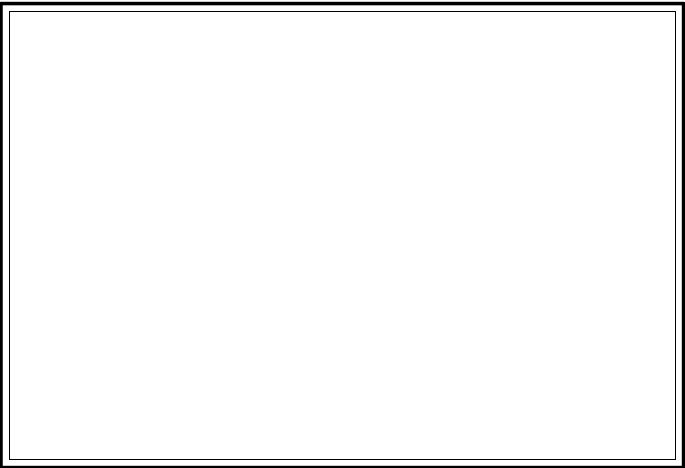
Borrower N/A							
Property Address Mountain View Estate Subdivision							
City Temple		County Franklin		State Maine		Zip Code 04984	
Lender/Client				Address			



Interior of Lot



Entrance to Mountain View Estates



Address

Page 9 of 28

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Bk 4506 Pg167 #8793

NOT
AN
OFFICIAL
COPY
STATE OF Franklin
COUNTY OF Duval

NOT
AN
OFFICIAL
COPY

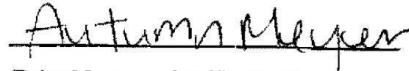
October 28, 2022

NOT
PERSONALLY appeared the above named Zach McJunkin, Authorized Agent of Maine Woodland Properties and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Maine Woodland Properties.

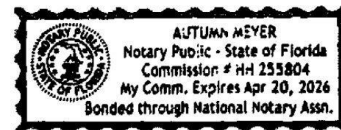
Before me,



Notary Public



(Print Name and Affix Seal)



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Bk 4506 Pg168 #8794

11-01-2022 @ 02:29p

N O T

N O T

A N

A N

**Agreement Regarding the Formation of a Homeowners' Association,
Road Maintenance and Trail System Maintenance
"Mountain View East & West" in Temple, Maine**

A N

A N

Agreement made this 27 day of October, 2022 by and between Maine Woodland Properties, a Maine corporation with a place of business in the City of Portland, County of Cumberland and State of Maine (hereinafter referred to as Seller), and Shaffer Investment Group LLC, whose mailing address 777 Stevens Ave., #335, Portland, ME 04103 (hereinafter referred to as Buyer).

RECITALS

A. Seller, by deed of recent date, has conveyed to Buyer Lot 2 West as shown on a Plan titled Plan of Mountain View West Subdivision Plan, Edes Brook Road, Holman Road, Temple, Maine, prepared by Michael A. Hartman, P.L.S. #2433 of Jones Associates Inc. dated April 29, 2022 and recorded in Franklin County Registry of Deeds in Plan File # 6850 or a Plan titled Plan of Mountain View East Subdivision Plan, Edes Brook Road, Holman Road, Temple, Maine, prepared by Michael A. Hartman, P.L.S. #2433 of Jones Associates Inc. dated March 21, 2022, and recorded in Franklin County Registry of Deeds in Plan File # 6851, respectively (the "Plans"). Said lot being located in Temple, Franklin County, Maine.

B. The Plans depicts a road (Mountain View Drive) to provide access and utility services to Lots 1 through 13, inclusive, as shown on the Plans. Said road is to remain a private road that shall be maintained by the parcel owners of Lots 1-13 in both Mountain View East & West through a Homeowners' Association.

NOW THEREFORE, in further consideration of the sale of Lot 2 W to Buyer and the recitals set forth above, Seller and Buyer hereby agree as follows:

1. Buyer shall be responsible, in common with the owners of other lots shown on the Plan (Lots 1-13), for the maintenance and repair of the roads and the trail systems in Mountain View subdivision. It is the intention of the developer to create more lots to be part of the Mountain View subdivision. Any newly created lots will be subject to all the same covenants and restrictions and will be required to join the Homeowners Association and pay the same dues for maintenance of the roads and trail systems.
2. Seller shall form a Homeowners' Association (HOA) to be called "Mountain View Homeowners' Association" as a nonprofit organization under the laws of the State of Maine and the owner of each lot shall be required to be a member of said HOA.
3. The meeting of the lot owners for the HOA shall occur when 90% of the lots are sold. At the first meeting, a majority of the lot owners attending (1 undivided vote per lot) shall elect three of the owners to be the Board of Directors, who will determine what maintenance or repairs are necessary, to collect the \$1000 annual association dues from each lot owner, and establish the

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Bk 4506 Pg169 #8794

date and manner of calling future meetings. The Board shall arrange for and supervise all required maintenance and repair. At least 30 days prior to each subsequent annual meeting, the Board shall inspect the improvements, report on their condition, and recommend the annual budget and expenditures for the ensuing calendar year. The Board shall mail the condition report and the proposed annual budget to the last known addresses of all lot owners at least 20 days prior to the meeting. Failure to do so shall not invalidate the meeting or any action taken at the meeting.

4. Lot assessments shall be apportioned on a per lot basis. Any lot owner may authorize a representative to vote at the meeting on the owner's behalf by providing a notarized proxy to the Board or Resident Agent of the HOA. The Board shall conduct all meetings and maintain custody of all minutes of meetings, ownership rolls and other records. The Board/Treasurer shall collect all assessments from the lot owners, hold all collected funds, and make disbursements consistent with the annual budget. The Treasurer shall keep financial records and shall provide a financial report to the lot owners at each annual meeting. The Board shall also have the authority to collect overdue assessments, including placing a lien against the property for annual fees which are not paid within 60 days. If collection remedies are utilized, the affected lot owner(s) shall be responsible for the payment of all costs of collection, including reasonable attorney's fees.
5. This Agreement shall run with Lot 2 W, and shall be binding on Seller and Buyer, their respective successors and assigns.

