

Economic Development

Saco City Hall
300 Main Street
Saco, Maine 04072-1538



Denise M. Clavette

Director

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Jessa Berna

Economic Development Specialist
jberna@sacomaine.org

City of Saco
Request for Proposals
Sale and Development of Real Estate Parcels
(a.k.a. the "Clair Parcels")

841, 843, 847, 849, 851, 853 Portland Road, Saco, ME 04072

The City of Saco is seeking proposals for the sale and development of parcels of city-owned real estate located at 841, 843, 847, 849, 851, 853 Portland Road, Saco, Maine. Proposals will be accepted until **11:00 AM on Wednesday, December 8, 2021**, at the Finance Office at Saco City Hall, located at 300 Main Street, Saco, Maine, 04072.

The City, acting through the Department of Economic Development, seeks a purchaser and/or developer to purchase and develop the properties. Proposals will be evaluated on several factors including, but not limited to the: ability to maximize the economic development potential of the sites; negotiated sale price; and additional evaluation criteria as described on pages 5 and 6. To be considered, purchasers/developers must submit a proposal in response to this Request for Proposals (RFP), in the manner described herein, and labeled **"CONFIDENTIAL Proposal for Sale and Development of 841-853 Portland Road"**.

Any questions regarding the project specifications should be directed to Denise Clavette, Economic Development Director, by emailing DClavette@sacomaine.org.

The attached response form must be completed and included with your proposal. Failure to submit a complete package will nullify your proposal for Sale and Development of 841-853 Portland Road Parcels. The City of Saco reserves the right to accept or reject any or all proposals or negotiate with a proposer following the opening without right or recourse by vendors, if it is in the best interest of the City to do so.

The City of Saco is sales tax exempt.

Reviewed and approved by:

Bryan Kaenrath, City Administrator

11/9/21

Date

Request for Proposals (RFP)
Sale and Development of Real Estate Parcels
(a.k.a. the “Clair Parcels”)
841, 843, 847, 849, 851, 853 Portland Road, Saco, ME 04072

City of Saco

RFP Circulation Date:
Proposal Submission Due Date:

Tuesday, November 9, 2021
Wednesday, December 10, 2021

Introduction

The City of Saco is seeking proposals for the sale and development of a parcel of city-owned real estate parcels located at 841-853 Portland Road, Saco, Maine. (a.k.a. the “Clair Parcels”). The City, acting through the Department of Economic Development, seeks a qualified purchaser and/or developer to purchase and develop the property. Proposals will be evaluated on several factors including, but not limited to the: ability to maximize the economic development potential of the site; negotiated sale price; additional evaluation criteria as described on pages 5 and 6. To be considered, developers must submit a proposal in response to this Request for Proposals (RFP), in the manner described herein.

Property Details

The City of Saco is a service center community within the Portland-South Portland-Biddeford Metropolitan Statistical Area (pop. 523,874). Saco is characterized by many distinctive features that draw new residents and visitors, including its historic downtown and unique natural resources, including a coastline featuring miles of sandy beaches on beautiful Saco Bay. Access to Saco is convenient and multi-modal, via I-95, U.S. Route 1, the Amtrak Downeaster, and the Eastern Trail. Saco is a 20-minute drive from Maine’s largest city, Portland, and a one hour, 45-minute drive from Boston. This particular property is located less than 5 minutes from the Maine Turnpike to the East and from historic downtown Saco to the South.

The property, located at 841-853 Portland Road, Saco (a.k.a. the “Clair Parcels”), comprises 6 contiguous properties with a combined total of approximately 65 acres of unimproved land. The City of Saco is selling the properties in their entirety. The properties have about 500 +/- of Portland Road frontage, has public sewer and water connectivity (along the Portland Road frontage). With easy access within 1.5 miles of I-95, these properties are of prime location to develop the individual parcels as a business park, or to develop the site in its entirety for a large business or enterprise. In addition, there is an opportunity for access through the Mill Brook Business Park.

