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Notes:

George, I have sent all pages I found including some that were run together when faxed originally. I included extra pages that might be of help or not. I hope it all helps you. Dave

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REMARK REALTY



CIVIL ENGINEERING SERVICES, INC.

ENGINEERS & SURVEYORS

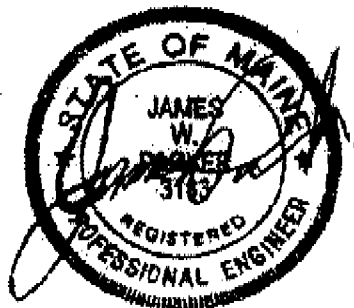
PHASE I ENVIRONMENTAL SITE ASSESSMENT

OF

MAP 14, LOT 19 and MAP 19, LOT 19D-A
BUCKSPORT, MAINE

FOR

500 ACRES BUCKSPORT HILLS, LLC



OCTOBER 2003
JN: J3656



CIVIL ENGINEERING SERVICES, INC.

ENGINEERS & SURVEYORS

October 29, 2003

Kenneth D. Rosen, CCIM
500 Acres Bucksport Hills, LLC
1550 Madruga Avenue
Coral Gables, Florida 33146

Re: **Level I Environmental Site Assessment**
Map 14, Lot 19 and Map 19, Lot 19D-A
Bucksport, Maine

Dear Mr. Rosen:

At your request, we have performed a Phase I Environmental Assessment of the property located south of Thurston Pond and north of Jacob Buck Pond. The property is identified as Map 14, Lot 19 and Map 19, Lot 19D-A of the Town of Bucksport Tax Maps.

INTRODUCTION

Purpose

The purpose of this report is to assess the environmental condition of the above mentioned property. While use of this standard practice is intended to constitute appropriate inquiry for purposes of CERCLA's (Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 USC § 9601 et. seq.)) innocent landowner defense, it is not intended that its use be limited to that purpose. This practice is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with the property.

This report does not necessarily address requirements of any state or local laws or of any federal laws other than the appropriate inquiry provisions of CERCLA's innocent landowner defense. Not all aspects of ASTM E1527-00 may be applicable to the above mentioned property.

JN: 13656

		CORPORATE HEADQUARTERS		WWW.CES-MAINE.COM	
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		BRANCH OFFICES			
232 Main Street	PO Box 506	Fort Fairfield, ME 04742	Tel: 207-472-3008	Fax: 207-472-3005	ffairfield@ces-maine.com
29 Dublin Street	PO Box 587	Machias, ME 04654	Tel: 207-255-3270	Fax: 207-255-3317	machias@ces-maine.com

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KENDAR REALTY



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Detailed Scope of Services

This assessment was conducted in accordance with the ASTM E1527-00 standard practice unless otherwise noted. No testing or sampling of materials was conducted. No guarantee can be made on the property subsurface conditions and the accuracy of records and information provided by others that were used to prepare this report.

The following findings are based on a site visit by Nathan Hersey on October 23, 2002, and follow up record and document searches conducted by Kay Allcroft. Research included deed research from the Hancock County Registry of Deeds, the Bangor Department of Environmental Protection and the Bucksport and Orrington tax assessors' records. Various reference maps were also utilized and are referenced within this report. The report was reviewed by James W. Parker, P.E. of CES, Inc. Resumes of key staff conducting this assessment are included in the Appendix of this report.

Significant Assumptions

Boundary lines were not clearly identified. Approximate boundary lines were assumed using features provided on the Bucksport Tax Map.

No other significant assumptions were made.

Limitations and Exceptions

Visual observation was limited in areas of the assessment property due to tall vegetation and light snow cover. Areas with standing water were not visited.

No other limitations or exceptions are listed.