Dated as of this 28 day of October, 2022.

MAINE WOODLAND PROPERTIES (Seller)

BY: [Signature]

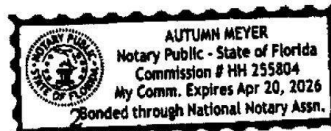
Name: Zach McJunkin, Authorized Agent

State of Florida
County of Duval

The above-named Zach McJunkin, personally appeared before me this 28 day of October, 2022, and acknowledged the foregoing instrument to be his/her free act and deed in his said capacity and the free act and deed of said MAINE WOODLAND PROPERTIES.

Before me,

[Signature]
Notary Public/Attorney at Law

Printed Name: Autumn Meyer

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

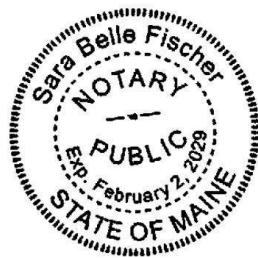
Bk 4506 Pg170 #8794

NOT SHAFER INVESTMENT GROUP LLC
 AN BY: [Signature]
 OFFICIAL Printed Name and Capacity Albert J. Shaffer (Buyer)
 COPY PS15

NOT NOT
 AN AN
 State of Maine
 County of Cumberland
 OFFICIAL OFFICIAL
Albert J. Shaffer
 COPY
 The above-named Shaffer Investment Group LLC, personally appeared before me this 28 day
 of October, 2022, as President of Shaffer Investment Group and acknowledged the
 foregoing instrument to be his/her free act and deed individually and in said capacity and the free act and deed
 of Shaffer Investment Group LLC.

Before me,

Notary Public

Printed Name: Sara Belle Fischer

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address



**State of Maine
APPLICATION FOR
TREE GROWTH TAX LAW PROGRAM**

36 M.R.S. §§ 571–584-A, Bulletin No. 19

ASSESSOR USE ONLY
Recertification Date:

1. Name of owner or agent: Shaffer Investment Group
2. Mailing address: 26 Phillips Road, South Portland, ME 04106
- Email: _____ Phone: _____

3. Location of parcel (municipality): Temple

4. Identification of parcel: R5 Portion of Lot 39
- Tax Map Plan Lot

5. Forest land

<u>Type</u>	<u>Acres</u>
a. Softwood	5a. _____
b. Mixed wood	5b. <u>12</u>
c. Hardwood	5c. <u>8</u>
d. Total forest land area (add lines 5a through 5c)	5d. <u>20</u>

6. Land unsuitable for forest land

<u>Type</u>	<u>Acres</u>
a. Natural water and man-made water areas	6a. _____
b. Wetlands (swamp, marsh)	6b. _____
c. Ledges and barrens	6c. _____
d. Total land unsuitable for forest land (add lines 6a through 6c)	6d. _____

7. Land used for purposes other than forest land

<u>Type</u>	<u>Acres</u>
a. Building area	7a. _____
b. Fields	7b. _____
c. Gravel pits	7c. _____
d. Transmission line or pipeline right-of-way area	7d. _____
e. Class I roads (includes culverts, ditching, gravel)	7e. _____
f. Class II roads (unimproved haul road)	7f. _____
g. Agricultural area (crops: _____)	7g. _____
h. Other areas (use: _____)	7h. _____
i. Total land used for purposes other than forest land (add lines 7a through 7h)	7i. _____

8. TOTAL AREA OF PARCEL (Add 5d, 6d and 7i) 8. 20

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

9. Check one. A licensed forester must complete the Forester Section below.

- ☒ Initial request for classification of this parcel in the Tree Growth Tax Law program. **You must file this application on or before April 1.**
- ☐ Application for an existing classified parcel with a new forest management and harvest plan.
- ☐ Application for a new owner of an existing classified parcel adopting the previous owner's forest management and harvest plan. Date of the plan prepared for the parcel: _____.
- ☐ Recertification of the forest management and harvest plan for an enrolled parcel.
- ☐ Application submitted at the request of the assessor.

10. Are there any structures or improvements on the property? ☐ Yes ☒ No

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. I swear that, as owner of the property classified under the Tree Growth Tax Law, my primary use for the forest land is to grow trees to be harvested for commercial use or that the forest land is land described in 36 M.R.S. § 573(3) and that I will follow the provisions of the applicable forest management and harvest plan. I declare that all owners of the parcel agree to classification of the parcel under the Tree Growth Tax Law. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

James Shaffer

James Shaffer (Apr 11, 2024 13:37 EDT)

Signature of Owner/Authorized Agent

Date

In the case of multiple owners, if all owners agree to request the property be enrolled in the Tree Growth Tax Law program, the owners' authorized agent entered on line 1 may sign this application.

FORESTER SECTION: This section is to be completed by the forester

Name of licensed forester who approved/prepared the plan: Jon Marden

License number: LF4188 Phone: 207-241-0235

Date plan prepared: 10-27-2022 Date plan expires: 10-27-2032 Date parcel inspected: 10-19-2022

The forester's signature is required if plan is adopted from prior owner or for recertification of the forest management and harvest plan. Check the appropriate box.

- ☐ For a plan adopted by a new owner following a land transfer, I hereby swear that the new owner is managing the forest land in accordance with the plan prepared for the previous landowner.
- ☐ For a plan being recertified, I hereby swear that I have inspected the parcel and that the owner is managing the parcel according to the forest management and harvest plan.