Terms and Conditions of Sale

The sale of the property will be subject to, but not limited to, the following conditions:

- 1) **Minimum Bid / Minimum Price.** The minimum purchase price for the sale and development of this site is \$1,100,000.
- 2) **Opportunity for Inspection.** Bidders are encouraged to visit the site by appointment only to meet with Economic Development staff. Call 207-282-3487 to schedule a confidential 45-minute site visit.
- 3) **Assumption of Responsibility for Inspection.** The bidder will be responsible for approving all inspections, investigations, tests, surveys and other due diligence deemed necessary by the bidder in connection with the acquisition of the Property, and the City shall assume no responsibility to the bidder for the scope and approval of any such due diligence.
- 4) **No Representations or Warranties from the City.** The bidder must enter into an agreement with the intention of relying upon its own investigation and review of the physical, environmental, economic use, compliance, and legal conditions of the Property and the bidder must acknowledge that it is not now relying, and will not later rely, upon any representations and warranties made by the City or anyone acting or claiming to act, by, through, under or on the City's behalf concerning the property. The bidder will review, prior to entering into an agreement with the City, all items which in the bidder's sole judgment affect or influence the bidder's acquisition and use of the property. Accordingly, the City will only agree to sell the property via a Quitclaim Deed, and on an **"AS IS, WHERE IS, WITH ALL FAULTS"** basis, and the City will make no representations or warranties of any kind whatsoever, either express or implied, in connection with any matters with respect to the property. The bidder must be willing to accept the title to the property on an **"AS IS"** and **"WHERE IS"** basis, with all faults and subject to any and all latent and patent defects, and, except as expressly set forth herein, without any representation or warranty, all of which the City hereby disclaims. No warranty or representation will be made by the City as to (a) fitness for any particular purpose, (b) merchantability, (c) design, (d) quality, (e) condition, (f) the operation of, or the income to be derived from, the Property, (g) the feasibility or advisability of the bidder's proposed redevelopment of the Property, (h) absence of defects, (i) absence of hazardous or toxic substances, (j) absence of faults, (k) flooding, (l) compliance with laws and regulations including, without limitation, those relating to health, safety, and the environment, or (m) any other matter with respect to the Property except as expressly set forth herein. In particular, by way of example but not of limitation, the City will make no representations or warranties with respect to: the suitability of the Property for any and all development activities and uses which the bidder may conduct thereon; the use or condition of the Property, including, without limitation, the condition of the soils or groundwater of the Property and the presence or absence of asbestos, lead-based paint, toxic materials or hazardous substances in, on or under the Property; compliance with applicable statutes, laws, codes, ordinances, regulations or requirements relating to zoning, subdivision, planning, building, fire safety, health or environmental matters; compliance with covenants, conditions

and restrictions, including deed restrictions; and compliance with other local, municipal, regional, state or federal requirements or other statutes, laws, codes, ordinances, regulations or requirements.

- 5) **Release of the City from Liability for Property Condition.** The bidder, for itself and its agents, employees, affiliates, successors and assigns, must agree to release and forever discharge the Released Parties from any and all rights, claims and demands at law or in equity, whether known or unknown at the time of the execution of an agreement, which the bidder has or may have in the future, arising out of the physical or environmental condition of the Property, including, without limitation, claims in tort or contract and claims for indemnification or contribution arising under the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. Section 9601, et seq.) or to the extent allowable under any similar federal, state or local statute, rule or regulation now or hereafter in effect. The foregoing release will be set forth in the deed from the City.
- 6) **Development Review Process.** The sale and development of the property is subject to local Planning Board and Economic Development Commission review, and subject to State regulations.

Proposal Requirements

Proposal packages must include:

- A statement indicating how your proposal represents the highest and best use of the property in terms of direct or indirect financial, economic, workforce or community benefits.
- A formal letter of interest on letterhead of principal developer, if a single entity, or the principal entity of the respondent, where the respondent is a team.
- Identification of the respondent or business with contact information, including a description and general history of the individual, firm, or entity that is anticipated to become the owner of record, and/or will have the primary responsibility for implementing the development proposal. The respondent's specific experience in implement the type of project proposed should be highlighted.
- A proposed development plan outlining the proposed use of the property, a corresponding business plan, and timing of project completion. This should also include the number and types of jobs that will be created by the proposed development.
- Plans to attract tenants and types of tenants to be sought, if applicable.
- A proposed timeline for taking occupancy of the property under the proposed development plan.
- An offer of payment for the property.
- A document providing evidence of bidder's financial capability to complete the purchase and development plan.

Failure to provide any of the above requested information may result in disqualification of proposal. The City reserves the right to request additional information pertaining to the proposal package, or any other matters related to the Request for Proposal. Proposal documents, including the offer of payment, must be signed by persons authorized to contractually bind the bidder.

