



Exhibit "A"  
Tax Map

13

12

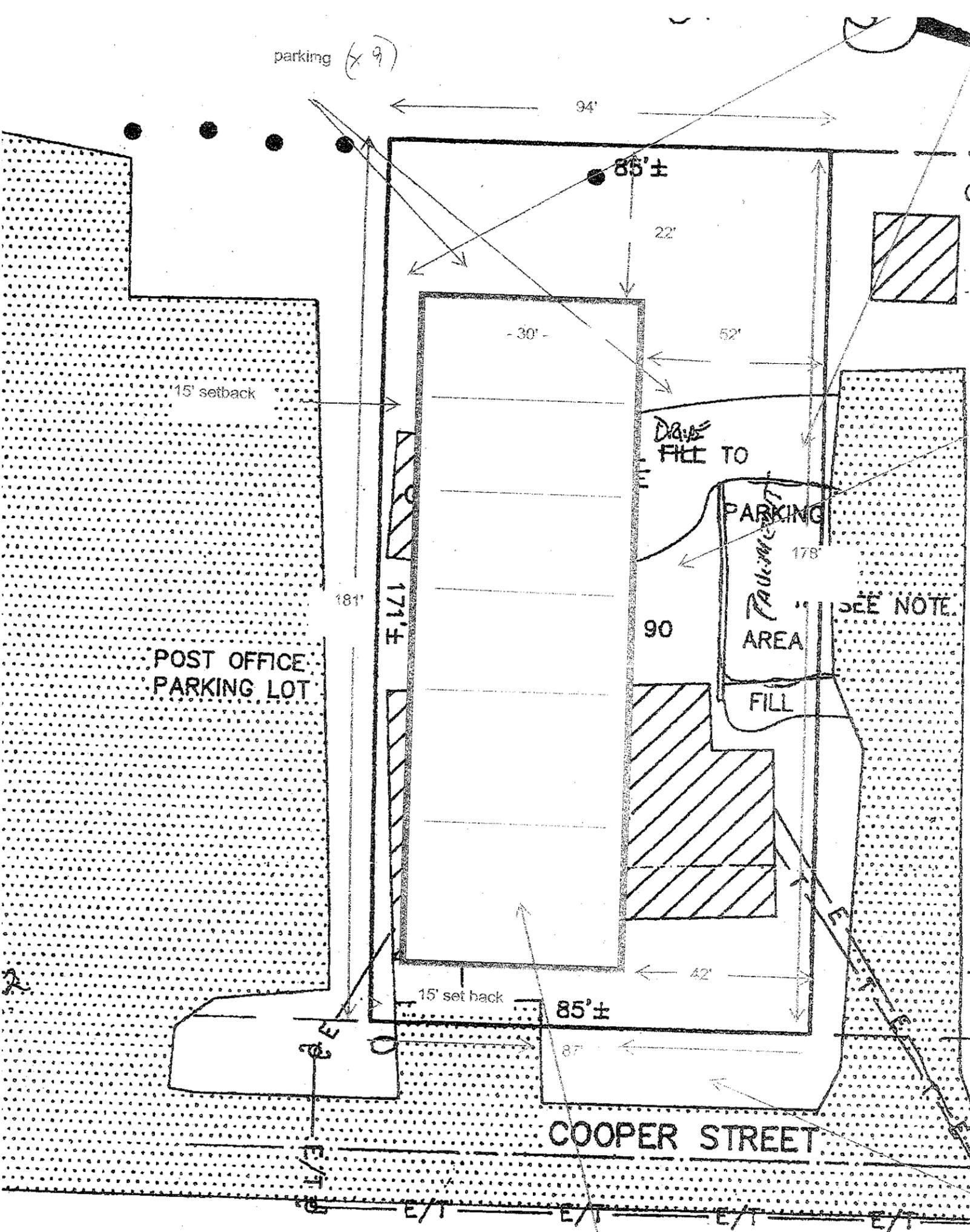


LEGEND  
PARCEL NUMBERS ..... 1  
ADJACENT MAPS ..... 2  
MATCH LINE ..... 3

For Assessment Purposes  
Not to be used for Conveyances

PROPERTY MAP  
TOWN OF MACHIAS  
WASHINGTON COUNTY, MAINE  
PREPARED BY  
JAMES W. SEWALL COMPANY OLD TOWN, MAINE  
SCALE 1 INCH = 100 ± FEET