Jon R. Marden

Signature of Licensed Forester

10-27-2022

Date

ASSESSOR SECTION: This section is to be completed by the assessor ☐ Approved ☐ Denied

Gregory Clifford

Assessor's Signature

5/22/2024

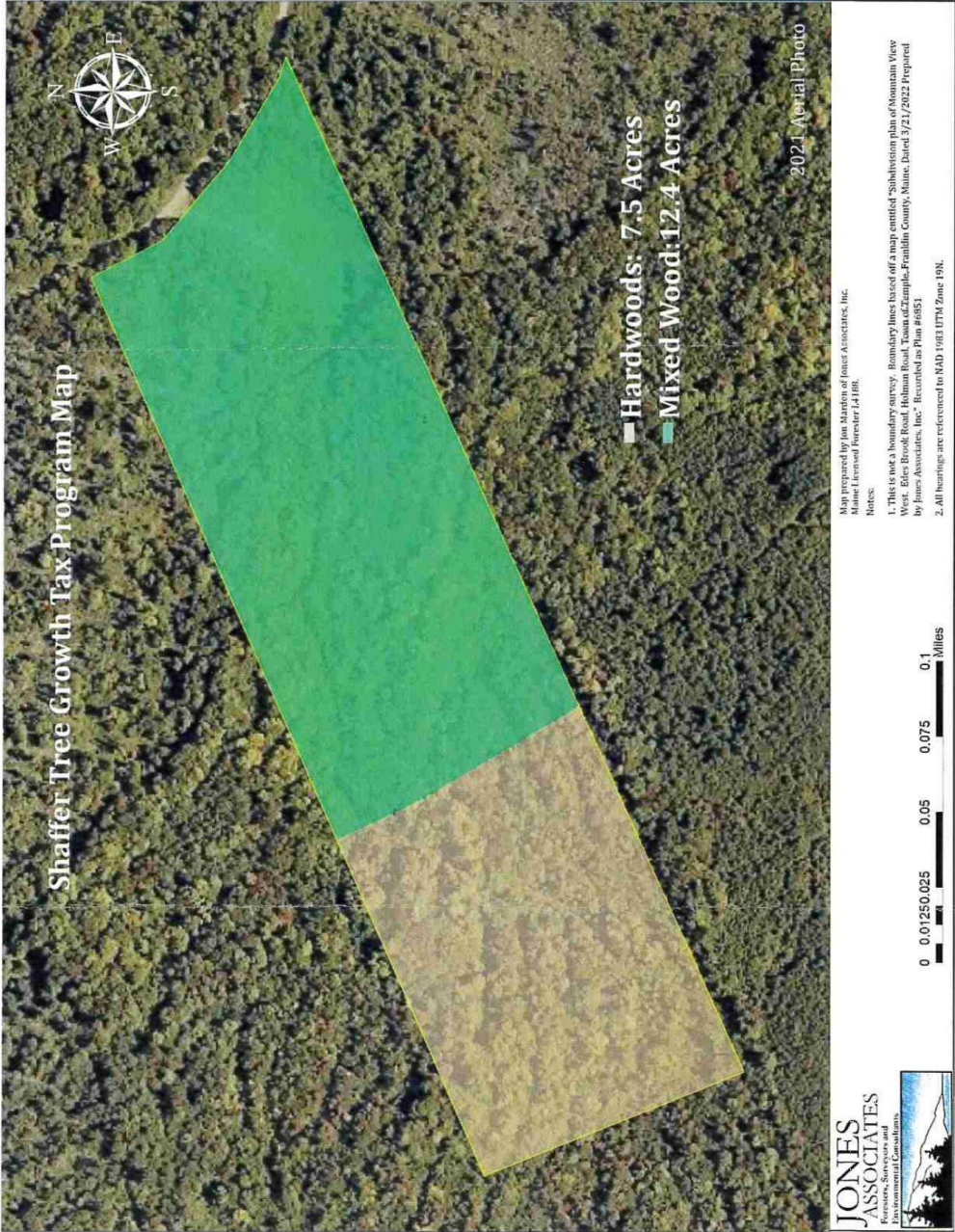
Date

Rev. 4/22

Borrower N/A				
Property Address Mountain View Estate Subdivision				
City Temple	County Franklin	State Maine	Zip Code	04984
Lender/Client		Address		

