

## Prime Route 236 Redevelopment Opportunity – 6.89± Acres 60-62 Route 236 & Adjacent Lot, Kittery, Maine 03904



### Property Information

A rare opportunity to acquire three adjoining parcels totaling approximately 6.89± acres along Route 236, a high-visibility corridor in Kittery. The assemblage includes a 1.48± acre parcel potentially suitable for limited new construction, a 0.48± acre parcel improved with a 4-bedroom, 1,560± SF Cape-style residence (circa 1962) offering potential for renovation or repurposing, and an additional 4.93± acre residentially zoned parcel featuring a 720± SF income-producing garage and a 300± SF accessory shed, adding current cash flow and future flexibility to the assemblage.

C-2 zoning applies to the Route 236 frontage parcels, supporting a range of commercial and mixed-use applications, subject to municipal approvals. Due to site constraints, development is anticipated to be concentrated on a single parcel, with the remaining land providing support area, buffer, or future residential use.

PORTSMOUTH:  
2 Greenleaf Woods Drive, Unit 301  
Portsmouth, NH 03

BEDFORD:  
116 South River Road  
Bedford, NH 03110

+1 603 431 3001

info@nainorwoodgroup.com

#### For more information, please contact:



**Deana Arden, Senior Advisor**  
o: 603-682-3440  
e: darden@nainorwoodgroup.com



**Jessie Gilton, Advisor and Self-Storage Specialist**  
o: 617 820 8443  
e: jessie@nainorwoodgroup.com



**Andrew Fleisher, Senior Advisor, CCIM**  
o: 603 498 2817  
e: andy@nainorwoodgroup.com



**Prime Route 236 Redevelopment Opportunity – 6.89± Acres**  
**60-62 Route 236 & Adjacent Lot, Kittery, Maine 03904**

**Property Highlights**

- 6.89± acres of developable land in a rapidly growing southern Maine commercial trade area
- 750+/- Frontage on Route 236
- C-2 zoning supporting a wide range of commercial and mixed-use applications
- Strong visibility and frontage along Route 236
- High-exposure corridor with quick access to I-95 and the Maine Turnpike