14



BOOK 1397, PAGE 119 FOR EASEMENT OVER  
 EASEMENT OF TAX MAP LOT 91 TO PARKING AREA

Building dimensions  
 144' x 30'

ALL DIST.  
 TAKEN FF

**SURVEYOR'S CERTIFICATE**

I, Stanley J. Pligga, Jr., Registered Professional Land Surveyor, State of Maine, do hereby certify to ECI Services of Maine, Inc., JHM Properties, Inc., and its title insurer, that (1) the plot hereon is the correct and accurate representation of the property as determined by an on-ground survey, the lines and dimensions of said property being indicated by plot, the improvements are within the boundaries of the property set back from the property lines the distance as indicated and there are no visible encroachments, conflicts or provisions except as shown on the plot; (2) the subject property abuts a dedicated public street or road as indicated; (3) no part of the subject property lies in a Special Flood Hazard Area or other flood hazard or flood plain area however designated, as determined by or in accordance with criteria established by the Federal Insurance Administration or as determined by or in accordance with criteria by and city or governmental authority having jurisdiction; and (4) this professional service conforms to the current ALTA/ACSM Minimum Detail Survey Requirements.

Name: *Stanley J. Pligga, Jr.*  
*Stanley J. Pligga, Jr.*  
 P.L.S. No. 1030  
 Dated: *March 5, 2007*



**CERTIFICATION:**

THIS SURVEY CONFORMS TO STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF LICENSEE FOR PROFESSIONAL LAND SURVEYORS, CATEGORY II, CONDITION II, WITH THE FOLLOWING EXCEPTION:  
 a. A WRITTEN SURVEYORS REPORT HAS NOT PREPARED.

**NOTES:**

- REFERENCE IS MADE TO THE FOLLOWING DEED RECORDED IN THE WASHINGTON COUNTY REGISTRY OF DEEDS:  
 A. FRANK U. HALL ET AL TO FRANK U. HALL, JR. DATED AUGUST 4, 1906, VOLUME 1341, PAGE 111
- REFERENCE IS MADE TO A SURVEY OF THE WASHINGTON COUNTY COURT HOUSE 4 JAIL COMPLEX BY EDGAR G. MYERS, L.S. NO. 120, DATED MAY 24, 1886 AND RECORDED IN HANGER 2, PAGE 99 OF THE RECORDS OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
- THE PROPERTY SURVEYED DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE "LOOD INSURANCE RATE MAP FOR THE TOWN OF MACHIAS, MAINE."
- REFERENCE IS MADE TO THE EASEMENT GRANTED BY VIRGIL H. AND MARGR H. GARDNER TO FRANK U. HALL, JR. DATED AUGUST 4, 1906 AND RECORDED IN VOLUME 1341, PAGE 111 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.

**LEGEND:**

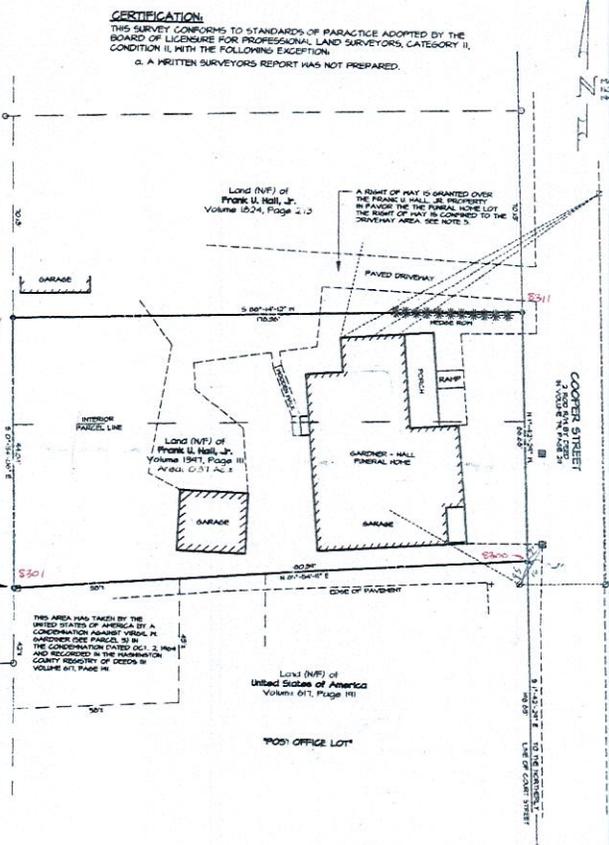
- IRON ROD WITH 10 CAP SET
- IRON PIPE FOUND
- IRON ROD/BOLT FOUND
- GRANITE BLOCK WITH ROD
- UTILITY POLE
- EASYWASH
- CATCH BASIN