SITE DESCRIPTION

Location and Legal Description

The property is shown on the attached Bucksport, Maine USGS topographic map. The property is represented as Map 14, Lot 19 and Map 19, Lot 19D-A of the Town of Bucksport Tax Maps. Copies of the Tax Maps are included in the Appendix of this report. Enclosed in the Appendix of this report is a copy of a "Compilation Plan of Land of Gary Pomeroy Logging, Inc. and David Woodhead" prepared by CES, Inc. in October 2003. The property is irregular in shape with approximately 550 feet of frontage on Thurston Pond and



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approximately 393 feet of frontage on Gully Road. The property contains approximately 500 acres. The site generally slopes down toward Jacob Buck Pond on the southwestern side of the property and slopes down toward Thurston Pond on the northeastern side of the property. The site is primarily wooded although a significant portion of the site has been logged. The site is accessed by a dirt road that runs for 1.7 miles in from the Gully Road and dead ends at Thurston Pond. There is one intersection on the access road located 1.7 miles in from Gully Road. A road runs northwest off of the access road at this intersection for .8 miles where it dead ends. There are two unnamed tributaries to Jacob Buck Pond that cross small portions of the assessment property. There is also a 200 foot wide power line strip located 1.1 miles off Gully Road that runs along the northern side of the property. A significant portion of this strip is also utilized as a snowmobile trail. The trail also crosses the eastern end of the property and runs towards Jacob Buck Pond. The property is currently owned by Gary M. Pomeroy Logging, Inc. and David Woodhead. Copies of the deeds can be found in the Appendix of this report.

The property is zoned Rural. There is a small area in the northeastern area of the property that falls under Stream Protection. Shoreland Zoning also applies to the property. The zoning may provide some restrictions as to development on the property. The Code Enforcement Office of the Town of Bucksport can address any questions regarding development.

Site and Vicinity General Characteristics

The general area is primarily rural (undeveloped) with some residences. Much of the area is wooded and relatively level although the site does slope northeasterly toward Thurston Pond and southwesterly toward Jacob Buck Pond.

Current Use of the Property

The property is currently undeveloped and consists primarily of cut over woodland.

Description of Structures

Not applicable.

Current Uses of the Adjoining Properties

The adjoining properties of the assessment site are in both Bucksport and Orrington and are as follows:



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Town of Bucksport

Map	Lot	Owner
19	19B	Edward J. Peteraf
19	19	Joseph H. Berry
19	19A	Joseph H. Berry
19	19D	Forest F. Page
19	3	Alison Y. Curtis
19	1	Rose Oberstein
14	1A	Gary Sawyer
14	1B	Gary Sawyer
14	20	Wesley C. Stubbs
14	21A	W. Kim Delbridge
14	23	Jerry E. Freeman
14	24	James B. Freeman
49	48	Margaret Dunn, et. al.
49	49	Vicki M. Dumont
49	50	William Baxter
49	51	Roger L. Reitz
49	55	William Baxter
49	56	Thomas E. Constantine

Town of Orrington

Map	Lot	Owner
1	1	Dale Henderson Logging
1	1A	Bangor HydroElectric
1	2	Dale Henderson Logging
1	3	Wallace R. Byard, Jr.
1	4	David Gould
1	5	John Manter

The immediate areas of the adjoining properties are primarily undeveloped with some residential use. Copies of the respective Tax Maps are included in the Appendix of this report



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RECORDS REVIEW

Standard Environmental Record Sources

An Environmental FirstSearch™ Report was prepared for the site on October 7, 2003. As indicated on the enclosed record review list, a total of 202 record sites were found in the 04410 zip code area. A summary list of the sites are enclosed. Record sites searched include the following:

- ◆ National Priority List (NPL) EPA Superfund Sites.
- ◆ Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) sites under EPA investigation for threatened release of Hazardous Waste materials.
- ◆ Resource Conservation and Recovery Information Systems hazardous waste treatment, storage or disposal facilities (RCRIS TSE).
- ◆ Resource Conservation and Recovery Information Systems hazardous waste generator facilities (RCRIS GEN).
- ◆ Emergency Response Notification Sites (ERNS).
- ◆ State Hazardous Waste Sites (STATE LIST).
- ◆ State of Maine DEP reported spill sites (SPILLS).
- ◆ Solid Waste Disposal Facilities (SWL).
- ◆ Underground Storage Tanks (USTs) sites.