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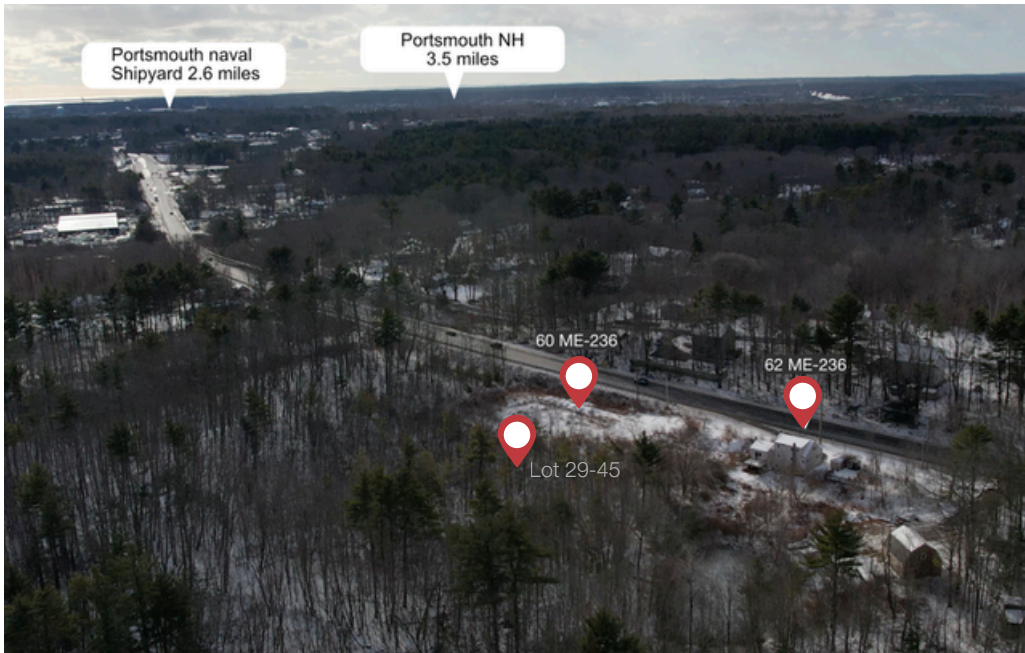
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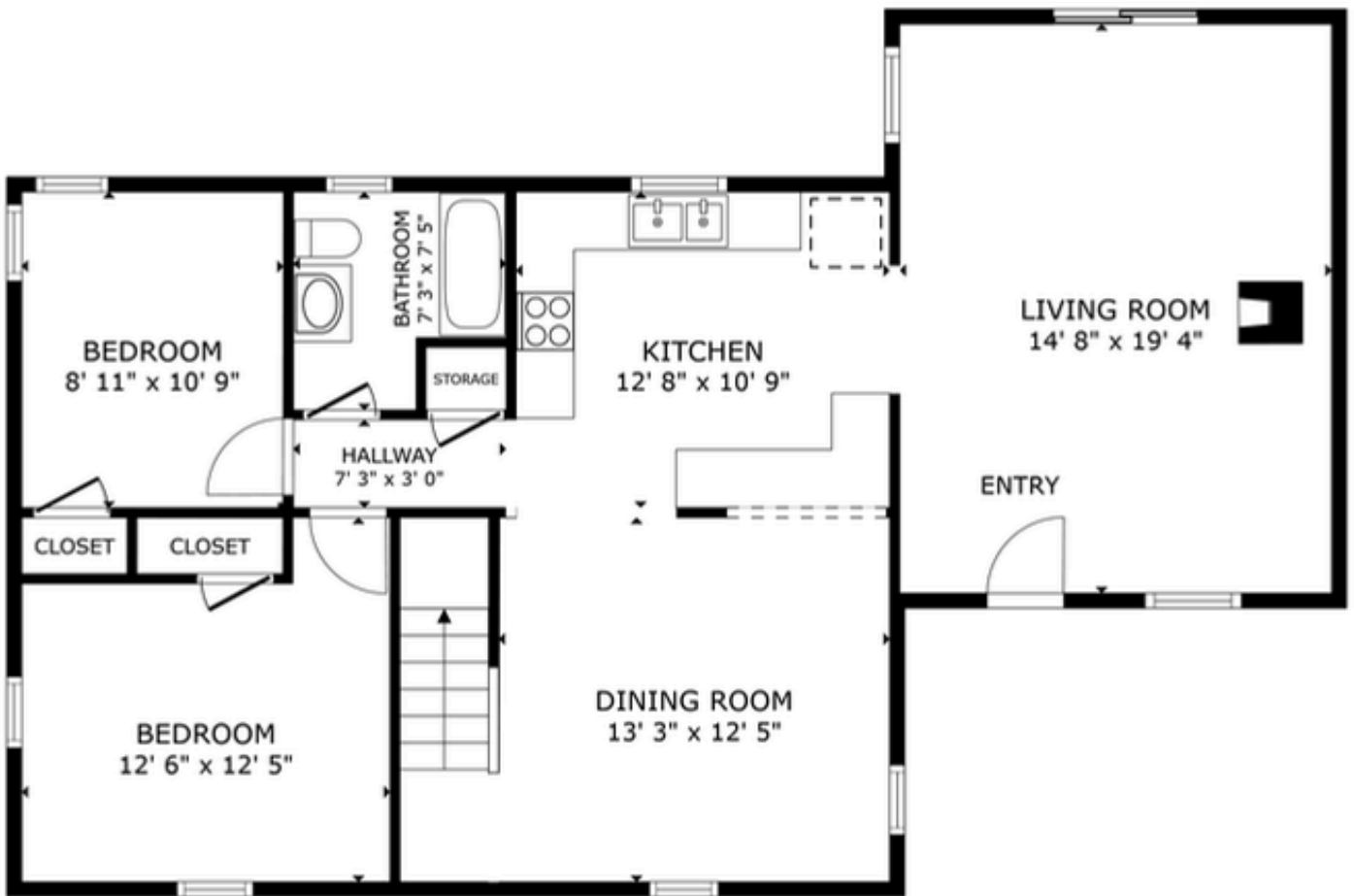
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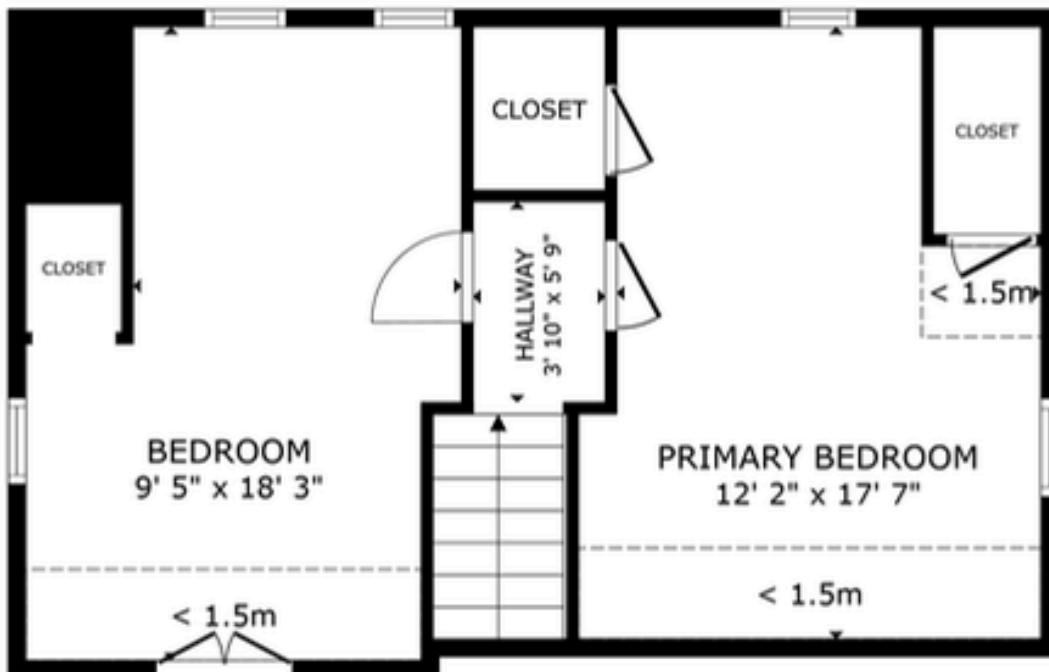


Take A Virtual Tour!