Tree Growth Tax Program Plan
Temple, ME

Shaffer Investment Group



Address

Page 17 of 28

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

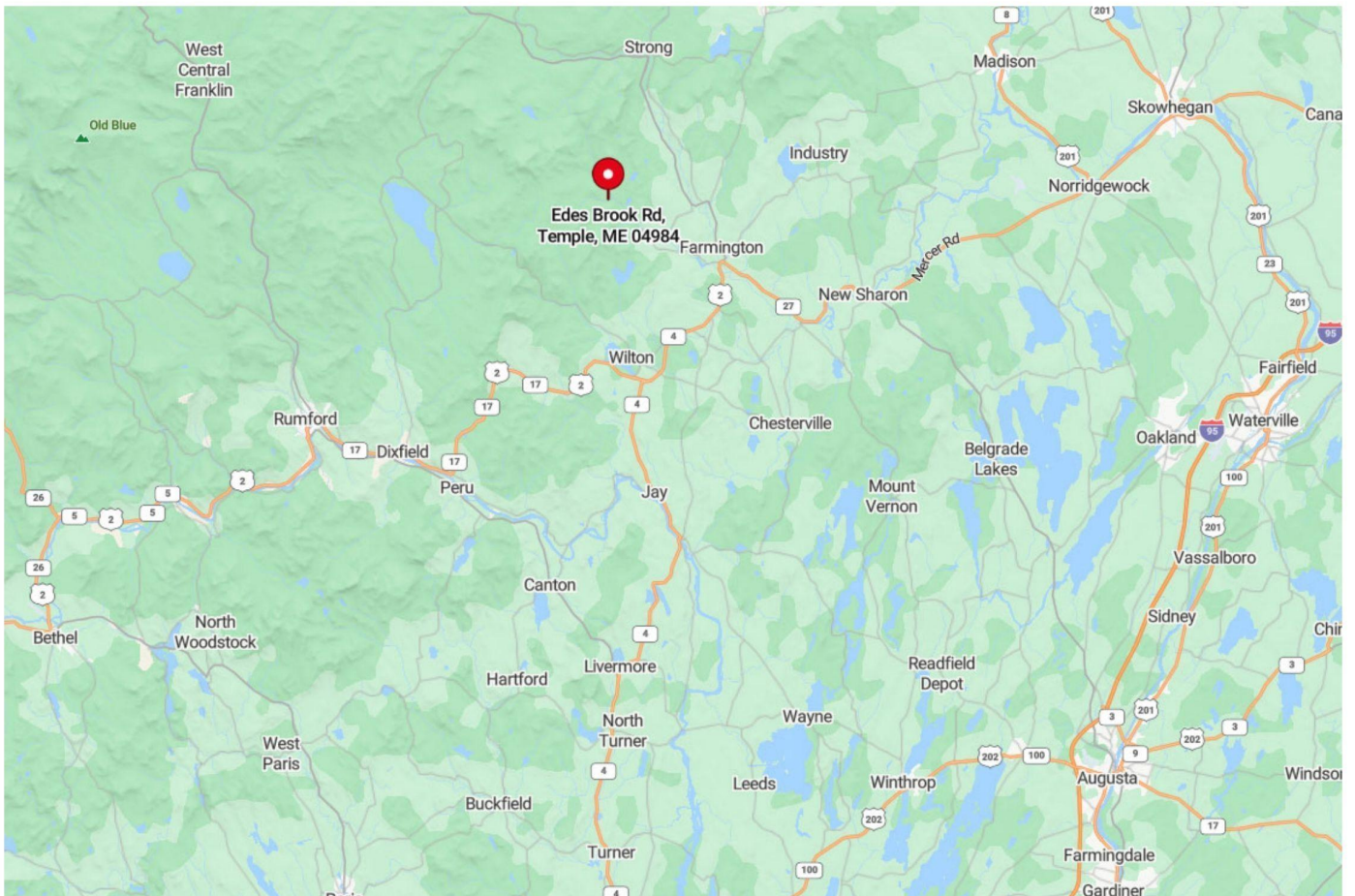
State Maine

Zip Code

04984

Lender/Client

Address



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

10/11/24, 12:37 PM

FSA Map

Aerial Map



Map Center: 44° 42' 25.22, -70° 17' 20.76

0ft 426ft 852ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Franklin County
Maine

10/11/2024

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

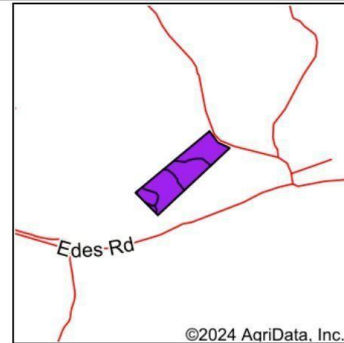
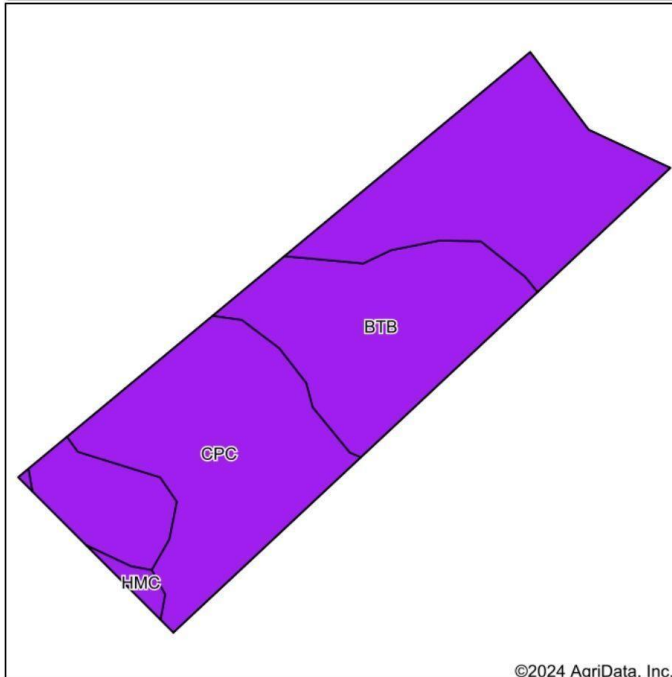
Lender/Client

Address

10/11/24, 12:39 PM

Soil Map

Soils Map



State: **Maine**
 County: **Franklin**
 Location: **44° 42' 25.22, -70° 17' 20.76**
 Township: **Temple**
 Acres: **19.96**
 Date: **10/11/2024**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: ME610, Soil Area Version: 25

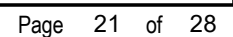
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Kentucky bluegrass AUM	Pasture AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
CPC	Colonel-Peru association, 3 to 15 percent slopes, very stony	12.47	62.5%		Vls		2	34	29	34	15
BTB	Brayton-Peacham-Pondicherry association, 0 to 2 percent slopes, very stony	7.23	36.2%		Vs			20	11	20	9
HMC	Monadnock-Hermon association, 3 to 15 percent slopes, very stony	0.26	1.3%		Vls	3		37	37	37	22
Weighted Average					5.64	*-	1.2	*n 29	*n 22.6	*n 29	*n 12.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Address