Spill Record B282-88 documents that a property owner on Jacob Buck Pond Road complained of petroleum products on the bog that was near his property in July 1988. When DEP investigated, the product turned out to be a marsh sheen.

Spill Record B683-97 documents a #2 fuel oil spill as a result of an overflow at a residence on the Jacob Buck Pond Road in November 1997. Approximately six gallons spilled in the basement. A professional crew cleaned up the area.

None of the other sites listed appear to have had a negative impact on the property.

Hydrogeologic And Geologic Settings

The Significant Sand and Gravel Aquifers in the Brewer Lake Quadrangle Maine Geological Survey, 1992, compiled by Lauren E. Foster and Troy T. Smith, maps the site as not being on a sand and gravel aquifer. The nearest sand and gravel aquifer is located approximately 500 feet south of the most southwestern corner of the assessment property.

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KENDAR REALTY

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The Reconnaissance Bedrock Geology of the Orland Quadrangle, Maine, Open File No. 76-20, by John R. Griffin does not interpret the area of the assessment property.

The Reconnaissance Surficial Geology of the Orland Quadrangle, Maine map, by Woodrow B. Thompson, Harold W. Boms, Jr. and Bjorn Andersen in 1982 maps the majority of the assessment property Qt, till, a heterogeneous mixture of sand, silt, clay and stones. Stratification is rare. The unit generally overlies bedrock, but may overlie or include sand and gravel. A small area near the eastern unnamed tributary to Jacob Buck Pond is mapped as Qg, glacial-stream deposits consisting of sand and gravel and may include minor till with moderate to high permeability and good drainage. There are also a few areas of outcrops of bedrock and/or thin surficial deposits.

Wetlands

The Fresh Water Wetlands Map 28, Open File No. 85-28 compiled by Michael K. Mullen and Andrews L. Tolman of the Maine Geological Survey in 1983, indicates that the nearest mapped wetland is located approximately 0.6 miles northwest of the assessment site. Unmapped wetlands may exist on the site and should be delineated prior to developing the property.

Flood Plain Map

According to the National Flood Insurance Program Flood Insurance Rate Map for the Town of Bucksport, effective November 4, 1988, the assessment property is primarily zoned X, areas determined to be outside the 500 year flood plain. The shore frontage on Thurston Pond is zoned A, flood hazard areas inundated by the 100 year flood with no base flood elevations determined. Portions of both of the unnamed tributaries to Jacob Buck Pond are also zoned A. (See attached Flood Insurance Rate Map in Appendix.)

Historical Use Information on the Property and Adjoining Properties

Information on the approximate site history was obtained from review of publicly available records and interviews. A review of the Sanborn Maps (Fire Insurance Maps) for the Town of Bucksport shows that the assessment property and abutting properties were not mapped. The summary of activity recorded in the Registry of Deeds does not necessarily represent an accurate and complete chain of title to the assessment property. The purpose of this summary is to reveal former uses of the site. The known site history is summarized as follows.



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- 1979: Deed recorded in the Hancock County Registry of Deeds indicates that a portion of Map 14, Lot 19 was conveyed from Philip M. Faulkner to Roland & Gisa Wessels.
- 1969: Deed recorded in the Hancock County Registry of Deeds indicates that a portion of Map 14, Lot 19 was conveyed from Gladys E. Davis to Philip M. Faulkner.
- 1965: Deed recorded in the Hancock County Registry of Deeds indicates that a portion of Map 14, Lot 19 was conveyed from Ernest Cole to Gladys E. Davis.
- 1947: Deed recorded in the Hancock County Registry of Deeds indicates that Map 19, Lot 19D-A was conveyed from Olin J. Richardson to Carelton E. Morrill
- 1939: Deed recorded in the Hancock County Registry of Deeds indicates that a portion of Map 14, Lot 19 was conveyed from Winslow F. Quimby, et.al To Ernest Cole et. al.
- 1938: Deed recorded in the Hancock County Registry of Deeds indicates that a portion of Map 14, Lot 19 was conveyed from William J. Drummy to Ernest A. Coles.
- 1904: Deed recorded in the Hancock County Registry of Deeds indicates that Map 19, Lot 19D-A was conveyed from George A. Richardson to Seth H. Richardson.