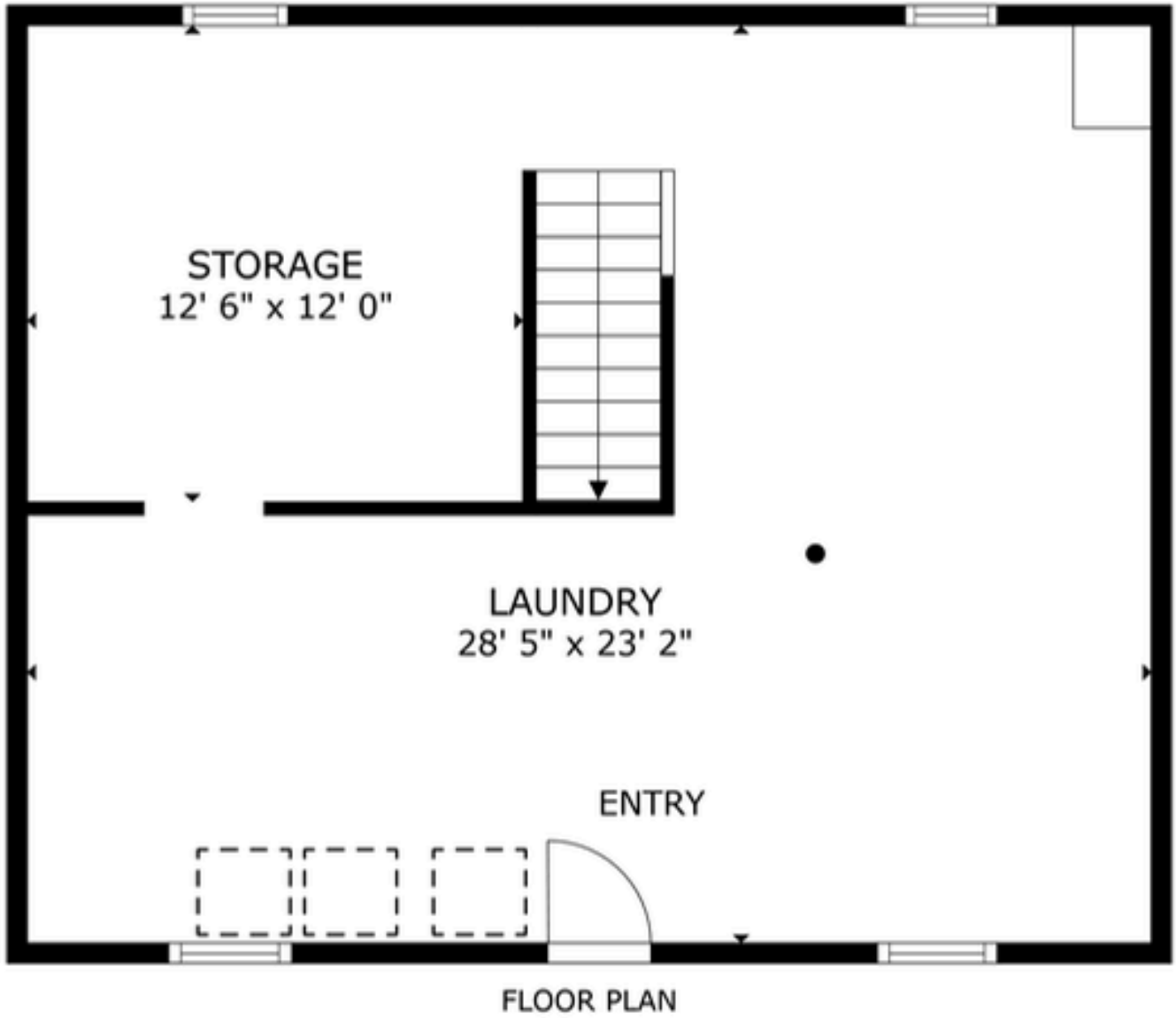




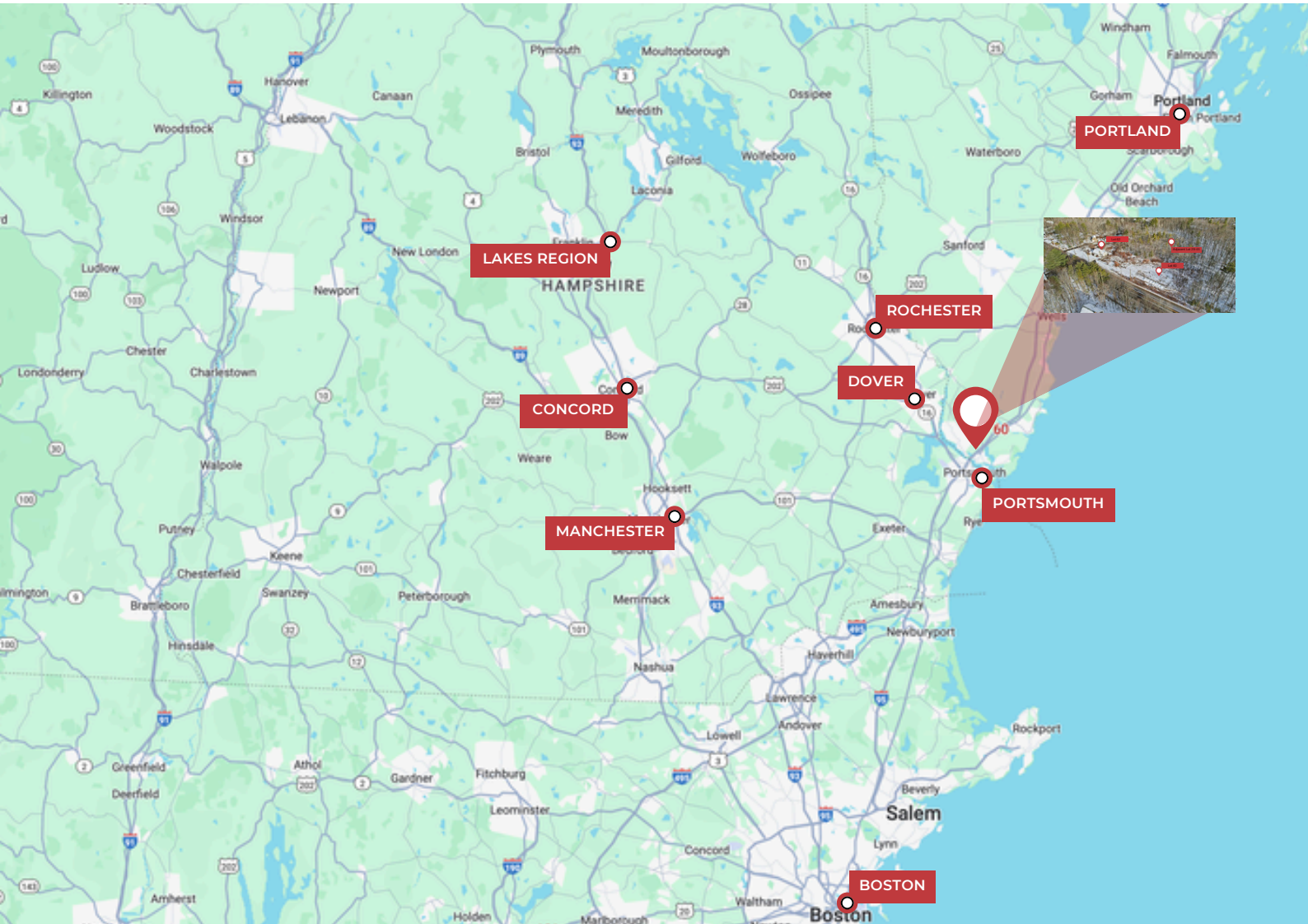
FLOOR 1



FLOOR 2







**DRIVE TIMES TO:**


Manchester, NH	46 mins
Concord, NH	1 hr
Boston, MA	1 h 2 mins
Portland, ME	46mins