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

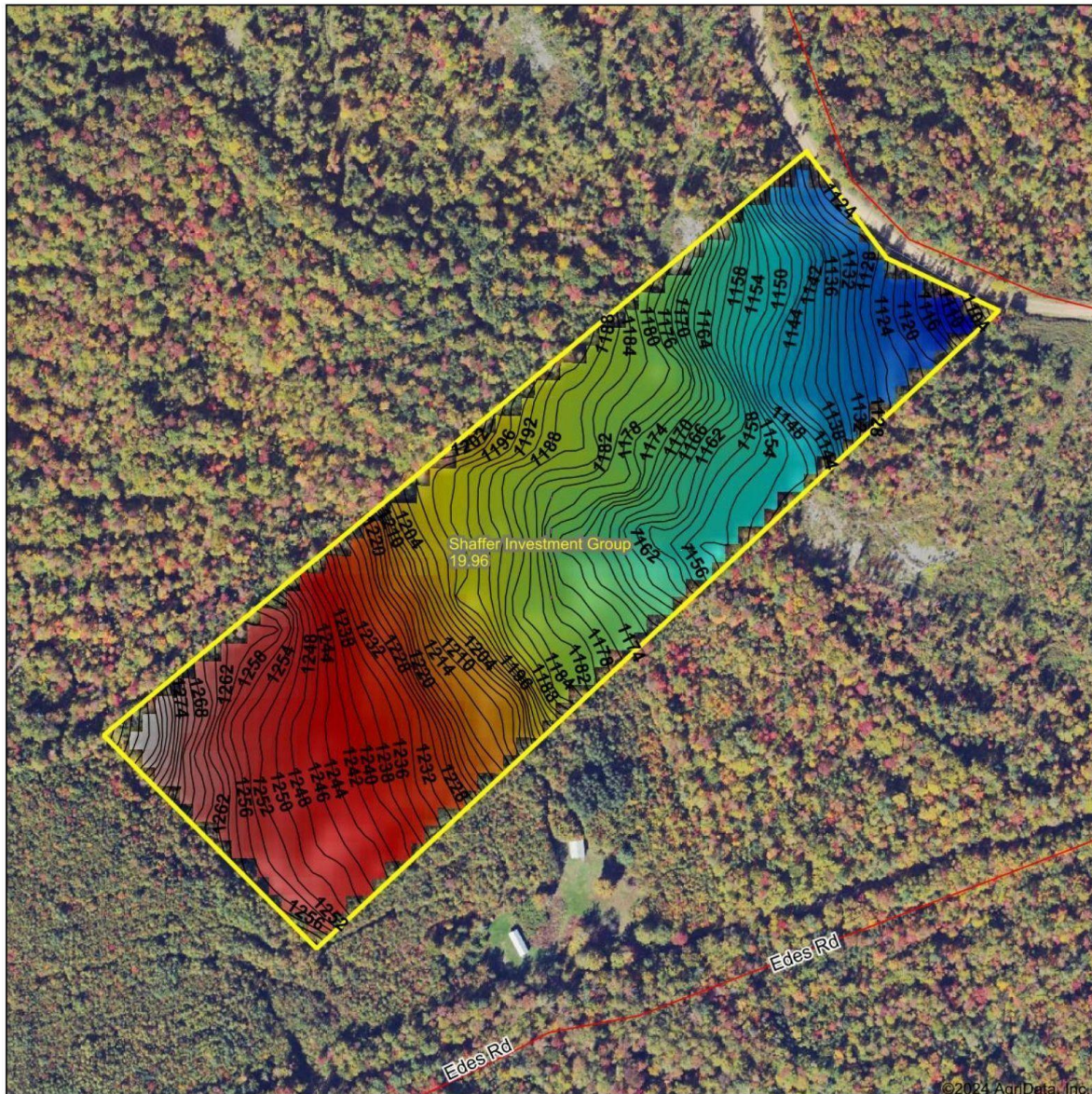
Lender/Client

Address

10/11/24, 12:39 PM

Topography Hillshade

Topography Hillshade



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2023

www.AgridataInc.com

Source: USGS 10 meter dem

Interval(ft): 2

Min: 1,102.9

Max: 1,289.9

Range: 187.0

Average: 1,195.4

Standard Deviation: 43.67 ft

0ft 291ft 583ft



10/11/2024

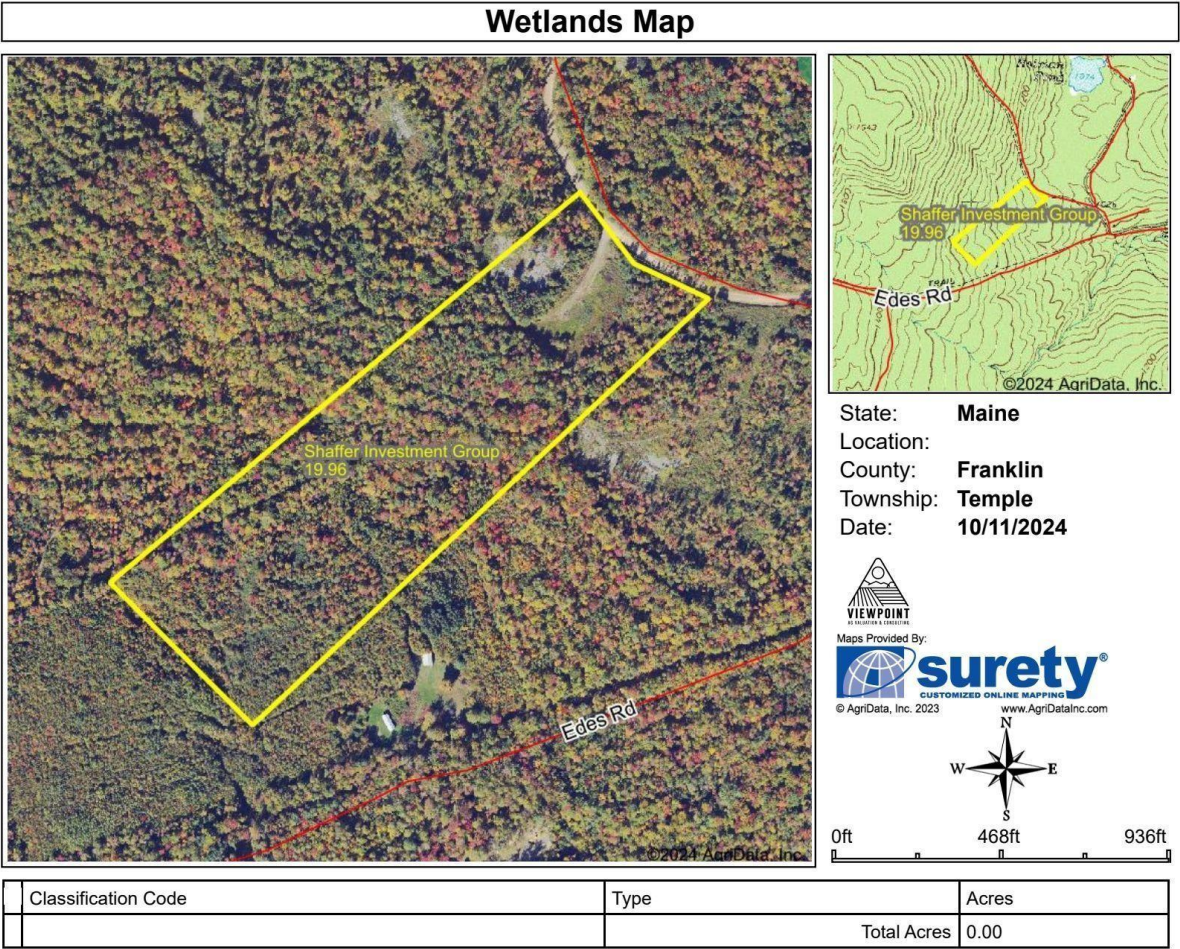
Franklin County
Maine

Boundary Center: 44° 42' 26.72, -70° 17' 21.09

Borrower N/A				
Property Address Mountain View Estate Subdivision				
City Temple	County Franklin	State Maine	Zip Code	04984
Lender/Client		Address		

10/11/24, 12:39 PM

Wetland Map



Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

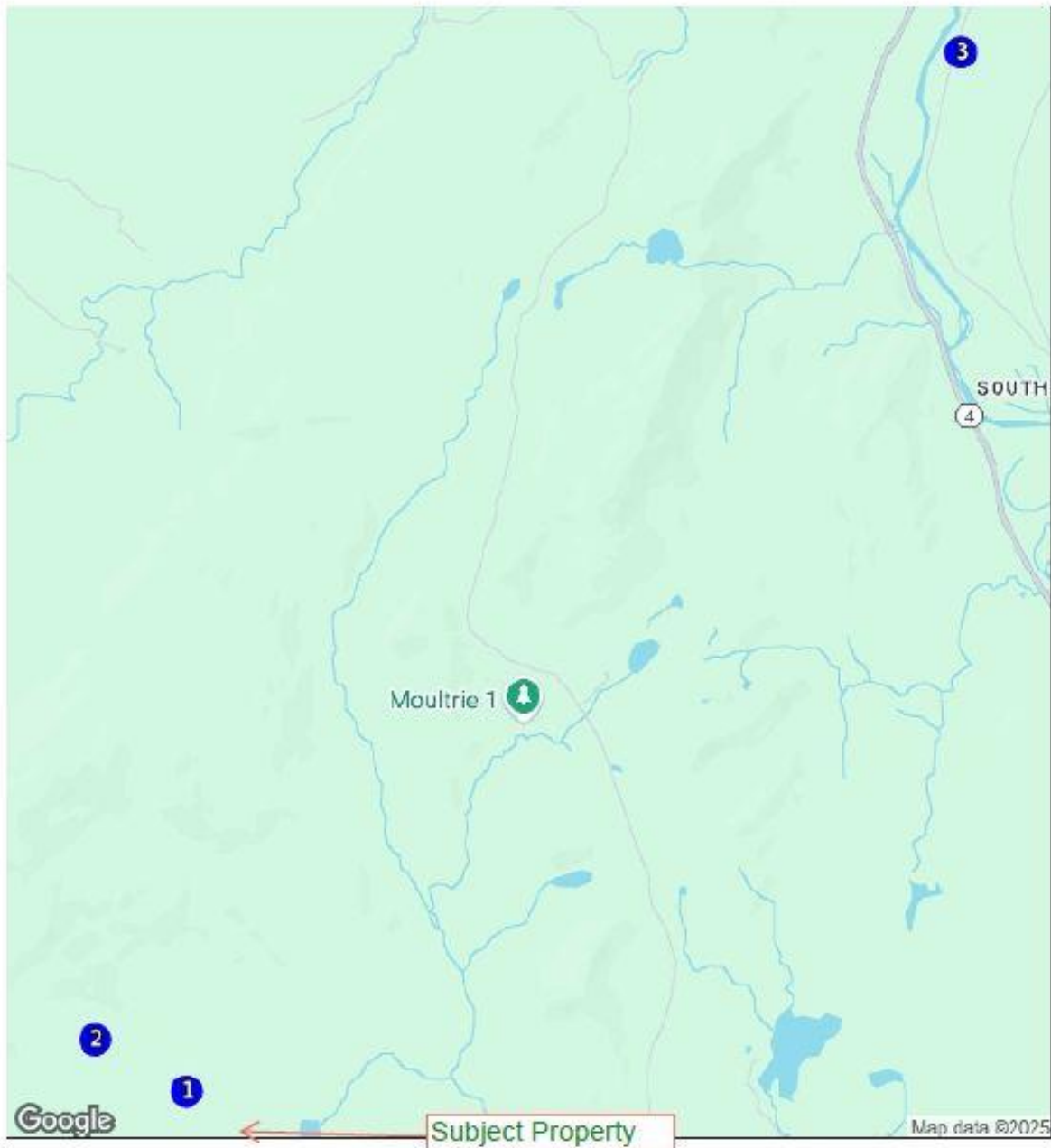
04984

Lender/Client

Address

Street Map

3 Properties



Legend

1. Lot 7 Mountain View Drive, Temple, ME 04984(1573448)
2. 12E Mountain View Drive, Temple, ME 04984(1550993)
3. 19B TBD South Strong Road, Strong, ME 04983(1553272)

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Public Client Synopsis Report

Lot 7 Mountain View Drive, Temple, ME 04984

List Number: 1573448

Status: Closed

Neighborhood

Association:

County:

Property Type:

Mountain View

Estates

Franklin

Land

Association Fee: \$83/ Monthly

Seasonal: No

List Price:

\$129,900

Original List

\$129,900

Price:

Directions: From Farmington, take Rt 43 toward Temple. Follow for 4+ miles, take a slight left on to Intervale Road. Follow for 2 miles and then take a left on to Edes Brook Road. Go to the end, continue to Lot 7 which will be on your right up on top of hill.