SITE RECONNAISSANCE

Methodology and Limiting Conditions

The developed dirt roads were visited, as well as the frontage on Gully Road and the frontage on Thurston Pond. Portions of the power line as well as portions of the snow mobile trails on the property were also visited.

Underground Storage Tanks (USTs)

There are no known registered underground storage tanks associated with the assessment property. It is not known if any unregistered tanks have been on the property.



Faulkner.

- 1965: Deed recorded in the Hancock County Registry of Deeds indicates that a portion of Map 14, Lot 19 was conveyed from Ernest Cole to Gladys E. Davis.
- 1947: Deed recorded in the Hancock County Registry of Deeds indicates that Map 19, Lot 19D-A was conveyed from Olin J. Richardson to Carelton E. Morrill
- 1939: Deed recorded in the Hancock County Registry of Deeds indicates that a portion of Map 14, Lot 19 was conveyed from Winslow F. Quimby, et.al. To Ernest Cole et. al.
- 1938: Deed recorded in the Hancock County Registry of Deeds indicates that a portion of Map 14, Lot 19 was conveyed from William J. Drummy to Ernest A. Coles.
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Above Ground Storage Tanks (ASTs)

There are no known above ground storage tanks associated with the assessment property.

Chemical Use

There was no chemical use noted on the assessment property.

PCBs

No transformers, capacitors, pesticide extenders, lubricants, cutting oil, vacuum pumps, heat transfer systems or plasticizer applications were found on the site suggesting the presence of PCBs.



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INTERVIEWS

Discussions were held with the following regarding the assessment property:

Tax Assessor's Office, Town of Bucksport
Tax Assessor's Office, Town of Orrington
Jeff Hammond, Code Enforcement Officer, Town of Bucksport

FINDINGS

A recognized environmental condition is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

There are no known recognized environmental conditions on the assessment property.

RECOMMENDATIONS

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice B 1527 of the property located south of Thurston Pond and north of Jacob Buck Pond in Bucksport, Maine, further identified as Tax Map 14, Lot 19 and Tax Map 19, Lot 19D-A. Any exceptions to or deletions from this practice are described in this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

This environmental assessment is based upon conditions observed at the time of the site visit and has been conducted in accordance with the ASTM Standard 1527-00. Thereby, the intent of this assessment is to reduce, but not eliminate uncertainty regarding the potential for recognizing environmental conditions in connection with a property. No other warranty is made. This assessment is valid for 90 days from the report date. After 90 days, CES will need to update this report. In the interim, if substantive changes are made to the property, CES needs to be notified and a follow up site visit and report needs to be issued. No



Kenneth D. Rosen, CCIM
October 29, 2003

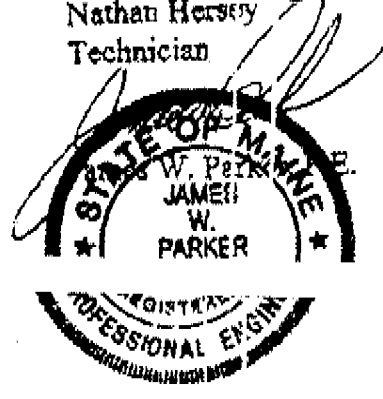


Kenneth D. Rosen, CCIM
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We appreciate this opportunity to be of service. Please contact us if you have any questions regarding this information.