Lakes Region, NH	1 hr 16 mins
Dover, NH	15 mins
Portsmouth, NH	9 min




2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	8,531	41,560	126,995
Households	4,045	19,081	54,438
Families	2,300	10,666	31,347
Avg HH Size	2.09	2.13	2.20
Median Age	47.9	46.4	42.1
Median HH Income	\$102,124	\$112,966	\$108,926
Avg HH Income	\$124,710	\$145,931	\$140,166

### BUSINESSES (10 MILE)




**8,426**  
TOTAL BUSINESSES




**94,875**  
TOTAL EMPLOYEES


### INCOME (10 MILE)



**\$108,926**  
MEDIAN HH INCOME



**\$60,240**  
PER CAPITA INCOME



**\$368,152**  
MEDIAN NET WORTH

# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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**DEANA ARDEN**

**SENIOR ADVISOR**

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mobile (603) 682-3440

[darden@nainorwoodgroup.com](mailto:darden@nainorwoodgroup.com)

**JESSIE GILTON**

**ADVISOR & SELF-STORAGE**

**SPECIALIST**

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[jessie@nainorwoodgroup.com](mailto:jessie@nainorwoodgroup.com)



Commercial Real Estate Services, Worldwide

**ANDREW FLEISHER, CCIM**

**SENIOR ADVISOR**

ME Lic# DB109195

**NAI Norwood Group**

2 Greenleaf Woods Drive #301

Portsmouth, NH 03801

[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)

# Additional Documents



Commercial Real Estate Services, Worldwide

**NAI Norwood Group**  
2 Greenleaf Woods Drive #301  
Portsmouth, NH 03801  
[www.nainorwoodgroup.com](http://www.nainorwoodgroup.com)

**QUIT-CLAIM DEED**  
**WITH COVENANT**

*Know All By These Present* that **JAMES E. WILSON and URSULA H. WILSON, Trustees of the James E. Wilson Living Trust, dated June 2, 2000** with a mailing address of 33 Remicks Lane, Kittery, Maine 03909, for consideration paid, *Grant* to **Washburn Realty Group, LLC** with a mailing address of P.O. Box 463, Winchester, Massachusetts 01890, with *Quit-Claim Covenant*, a certain parcel of land, together with the buildings and improvements located thereon, situated on Route 236 in the Town of Kittery, County of York and State of Maine and bounded and described as follows:

Beginning on the State Highway known as Route 236 and the line of the right of way of the New Hampshire Public Service Company; thence northerly by Route 236, 600' to a hub; thence easterly by land now or formerly of Frank and Frances Jewett, 150' to a hub; thence southerly by other land now or formerly of Frank and Frances Jewett, 600' to the line of the New Hampshire Public Service Company right of way; thence westerly by said power line right of way, 150' to the place of beginning.

Excepting from the above-described parcel so much as was released by Partial Release from The Ocean National Bank of Kennebunk to Hector W. MacKenzie, Jr., dated December 18, 1987 and recorded in the York County Registry of Deeds at Book 4577, Page 310.

Meaning and intending to convey to same premises conveyed to the Grantors by deed of James E. Wilson dated July 22, 2015 and recorded in York County Registry of Deeds Book 17064, Page 465.

WITNESS my hand this 28 day of November, 2018.

James E. Wilson Living Trust

Maie Hunt  
Witness

James E. Wilson  
JAMES E. WILSON, Trustee  
Ursula H. Wilson  
URSULA H. WILSON, Trustee

U.S. 12/22

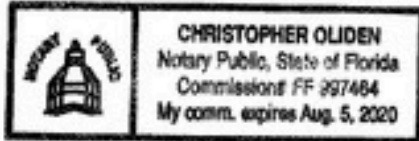
Maine R.E. Transfer Tax Paid

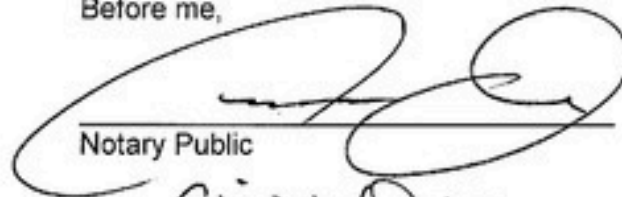
STATE OF *Florida*  
County of *Broward*

November 29, 2018

Then personally appeared the above-named, **JAMES E. WILSON and URSULA H. WILSON, Trustees of the James E. Wilson Living Trust** and acknowledged the foregoing instrument to be their free act and deed in said capacity,

Before me,



  
\_\_\_\_\_  
Notary Public

*Christopher Ojden*  
\_\_\_\_\_  
Print Name

*U.S.W.*  
*J.E.W.*  
P<sub>5</sub> 2 of 2

Return to:  
Washburn Realty Group, LLC  
19 South Gateway  
Winchester, MA 01890

DLN: 1002240187968

### WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Hector W. MacKenzie, Jr. and Lorraine F. MacKenzie, Husband and Wife, of PO Box 166, Route 236, Kittery, ME 03904, for consideration paid grant(s) to Washburn Realty Group, LLC, a Maine Limited Liability Company, with an address of 19 South Gateway, Winchester, MA 01890, with WARRANTY COVENANTS:

Two certain lots or parcels of land, together with the buildings and improvement located thereon, situated at 62 Route 236, in the Town of Kittery, County of York and State of Maine, being more specifically bounded and described as follows:

Parcel I:

Beginning on State Highway known as Route 236 in said Kittery, Maine at the southerly corner of land owned by one Harry Cornish; and thence proceeding in a southeasterly direction along Route 236 for one hundred seventy (170) feet, more or less, to an iron pin; thence turning and running in a northeasterly direction for one hundred fifty (150) feet, said line being two feet northwesterly of the northwesterly end of the grantor's former store and said line also passing through the middle of a permanent catch basis; thence turning and running northwesterly in a line parallel with Route 236 for one hundred seventy (170) feet, more or less, to a point; thence turning and running in a southwesterly direction for one hundred fifty (150) feet by land of said Harry Cornish to Route 236 and the point of beginning.