Bidders are encouraged to visit the property site by appointment to meet with Economic Development Director Denise Clavette and/or Jessa Berna, Economic Development Specialist. Call 207-282-3487 to schedule a confidential 45-minute site visit.

Evaluation Criteria

From the complete proposals received before the deadline, finalists may be selected to present their respective proposals to the selection committee for review. Finalists shall be scored and ranked based on criteria that include but are not limited to:

- Evidence showing how the proposal represents highest and best use of the property in terms of direct or indirect financial, economic, workforce or community benefits;
- Ability to maximize the economic development potential of the site;
- Negotiated sale price;
- Inclusion of all required proposal requirements;
- Professional qualifications of developer and firm's key personnel;
- Prior experience and proven performance with similar development projects;
- Ability to substantially develop the property;
- Quality and clarity of proposal;
- Other factors deemed relevant by the selection committee.

Following the selection process, City staff will negotiate an agreement with the top ranked respondent.

Submission

Please refer to the City's website, www.sacomaine.org, throughout the process for additional information which may become available. Submissions must be received hard copy/electronically by Wednesday, December 8, 2021 at 11 AM. Submit one printed proposal in a sealed package clearly labeled with the developer's name and address; and email a PDF version to Denise Clavette labeled **"CONFIDENTIAL Proposal for Sale and Development of 841-853 Portland Road"**

City of Saco
Finance Department
ATTN: Denise M. Clavette
Director, Economic Development Department
300 Main Street
Saco, Maine 04072
dclavette@sacomaine.org

Proposals shall not be returned, and the proposals submitted, and any ideas contained therein, shall become the sole and exclusive property of the City of Saco without further claim or demand. Your proposal must include responses to all requirements contained within this RFP. By submitting a proposal, your firm agrees to all applicable provisions, terms and conditions associated with this RFP. This RFP, your submitted proposal, all appendices and attachments (if applicable), and stated terms and conditions may become part of the resulting contract.

Questions regarding the proposal specifications should be directed to Denise Clavette at dclavette@sacomaine.org . All questions must be submitted in writing no later than Wednesday,

November 24, 2021. Questions and answers regarding the RFP may be shared with all purchasers / developers known to be interested in submitting a proposal and will be posted on the City's website under the section advertising the RFP by Wednesday, December 1, 2021.

Selection

The City of Saco reserves the right to accept or reject any or all proposals, and at its discretion, may select a firm outright or select a finalist(s) for in-person and/or telephone interviews.

Schedule

RFP Available:	Tuesday, November 9, 2021
Site Visits (by appointment):	By appointment only
Questions Submitted by:	Wednesday, November 24, 2021
City Response to Questions (available on website):	Wednesday, December 1, 2021
Proposals DUE:	Wednesday, December 8, 2021
Interviews (if needed):	December 13 – 15, 2021
Purchaser / Developer Selected by:	Wednesday, January 12, 2022
Purchase and Sale Negotiated By:	Wednesday, January 19, 2022

Attachments

The following documents are attached:

- A. Deeds
- B. Tax Assessment Cards
- C. Site Map

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841, 843, 847, 849, 851, 853 Portland Road, Saco, ME 04072
RFP Response Form

Please complete the following response form. Amounts are to be shown in both words and figures.
In the case of a discrepancy, the written word shall apply.

Total Contract Sum:

\$ _____

Total Contract Sum (in words):

_____ Dollars

Quotes shall be honored for ninety (90) days.

City of Saco
Sale and Development of Real Estate Parcels
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841, 843, 847, 849, 851, 853 Portland Road, Saco, ME 04072
Vendor Information Form

Please complete the following. Attach additional sheets as necessary.

Our Company is:	A corporation _____ A partnership _____ Individually Owned _____ Other: _____
SS or Fed I.D. No: (Submission is voluntary)	
Company Name and Address:	
Name of Principal:	
Telephone Number: Facsimile Number: E-mail Address:	
References (List Three References, with names, address and telephone numbers)	
Date of Delivery	

All sections above must be completed. All deviations from the specifications must be fully explained in writing on the following Statement of Compliance/Deviations Form.

Proposers understand that the City reserves the right to reject any or all proposals, reject any or all items, and delete any item or parts of items.

City of Saco
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Statement of Compliance/Deviation

The proposal includes the following deviations from the Specifications, which the vendor represents and warrants as being fully equal or superior to the requirements of the Specifications, for the reason(s) set forth fully below. If there are no deviations, please state so below.