General Information

Surveyed: Yes
Road Frontage +/-: 414
Mobile Homes Allowed: No

Lot Size Acres +/-: 31
Source of Acreage: Survey
Zoning: rural

Water Information

Water Frontage: Yes
Water Frontage Amt+/-: 370
Waterfront Owned+/-: 370
Waterfront Shared+/-: 0
Water Body: Conant Brook
Water View: No
Water Body Type: Brook

Tax/Deed/Community Information

Book/Page/Deed: 4406/ 1/ Partial
Map/Block/Lot: R2 & R5/ / 2 & 39
Full Tax: \$158/ 2023
Amount/Year:
Tax ID: 7mountainviewdrivetemple04984

Interior Information

Property Features

Site: Level; Open; Rolling/Sloping; Wooded
Driveway: Other
Parking: On Site
Location: Rural; Subdivision
Restrictions: Other Restrictions
Recreational Water: Nearby; River/Brook/Stream

Roads: Association; Dead End; Dirt; Gravel; Private Road
Electric: Other Electric
Gas: No Gas
Sewer: Private Sewer; Septic Needed; Soil Test Available
Water: Private; Well Needed on Site
View: Mountain(s); Scenic; Trees/Woods

Remarks

Remarks: LAND BARGAIN with ACREAGE & BROOK FRONTAGE!!!! Over 31 acres with the most amazing mountain views. Very private property. Surrounded by hiking, ATV, snowmobile trails. Mt Blue State Park is a stone throw away and Sugarloaf Ski Resort only an hour drive. Building site very level and opened up nicely to capture the mountain views. Soil tested, surveyed, new road and power roadside. Seller offering Owner Financing with 20% down/fixed interest rates.

Listing/Agent/Office Information

Pending Date: 10/06/2023
Listing Office: L&S Realty 2313

Sold Information

Selling Office: L&S Realty 2313
Sold Terms/Other:

Closed Date: 11/01/2023
Closed Price: \$129,900
Office Phone: 207-233-4913

Listing provided courtesy of:

Jerrett Goid
Jerrett Goid
39 Perry Court
Westbrook, ME 04092
207-754-2458
207-754-2458
jerrett@viewpointag.com
<http://jerrett@viewpointag.com>

Prepared by Jerrett Goid on Friday, May 02, 2025 11:24 AM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS. Broker Attribution: sgrouard1961@gmail.com



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Public Client Synopsis Report

12E Mountain View Drive, Temple, ME 04984

List Number: 1550993

Status: Closed

Neighborhood

Association:

County:

Property Type:

Mountain

View

Franklin

Land

Association Fee: \$1,000/ Annually

Seasonal: No

List Price:

\$114,900

Original List

\$114,900

Price:

Directions: From Farmingham, take Rt 43 to Temple. Left on to Edes Brook Road. Follow to the end, Mtn View Drive bears to the right at the red house. Then take a left and go for a mile or so up the hill and Lot 12E will be on your right. Locked gate at entrance.



General Information

Surveyed:

Yes

Road Frontage +/-:

615

Mobile Homes Allowed:

No

Lot Size Acres

11.49

+/-:

Source of

Survey

Water Information

Water Frontage:

Yes

Water Frontage Amt+/-:

820

Waterfront Owned+/-:

820

Waterfront Shared+/-:

0

Water Body:

Conant Brook

Water View:

No

Water Body Type:

Brook

Zoning:

rural

Tax/Deed/Community Information

Book/Page/Deed: 4406/ 1/ Partial

Map/Block/Lot: R2 & R5/ / 2 & 39

Full Tax

\$1/ 2022

Amount/Year:

Tax ID:

12EMountainviewdrivetemple04984

Interior Information

Property Features

Site:

Level; Open; Rolling/Sloping; Wooded

Driveway:

Other

Parking:

1 - 4 Spaces; On Site

Location:

Rural; Subdivision

Restrictions:

Other Restrictions

Recreational Water:

Deeded; River/Brook/Stream

Roads:

Association; Dead End; Dirt; Gravel; Private Road

Electric:

Other Electric

Gas:

No Gas

Sewer:

Private Sewer; Septic Needed; Soil Test Available

Water:

Private; Well Needed on Site

View:

Mountain(s); Scenic; Trees/Woods

Remarks

Remarks: Amazing mountain views, over 820' of frontage on a scenic babbling brook. on this 11.4 acre lot.....doesn't get any better. GREAT Owner Financing Offered. Very private lot with a cleared building site waiting for you to build that vacation homesite or year-round home. Power is roadside, land has been surveyed and soil tested. New to the market.

Listing/Agent/Office Information

Pending Date: 09/08/2023

Listing Office: L&S Realty 2313

Sold Information

Selling Office: United Country Lifestyle Properties of Maine 1299

Sold Terms/Other:

Closed Date: 09/11/2023

Closed Price: \$105,000

Office Phone: 207-794-6164

Listing provided courtesy of:

Jerrett Goold

Jerrett Goold

39 Perry Court

Westbrook, ME 04092

207-754-2458

207-754-2458

jerrett@viewpointag.com

http://jerrett@viewpointag.com

Prepared by Jerrett Goold on Friday, May 02, 2025 11:24 AM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS. Broker Attribution: sgirouard1961@gmail.com



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Public Client Synopsis Report

19B TBD South Strong Road, Strong, ME 04983

List Number: 1553272

County: Franklin

Seasonal: No

List Price: \$70,000

Status: Closed

Property Type: Land

Original List Price: \$70,000

Directions: From Route 234 (Norton Hill Road) in Strong take the South Strong Road (Route 149). Travel approximately 1.5 miles and property will be on your left. Look for the sign.