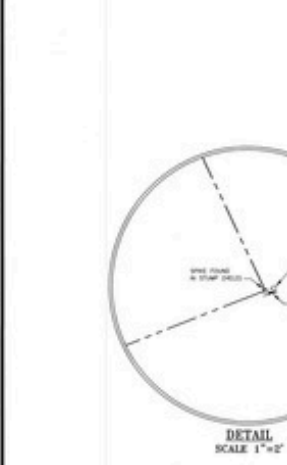
Parcel II:

Beginning on Fernald Road at the southerly corner of land purported to be owned by Bruce Lane; thence by the boundaries of said Lane's land to land of Edward Roberts; thence along the boundaries of said Roberts' land to land owned by the Town of Kittery; thence along said Town of Kittery land to the southwesterly side of the road known as the town dump road; thence along said town dump road toward Stevenson Road to a point which represents the northerly point of land conveyed by Frank Jewett and Frances Jewett to Frank W. and Marlene R. Jewett; thence southwesterly along land conveyed by said Frank W. Jewett and other land owned by said Jewetts to land belonging to Hector W. MacKenzie; thence along the boundaries of the MacKenzie land to Route 236; thence along Route 236 for seventy (70) feet, more or less; thence



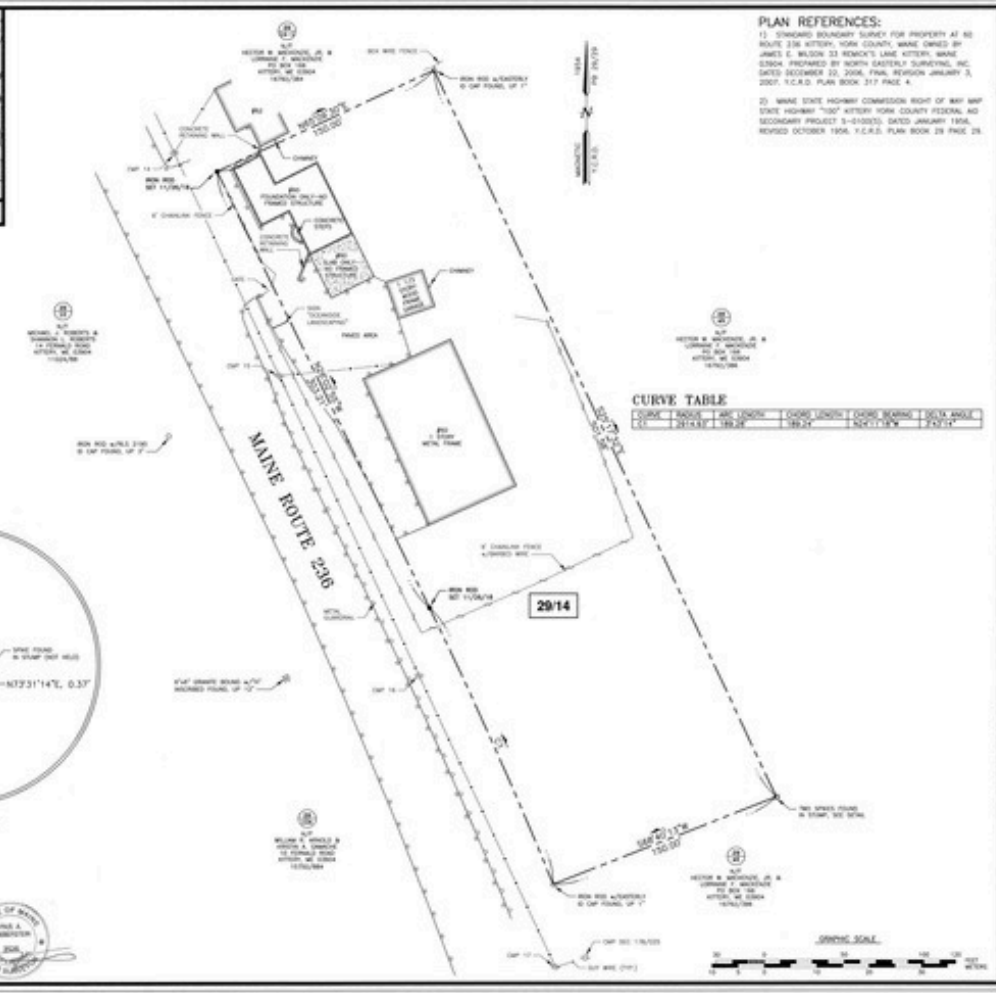
**LEGEND:**

- W/P NEW OR FORMERLY
- Y/Cd RECORD OF PROGRESS
- Y/Cd YORK COUNTY
- Y/Cd REGISTRY OF DEEDS
- W/Sd MAINTAIN SPK
- W/Pd W/P 11/1/07 21
- C/Pd W/Pd IRON ROD FOUND
- C/Pd W/Pd IRON PIPE FOUND
- W/Pd W/Pd IRON ROD SET
- W/Pd W/Pd DRILL HOLE FOUND
- W/Pd W/Pd DRILL HOLE SET
- W/Pd W/Pd STONE BOUND FOUND



THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 93 STANDARDS OF PRACTICE, EFFECTIVE DATE APRIL 1, 2007 EXCEPT AS NOTED ON THIS PLAN.

NOV 15 2018



**PLAN REFERENCES:**

- 1) CONGROSS BOUNDARY SURVEY FOR PROPERTY AT 60 ROUTE 236 KITTERY, YORK COUNTY, MAINE OWNED BY JAMES E. WILSON 33 RENICK'S LANE KITTERY, MAINE 03844. PREPARED BY NORTH EASTERLY SURVEYING, INC. DATED DECEMBER 22, 2008, FINAL REVISION JANUARY 3, 2007. T.C.A.D. PLAN BOOK 217 PAGE 4.
- 2) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY 236 KITTERY YORK COUNTY FEDERAL AID SECONDARY PROJECT 9-010825, DATED JANUARY 1958, REVISED OCTOBER 1958. T.C.A.D. PLAN BOOK 29 PAGE 28.