Sincerely,
CES, Inc.

Nathan Hershey
Nathan Hershey
Technician



NH/JWP/k

Asbestos

Not applicable.

Roof Drains

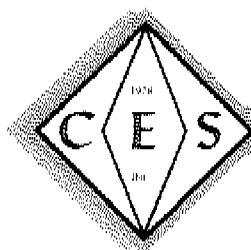
Not applicable.

Floor Drains

Not applicable.

Miscellaneous

The site visit included walking a portion of the power line. A snowmobile trail was observed running off the power line toward Jacob Buck Pond. This snowmobile trail eventually lead to the western unnamed tributary to Jacob Buck Pond. Upon crossing the tributary, a gravel pit with a number of abandoned vehicles located in it was observed. Evidence of dumping was also observed. However, the access road to the gravel pit and the pit itself is located on Tax Map 18 and is not located on the assessment property. The property does appear to be adjacent to a portion of the assessment property. However, this property is down gradient of the assessment property.



CIVIL ENGINEERING SERVICES, INC.

ENGINEERS & SURVEYORS

DAVID GIBSON
3325 68th STREET NORTH
ST. PETERSBERG, FL 33710

Statement of Account

June 20, 2005

Invoice #	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Total AR
J3656.2 BUCKSPORT HILLS/ JACOB BUCK POND RD.							
20051133	05/18/2005		425.00				425.00
	Subtotal:		425.00				425.00
	Balance Due.....		425.00				425.00
			Total Amount Now Due				425.00

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9 Apple Lane PO Box 1509 Southwest Harbor, ME 04679 Tel: 207-244-0062 Fax: 207-244-4059 wh@ces-maine.com



CIVIL ENGINEERING SERVICES, INC.

ENGINEERS & SURVEYORS

AUTHORIZATION FOR PROFESSIONAL SERVICES

Client Name: David Gibson

Individual Corporation (State Incorporated) Partnership Other _____

Project Contact: _____

Client Street Address: 3325 106th St. North

Client Mailing Address: St. Petersburg, FL 33710

Client Phone/Fax: _____ • 727-343-5642

Client E-mail Address: david.gibson@ij.net

Description of Services (including location): Update of Phase I
environmental assessment for Bucksport, Maine
property

Estimated Cost: 425- Per Rate Schedule Other

Clients's Authorization to Proceed:

Signature: _____

Title: _____

Date: _____

CES, Inc. Contact Kay Allcroft / Nate
Hersey

CORPORATE HEADQUARTERS - WWW.CES-MAINE.COM

465 So. Main Street PO Box 639 Brewer, ME 04412 Tel: 207-989-4824 Fax: 207-989-4881 brewer@ces-maine.com

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29 Dublin Street PO Box 587 Machias, ME 04654 Tel: 207-255-3270 Fax: 207-255-8367 machias@ces-maine.com
9 Apple Lane PO Box 1509 Southwest Harbor, ME 04679 Tel: 207-244-0062 Fax: 207-244-4057 swh@ces-maine.com

David Gibson

From: George MacLeod [gmacleod@trimblerealty.com]
Sent: Thursday, February 24, 2005 3:19 PM
To: davegibson@ij.net
Cc: Kendar Realty
Subject: Bucksport Hills, Environmental audit

Dave,

The report on the environmental assessment performed at the Bucksport Hills property on 10/29/2003 is approximately 40 pages long. I have ordered a duplicate copy for your client's review. You should receive it in about 2 weeks.

This was a fairly comprehensive inspection. Cost was \$2,200.

According to the project manager we spoke with, the cost of an update should be around \$500.

If you choose to pursue that your contact would be:

Don Becker
Civil Engineering Services
Brewer, Maine
(207) 989-4824

George B. MacLeod
Trimble Private Brokerage
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Bangor, Maine 04401
(207) 947-1507 office
(207) 944-8771 cell
<http://www.trimblerealty.com/>

2/27/2005