General Information

Surveyed: Yes

Road Frontage +/-: 627

Mobile Homes Allowed: Yes

Water Information

Water Frontage: No

Water Body: Sandy

Water View: Seasonal

Water Body Type: River

Lot Size Acres 21

+/-:

Source of Survey

Acreage:

Zoning: Residential

Tax/Deed/Community Information

Book/Page/Deed: 3016/ 105-106/ All

Map/Block/Lot: R5/ / 19B

Full Tax \$342/ 2020

Amount/Year:

Tax ID: SouthStrongRoadStrong04983

School District: RSU 58/MSAD 58

Interior Information

Property Features

Site: Level; Rolling/Sloping; Wooded

Driveway: Gravel

Parking: 1 - 4 Spaces

Location: Rural

Recreational Water: Nearby

Roads: Paved; Public

Electric: No Electric

Gas: No Gas

Sewer: None; Septic Needed

Water: None; Well Needed on Site

View: Mountain(s); Trees/Woods

Remarks

Remarks: Nice, wooded, dry, and elevated 21 acre tract of land for sale in beautiful Western Maine with views of Day Mountain and seasonal water views of the Sandy River. Driveway is already in place and leads to a cleared, level building site. This property has endless possibilities. Build your dream home or camp and enjoy hiking, snowshoeing, and hunting on your own property. Wildlife abounds. Mobile and modular homes are allowed. Just a short distance to intown Strong. In the winter months you are able to see the town right from this property. Historic Farmington is within 10 miles, Sugarloaf and Saddleback mountain are within 30 miles. The Sandy River is across the road and Porter Lake is nearby. Don't miss out on this one. Schedule a visit today.

Listing/Agent/Office Information

Pending Date: 03/22/2023

Listing Office: Coldwell Banker Sandy River Realty 1280

Sold Information

Selling Office: EXP Realty 2742

lbjappraisal@gmail.com

Sold Terms/Other:

Listing provided courtesy of:

Jerrett Goold

Jerrett Goold

39 Perry Court

Westbrook, ME 04092

207-754-2458

207-754-2458

jerrett@viewpointag.com

http://jerrett@viewpointag.com

Prepared by Jerrett Goold on Friday, May 02, 2025 11:24 AM.

Closed Date: 04/19/2023

Closed Price: \$68,000

Office Phone: 888-439-8743

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS. Broker Attribution: 207-778-6333



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

QUALIFICATIONS OF THE APPRAISERAppraiser: Jerrett Goold – Partner - Viewpoint Ag Valuation & Consulting, LLC – ASFMRA MemberEducation: Bachelor of Science Degree in Economics & Finance
Bentley University in Waltham, MASpecific Appraisal Training Courses:

American Society of Farm Managers & Rural Appraisers training courses
 Uniform Country Residential Report – April 2010
 A-200 Intermediate Approaches to Value for Rural Appraisal – March 2011
 Wind Farm and Large Dairy – May 2011
 Permanent Plantings and Agricultural Business Valuation – May 2015
 Highest and Best Use and Valuation of Intangible and Non-Financial Assets – May 2017
 AgWare Back to Basics – April 2018
 Appraising Natural Resources and Valuing Rural America – May 2019
 Chattel Evaluation – May 2020
 Timberland Valuation and National Best Practices – May 2022

Appraisal Institute sponsored appraisal training courses
 Income Approach I – March 2009
 Income Approach II – April 2009
 Business Practices and Ethics – May 2010
 USPAP Standards of Professional Appraisal Practice – Oct 2022
 Real Estate Statistics and Valuation Modeling – June 2010
 General Appraiser Market Analysis and Highest and Best Use – July 2010
 General Appraiser Sales Comparison Approach – Oct 2010
 General Appraiser Site Valuation and Cost Approach – Nov 2010
 General Appraiser Report Writing and Case Studies – Nov 2010
 Appraising 2-4 Family and Multi-Family Properties – April 2012
 Residential and Commercial Valuation of Solar-Nov 2013
 Appraising the Appraiser – Appraisal Review-June 2014
 Better Safe Than Sorry – Nov 2016
 Supervisor Trainee Course for Maine and NH - March 2017 and Sept 2020
 Owner Occupied Commercial Properties – July 2020

Experience:Farm Credit East, Appraisal Trainee 2008 –2011

- Agricultural Industry Analysis on both the state and national level
- Appraisals of Commercial, Agricultural and Residential properties

Farm Credit East, Certified General Appraiser 2011 - 2016

- Agricultural Industry Analysis on both the state and national level
- Appraisals of Commercial, Agricultural and Residential properties

Farm Credit East, Senior Eastern Region Appraiser 2016 – 2021

- Responsible for Developing Policy, Procedure and Goals for FCE and Eastern Region
- Lead Reviewer for annual FCE Range of Value Sales Study
- Management of Daily Work Flow for Appraisal Assignments for multiple branches
- Appraisals of Commercial, Agricultural and Residential properties

Viewpoint Ag Valuation & Consulting, LLC 2021 – Present

- Agricultural Appraisal and Consulting for Conservation Easements, Ag-Lifestyle Properties, Dairy, Equine, Potato, Maple Production and the Forest Products Industries.

Qualifications:

Certified General Appraiser
 State of Maine CG#2960
 State of New Hampshire CG#910
 State of Vermont CG#080.0134158
 State of Massachusetts 1000109-RA-CG