**NOTES:**

- 1) PARCEL IS SHOWN ON THE TOWN OF KITTERY RECESSOR'S MAP 29 AS LOT 14.
- 2) OWNER OF RECORD: JAMES E. WILSON LIVING TRUST, JAMES E. WILSON & URSULA H. WILSON, TRUSTEES, 33 RENICK'S LANE, KITTERY, ME 03844, 1708A/445, PB 217/4.
- 3) PLAN PREPARED FOR: ANDY WILSON/ANDRA, PO BOX 482, BRIDGEVILLE, NH 03800.
- 4) PARCEL IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL, ESH-1708-04, EFFECTIVE DATE JULY 8, 1984.
- 5) EXISTING LOT AREA: 23,330 S.F., 0.536 ACRES.
- 6) PARCEL IS LOCATED IN THE C-2 COMMERCIAL ZONING DISTRICT.
- 7) DIMENSIONAL REQUIREMENTS: MIN. LOT AREA: 46,500 S.F.; FRONTAGE: 150 FEET; SETBACKS: FRONT: 50 FEET, SIDE: 25 FEET, REAR: 30 FEET; MINIMUM BUILDING AND OUTDOOR STORED MATERIAL COVERAGE: 40% (SUBJECT TO BUFFER RESTRICTIONS CONTAINED IN TOWN OF KITTERY LAND USE AND DEVELOPMENT ORDINANCE).
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A CONGROSS BOUNDARY SURVEY OF THE MAP 29 LOT 14 IN THE TOWN OF KITTERY.
- 9) FIELD WORK FOR THIS BOUNDARY SURVEY WAS COMPLETED WITH 2" OF SHOW ON THE GROUND. THE PROPERTY IS CURRENTLY UNOCCUPIED AND IT IS POSSIBLE THAT SOME FEATURES NOT READILY VISIBLE DUE TO SHOW CONDS, SUCH AS WELLS, DRINKS, DRILLS, ETC., ARE NOT SHOWN HEREON.

ISSUED FOR COMMENT: 11/22/18

NO. DESCRIPTION DATE

REVISIONS

**STANDARD BOUNDARY SURVEY**  
**TAX MAP 29 - LOT 14**  
 OWNER:  
**JAMES E. WILSON**  
**LIVING TRUST**  
 PROPERTY LOCATED AT  
 60 ROUTE 236  
 TOWN OF KITTERY  
 COUNTY OF YORK  
 STATE OF MAINE

SCALE 1"=30'  
 NOVEMBER 2018  
 09 202 70 1

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

**SECTION II - WASTE WATER DISPOSAL**

TYPE OF SYSTEM:  Public  Private  Quasi-Public  Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?.....  Yes  No

If Yes, what results: \_\_\_\_\_

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? \_\_\_\_\_

IF PRIVATE (Strike Section if Not Applicable):

Tank:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_

Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size:  500 Gallon  1000 Gallon  Unknown  Other: \_\_\_\_\_

Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_

Location: \_\_\_\_\_ OR  Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes  No  Unknown

If Yes, Location: \_\_\_\_\_

Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

Have you experienced any malfunctions? .....  Yes  No

If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

If Yes, are they available? .....  Yes  No

Is System located in a Shoreland Zone? .....  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of Section II information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials **BZ**

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System				
Age of system(s) or source(s)				
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

- Are there fuel supply lines? .....  Yes  No  Unknown
- Are any buried? .....  Yes  No  Unknown
- Are all sleeved? .....  Yes  No  Unknown
- Chimney(s): .....  Yes  No
- If Yes, are they lined: .....  Yes  No  Unknown
- Is more than one heat source vented through one flue? .....  Yes  No  Unknown
- Had a chimney fire: .....  Yes  No  Unknown
- Has chimney(s) been inspected? .....  Yes  No  Unknown

    If Yes, date: \_\_\_\_\_

    Date chimney(s) last cleaned: \_\_\_\_\_

- Direct and/or Power Vent(s): .....  Yes  No  Unknown
- Has vent(s) been inspected? .....  Yes  No  Unknown

    If Yes, date: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of Section III information: \_\_\_\_\_

**SECTION IV - 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 the 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: \_\_\_\_\_

Buyer Initials \_\_\_\_\_ Page 3 of 8 Seller Initials **BZ** \_\_\_\_\_

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Have you experienced any problems such as leakage: \_\_\_\_\_  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**B. ASBESTOS** - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? \_\_\_\_\_  Yes  No  Unknown

In the ceilings? \_\_\_\_\_  Yes  No  Unknown

In the siding? \_\_\_\_\_  Yes  No  Unknown

In the roofing shingles? \_\_\_\_\_  Yes  No  Unknown

In flooring tiles? \_\_\_\_\_  Yes  No  Unknown

Other: \_\_\_\_\_  Yes  No  Unknown

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? \_\_\_\_\_  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? \_\_\_\_\_  Yes  No  Unknown

Are test results available? \_\_\_\_\_  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? \_\_\_\_\_  Yes  No  Unknown

If Yes: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_

If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps? \_\_\_\_\_  Yes  No  Unknown

Are test results available? \_\_\_\_\_  Yes  No

Results/Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**E. METHAMPHETAMINE** - Current or previously existing:

Comments: \_\_\_\_\_  Yes  No  Unknown

Source of information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials 82

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

**F. LEAD-BASED PAINT/PAINT HAZARDS** - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .....  
..... Yes  No  Unknown  Unknown (but possible due to age)

If Yes, describe location and basis for determination: \_\_\_\_\_

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: \_\_\_\_\_

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: \_\_\_\_\_

Source of information: \_\_\_\_\_

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: \_\_\_\_\_

Source of information: \_\_\_\_\_

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

**SECTION V - 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: \_\_\_\_\_

Source of information: \_\_\_\_\_

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? \_\_\_\_\_

Road Association Name (if known): \_\_\_\_\_

Source of information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials 82 \_\_\_\_\_