Land (NFP) of Joseph S. Harron  
 Volume 506, Page 221

**PLIGGA & DAY**  
**LAND SURVEYORS**

12 MAIN STREET  
 BANGOR, MAINE  
 DATED MARCH 4, 1987  
 P.L.S. NO. 1002



ALTA/ACSM LAND TITLE SURVEY  
 of the  
**GARDNER-HALL FUNERAL SERVICES PROPERTY**  
 6 COOPER STREET  
 MACHIAS, MAINE  
 1" = 20'

Exhibit "B" P & S

**TRANSACTION DATA SHEET**

<b>Property Info</b>	Land only 10 Cooper St, Machias, ME Map 14 Lot 90 Book 3955 Pg 248-249, ALL OF
<b>Buyer</b>	IMK Properties LLC Justin T. King 63 Dublin St, Suite 4, Machias, ME 04654 phone 207 263 6143 email <a href="mailto:jking@kingconstructionservice.com">jking@kingconstructionservice.com</a>
<b>Seller</b>	CMS Properties LLC Cynthia Weiland PO Box 2092, Bangor, ME 04402 phone 207 479 6167 email <a href="mailto:cynthiaweiland@bragdonkelley.com">cynthiaweiland@bragdonkelley.com</a>
<b>Buyer Legal</b>	Machias Title, Mary Jane Good Atty 33 Broadway Ste 1, Machias, ME 04654 email <a href="mailto:goodlaw4@myfairpoint.net">goodlaw4@myfairpoint.net</a> phone 207 255 0064
<b>Seller Legal</b>	Bloomer Russell Beaupain Attys 326 State St, Bangor ME 04401 Phone 207 942 7110 Contacts: Jeff Russell, Atty, <a href="mailto:jeff@bloomerrussell.com">jeff@bloomerrussell.com</a> Trac, <a href="mailto:tracy@bloomerrussell.com">tracy@bloomerrussell.com</a> Giuseppe Gangitano, <a href="mailto:giuseppe@bloomerrussell.com">giuseppe@bloomerrussell.com</a>
<b>Terms</b>	\$30,000 CASH \$2,003.00 Earnest Money Close on or Before May 30, 2022
<b>Notes:</b>	* Buyer has deposited \$1003. Via check ** Buyer may have made an electronic deposit of \$1000 as well. To be verified. A change to the P&S will be initiated accordingly and initialed by all.
<b>Agency Compensation</b>	Better Homes and Gardens/The Masiello Group \$2400 commission (8%)
<b>Agent</b>	Karen Eldridge, Broker Better Homes and Gardens/The Masiello Group phone 207 271 0207 email <a href="mailto:downeasatmaineproperties@gmail.com">downeasatmaineproperties@gmail.com</a>

**PURCHASE AND SALE AGREEMENT - LAND ONLY**  
("days" means business days unless otherwise noted, see paragraph 20)

Offer Date May 12, 2022

May 16, 2022 Effective Date  
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between IMK Properties LLC ("Buyer") and CMS Properties LLC ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy  all  part of (if "part of" see para. 22 for explanation) the property situated in municipality of Machias, County of Washington, State of Maine, located at 10 Cooper Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) 3955, Page(s) 248-249.

3. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$25,000.00. Buyer  has delivered; or  will deliver to the Agency within 3 days of the Effective Date, a deposit of earnest money in the amount ~~\$1,000.00~~ — \$2,003.00. Buyer agrees that an additional deposit of earnest money in the amount of \$n/a will be delivered n/a.  
If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit (s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

*FTK*  
*CLW*

This Purchase and Sale Agreement is subject to the following conditions:

4. ESCROW AGENT/ACCEPTANCE: Better Homes and Gardens/The Masiello Group ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until May 16, 2022 (date) 4:00  AM  PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on in 14 calendar days (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other none other). Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

Page 1 of 5 Buyer(s) Initials FTK Seller(s) Initials CLW