PROPERTY LOCATED AT: 4952 Route 236, Kittery, Maine 04671

**SECTION VI - 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: \_\_\_\_\_

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: \_\_\_\_\_ Year: \_\_\_\_\_ (Attach a copy)

Comments: \_\_\_\_\_

Source of Section VI information: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials 02

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?.....  Yes  No  Unknown

If Yes, explain: \_\_\_\_\_

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: \_\_\_\_\_

Year Principal Structure Built: \_\_\_\_\_ What year did Seller acquire property? \_\_\_\_\_

Roof: Year Shingles/Other Installed: \_\_\_\_\_

Water, moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: \_\_\_\_\_

Mold: Has the property ever been tested for mold? .....  Yes  No  Unknown

If Yes, are test results available? .....  Yes  No

Comments: \_\_\_\_\_

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: \_\_\_\_\_

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

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

Manufactured Housing - Is the residence a:

Mobile Home .....  Yes  No  Unknown

Modular .....  Yes  No  Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

.....  Yes  No  Unknown

Comments: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials

82

PROPERTY LOCATED AT: 60/62 Route 236, Kittery, Maine 04671

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: \_\_\_\_\_

Comments: \_\_\_\_\_

Source of Section VII information: \_\_\_\_\_

**SECTION VIII - ADDITIONAL INFORMATION**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: \_\_\_\_\_  Yes  No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Brian Zarthar 01/20/2026  
SELLER DATE  
Brian Zarthar  
SELLER DATE  
[Signature] 1/24/26

Andrew McFrydols 1/24/26  
SELLER DATE  
[Signature]  
SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

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

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

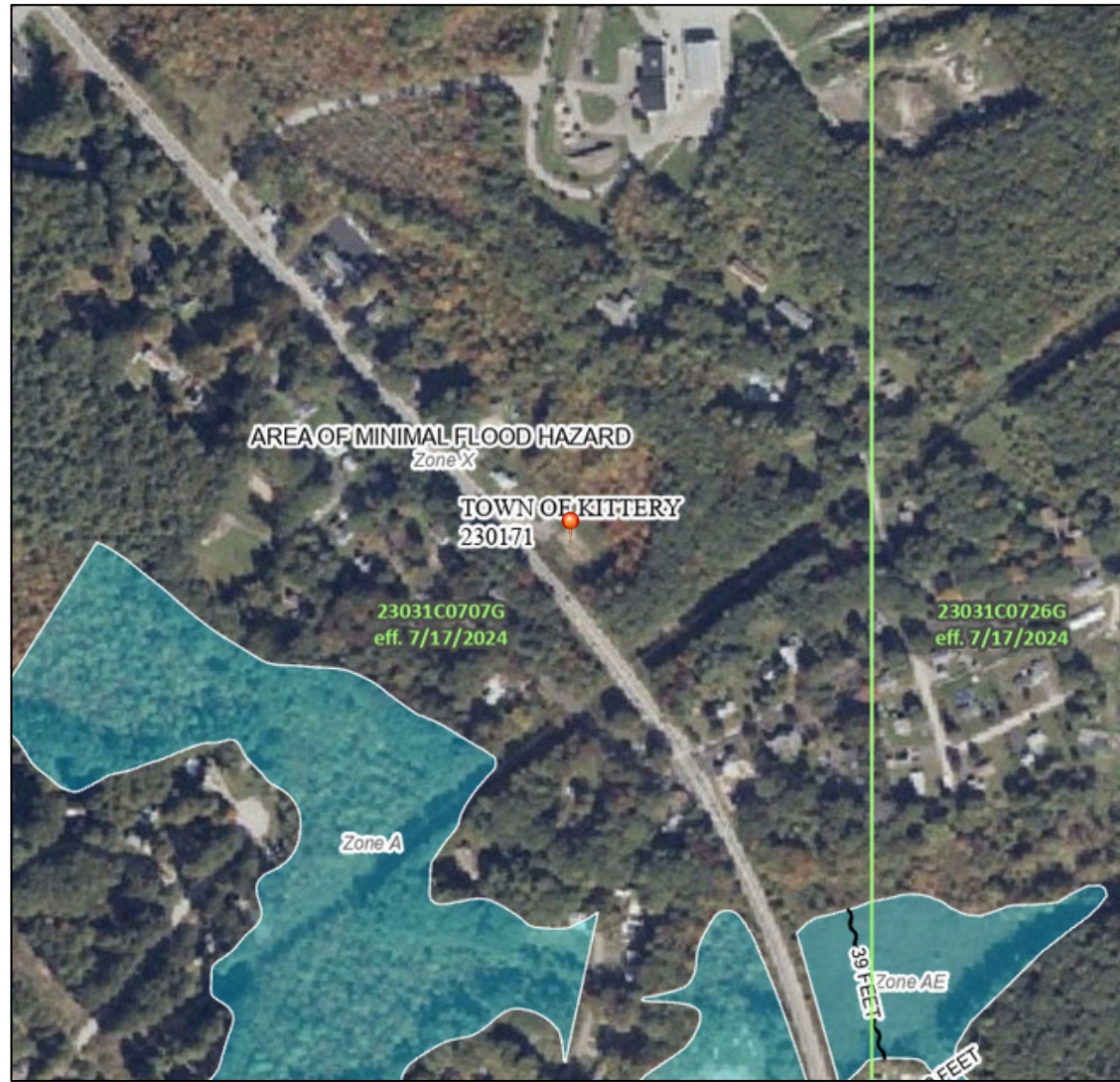
\_\_\_\_\_  
BUYER DATE

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



# National Flood Hazard Layer FIRMette

70°45'29"W 43°7'8"N



Basemap Imagery Source: USGS National Map 2023

## Legend

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

<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, A
		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
		Future Conditions 1% Annual Chance Flood Hazard
		Area with Reduced Flood Risk due to Levee. See Notes.
<b>OTHER AREAS OF FLOOD HAZARD</b>		Zone X
		Area with Flood Risk due to Levee
		NO SCREEN
		Area of Minimal Flood Hazard
<b>OTHER AREAS</b>		Effective LOMRs
		Area of Undetermined Flood
<b>GENERAL STRUCTURES</b>		Hazard Channel, Culvert, or
		Storm Sewer
		Levee, Dike, or Floodwall Cross
		Water Surface Elevation
		20.2
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline Hydrographic Feature
<b>OTHER FEATURES</b>		Digital Data Available
		No Digital Data Available
		Unmapped
<b>MAP PANELS</b>		
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/14/2026 at 4:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



236

**DOW HWY (18,500 VPD)**

62 ME - 236

**±6.89 Acres**

60 ME - 236

236

# Property Card: 60 ROUTE 236

Town of Kittery, ME



Parcel Information	
<b>Parcel ID:</b> 29-14 <b>Vision ID:</b> 2243 <b>Owner:</b> WASHBURN REALTY GROUP LLC <b>Co-Owner:</b> <b>Mailing Address:</b> 19 SOUTH GATEWAY  WINCHESTER, MA 01890	<b>Map:</b> 29 <b>Lot:</b> 14 <b>Use Description:</b> <b>Zone:</b> C-2 <b>Land Area in Acres:</b> 1.48
Sale History	Assessed Value
<b>Book/Page:</b> 17857 - 0022 <b>Sale Date:</b> 11/28/2018 <b>Sale Price:</b> \$325,000	<b>Land:</b> \$331,500 <b>Buildings:</b> \$0 <b>Extra Bldg Features:</b> \$0 <b>Outbuildings:</b> \$1,200 <b>Total:</b> \$332,700

Building Details: Building # 1		
 <p>A photograph of a construction site. A yellow excavator is in the center, with its arm raised. To the left, a white semi-truck is parked. The ground is dirt and there are trees in the background. A date stamp "05/01/2020" is visible in the bottom right corner of the photo.</p>	<b>Model:</b> Vacant <b>Living Area:</b> <b>Appr. Year Built:</b> <b>Style:</b> <b>Stories:</b> <b>Occupancy:</b> <b>No. Total Rooms:</b> <b>No. Bedrooms:</b> <b>No. Baths:</b> <b>No. Half Baths:</b>	<b>Int Wall Desc 1:</b> <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> <b>Roof Structure:</b> <b>Heat Type:</b> <b>Heat Fuel:</b> <b>A/C Type:</b>



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

# Property Card: 62 ROUTE 236

Town of Kittery, ME



Parcel Information	
<b>Parcel ID:</b> 29-14-1 <b>Vision ID:</b> 2244 <b>Owner:</b> WASHBURN REALTY GROUP LLC <b>Co-Owner:</b> <b>Mailing Address:</b> 19 SOUTH GATEWAY  WINCHESTER, MA 01890	<b>Map:</b> 29 <b>Lot:</b> 14-1 <b>Use Description:</b> <b>Zone:</b> C-2 <b>Land Area in Acres:</b> 0.48
Sale History	Assessed Value
<b>Book/Page:</b> 18969 - 0613 <b>Sale Date:</b> 3/29/2022 <b>Sale Price:</b> \$360,000	<b>Land:</b> \$196,500 <b>Buildings:</b> \$198,000 <b>Extra Bldg Features:</b> \$700 <b>Outbuildings:</b> \$27,800 <b>Total:</b> \$423,000

Building Details: Building # 1		
<input type="checkbox"/>	<b>Model:</b> Residential <b>Living Area:</b> 1560 <b>Appr. Year Built:</b> 1962 <b>Style:</b> Cape Cod <b>Stories:</b> 1.75 <b>Occupancy:</b> 1 <b>No. Total Rooms:</b> 7 <b>No. Bedrooms:</b> 4 <b>No. Baths:</b> 1 <b>No. Half Baths:</b> 0	<b>Int Wall Desc 1:</b> Drywall/Sheet <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Vinyl Siding <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asph/F Gls/Cmp <b>Roof Structure:</b> Gable/Hip <b>Heat Type:</b> Forced Air-Duc <b>Heat Fuel:</b> Oil <b>A/C Type:</b> None



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This information is believed to be correct but is subject to change and is not warranted.

# ROUTE 236

Location ROUTE 236

Mblu 29/ 45/ 11

Acct# 29-45

Owner WASHBURN REALTY GROUP  
LLC

Assessment \$168,800

Appraisal \$168,800

PID 102262

Building Count 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$168,800	\$168,800

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$168,800	\$168,800

## Owner of Record

Owner WASHBURN REALTY GROUP LLC

Sale Price \$360,000

Co-Owner

Certificate

Address 19 SOUTH GATEWAY  
WINCHESTER, MA 01890

Book & Page 18989/0613

Sale Date 03/29/2022

Instrument 1G

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASHBURN REALTY GROUP LLC	\$360,000		18989/0613	1G	03/29/2022
MACKENZIE JR, HECTOR W	\$0		16792/0386	1A	03/19/2014
MACKENZIE, HECTOR W	\$0		2910/0078		03/29/1982

## Building Information

### Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	

Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
MHP	

### Building Photo



(<https://images.vgsi.com/photos/KitteryMEPhotos/default.jpg>)

### Building Layout

([https://images.vgsi.com/photos/KitteryMEPhotos/Sketches/102262\\_1008](https://images.vgsi.com/photos/KitteryMEPhotos/Sketches/102262_1008)):

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

Land Use	Land Line Valuation
<b>Use Code</b> 1310	<b>Size (Acres)</b> 4.93
<b>Description</b> RES ACLNPO	<b>Frontage</b>
<b>Zone</b> R-S	<b>Depth</b>
<b>Neighborhood</b> 40	<b>Assessed Value</b> \$168,800
<b>Alt Land Appr Category</b> No	<b>Appraised Value</b> \$168,800

### Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$168,800	\$168,800

2024	\$0	\$82,400	\$82,400
2023	\$0	\$82,400	\$82,400

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2025	\$0	\$168,800	\$168,800
2024	\$0	\$82,400	\$82,400
2023	\$0	\$82,400	\$82,400

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NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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