City of Saco
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Proposal Agreement

The undersigned, by submitting a proposal, declares as follows:

1. The only parties interested in the RFP are the principals named herein.
2. This proposal is made without collusion with any other person, firm, or corporation.
3. No officer, agent, or employee of the City of Saco is directly or indirectly involved with the proposal.
4. All deviations from the specifications must be fully explained in writing and included on the Statement of Compliance/Deviations Form provided.

Proposers understand that the City reserves the right to reject any or all proposals, reject any or all items, and further, reserves the right to delete any item or parts of items.

DATE: _____

PROPOSER: _____
(Company Name)

BY: _____
(Authorized Company Representative)

ATTEST: _____

Its: _____
(Title)

Signature below by the City of Saco represents acceptance of the above Proposal Agreement in accordance with the contract specifications. Upon execution by the city, this official RFP form, any attached documents and such other documents (instructions, general specifications, technical specifications) shall serve as the contract.

DATE: _____
Bryan Kaenrath
City Administrator

BY: _____

ATTEST: _____

Maine R.E. Transfer Tax Paid

DEBRA L. ANDERSON, REGISTER OF DEEDS



Bk 17800 PG 914

Instr # 2018038843

09/14/2018 10:51:33 AM

Pages 5 YORK CO

TRUSTEE'S DEED

Michael S. Clair, in his capacity as Trustee of **891 Portland Road Realty Trust**, grants to the **City of Saco**, a municipal corporation, with a mailing address of 300 Main Street, Saco, Maine 04072, a certain lot or parcel of land with improvements thereon located in the City of Saco, County of York and State of Maine, as described on Exhibit A, attached hereto and incorporated herein.

Being the same premises conveyed to 891 Portland Road Realty Trust by deed of James E. Clair, Sr., dated August 10, 2004, recorded in the York County Registry of Deeds in Book 14227, Page 995.

WITNESS my hand and seal this 14 day of September 2018

891 Portland Road Realty Trust

By:

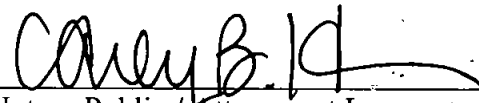

Not Ind
Michael S. Clair, Trustee

STATE OF MAINE
COUNTY OF YORK

September 14, 2018

PERSONALLY APPEARED the above-named **Michael S. Clair** and acknowledged the foregoing instrument to be his free act and deed in his capacity as Trustee of 891 Portland Road Realty Trust.

Before me,


Notary Public / Attorney at Law

Seal



5pgs -> Tim Murphy
37 Beach St
Saco, Me 04072

EXHIBIT A

Parcel 1:

A certain lot or parcel of land, together with any improvements thereon, situated in the City of Saco, County of York and State of Maine, bounded and described as follows:

Beginning on the southeasterly side of the Portland Road at the northerly corner of land now or formerly of John Milliken; thence southeasterly by said land of Milliken 75 feet; thence northeasterly parallel with said Portland Road 100 feet; thence northwesterly parallel with said land of Milliken 75 feet to said Portland Road; thence southwesterly by said Road 100 feet to the place of beginning.

Also, a certain lot or parcel of land, together with any improvements thereon, situated in said City of Saco, bounded and described as follows:

Beginning at an iron pipe driven into the ground on the southeasterly side of the Portland Road, so-called, as located in 1933 by the County Commissioners, at the westerly corner of land now or formerly of Bouchard as located and further described by an exchange of quitclaim deed between said Bouchard and Deborah J. Valentino, said deeds being dated May 25, 1984, and recorded in the York County Registry of Deeds in Book 3296, Pages 340 and 342; thence South $51^{\circ} 14'$ West by said Road 73.07 feet to an iron pipe driven into the ground and land now or formerly of Bishop; thence South $37^{\circ} 29'$ East by said land of Bishop 400 feet to an iron pipe driven into the ground and land now or formerly of Reynolds; thence South $38^{\circ} 15'$ East by said land of Reynolds 2,324.4 feet to an old iron at an old fence and land now or formerly of Scontras; thence South $46^{\circ} 45'$ East by said land of Scontras and by said old fence and across a New England Tel. & Tel. Co. easement 329.7 feet to an old iron pipe driven into the ground at an old Railroad right of way and land now or formerly of Biddeford and Saco Water Co., formerly land of the Boston and Maine Railroad (eastern Div.); thence North $59^{\circ} 10'$ East by said land of Biddeford and Saco Water Co. and by said old Railroad right of way fence 232.2 feet to an iron pipe driven into the ground and land now or formerly of Noury; thence North $38^{\circ} 15'$ West by said land of Noury and across said New England Tel. & Tel. Co. easement 1,235.6 feet to an iron pipe driven into the ground at the southeasterly end of an old fence; thence North $39^{\circ} 15'$ West by said land of Noury and by said old fence 307.0 feet to an iron pipe driven into the ground; thence North $39^{\circ} 45'$ West by said land of Noury and by an old fence 510.1 feet to an iron pipe driven into the ground; thence North $38^{\circ} 45'$ West by said land of Noury and by said old fence 675.1 feet to an iron pipe driven into the ground; thence North 39° West by said land of Noury and by said old fence 107 feet to an iron pipe driven into the ground and said land of Bouchard as located by said exchange of quitclaim deeds; thence South 52° West by said land of Bouchard 150 feet to an iron pipe driven into the ground; thence North $37^{\circ} 54'$ West by said land of Bouchard 250 feet to the point of beginning. Said last described line passed 1.16 feet (inadvertently stated as 2.16 in prior deeds) southwesterly of the southerly corner of the concrete block garage formerly standing on said land of Bouchard and 0.69 feet southwesterly from the westerly corner of said garage.

The above bearings refer to the 1971 magnetic meridian.

The above described parcel is conveyed subject to an easement given by Thomas West to the New England Tel. and Tel. Co., dated November 5, 1925 and recorded in said Registry in Book 759, Page 52.

Also, a certain lot or parcel of land, together with any improvements thereon and all rights, easements, privileges and appurtenances thereto belonging, situated on the southeasterly side of the Portland Road, so-called, in said City of Saco, more particularly bounded and described as follows:

Beginning at an iron pipe drive into the ground on the southeasterly side of the Portland Road, so-called, as located in 1933 by the County Commissioners, which iron pipe is located North $36^{\circ} 21'$ E 140.02 feet from an iron pipe found driven into the ground at the northwesterly corner of land formerly of Heseltine, as described in deed recorded in said Registry in Book 3127, Page 227; thence from said point of beginning on a course of South $54^{\circ} 32'$ East, along said land of Heseltine, a distance of 250.00 feet to an iron rod set in the ground; thence on a course of South $36^{\circ} 35' 15''$ West by the southeasterly side of said land of Heseltine a distance of 145.00 feet to an iron pipe found in the ground; thence on a course of South $38^{\circ} 20'$ East by land formerly of Ruth D. West and now or formerly of Dube a distance of 2,834.00 feet, more or less, to the Eastern Division of the Boston and Maine Railroad; thence northeasterly by said railroad land or right of way a distance of 165 feet, more or less, to land now or formerly of Biddeford & Saco Water Company; thence northwesterly by said land of Biddeford & Saco Water Company and continuing the same straight line course by land now or formerly of Daniel Ouellette and Suzette Ouellette and, again following the same straight-line course, by said land of Dube, formerly of Wilbur H. Milliken, and land now or formerly of Marth H. Walker, a total distance of 3,100 feet, more or less, to said Portland Road; thence southwesterly by said Road a distance of 25 feet, more or less, to the point of beginning.

Parcel 2:

A certain lot or parcel of land, together with any improvements thereon, situated in said City of Saco on the southerly side of the Portland Road, bounded and described as follows:

Beginning on said Portland Road, at the southwesterly corner of land conveyed by Susan E. Milliken to Willis A. Libby and Ina E. Libby by deed dated November 16, 1944, and recorded in said Registry of Deeds in Book 1033, Page 12; thence running southeasterly by said land of Libby 300 feet to a corner; thence turning and running northeasterly by said land of Libby 150 feet to a corner and other land now or formerly of said Libby; thence turning and running southeasterly by said land of Libby, to the southeasterly corner of said other land of Libby; thence turning and running northeasterly by said land of Libby to land formerly of Horatio Hight; thence turning and running southeasterly by said land of Hight to land now or formerly of the Boston and Maine Railroad; thence turning and running southwesterly by said Railroad land to land formerly of Meeds; thence turning and running northwesterly by said land of Meeds to land formerly of Merrill; thence turning and running northeasterly and northwesterly by said land of Merrill to said Portland Road; thence turning and running northeasterly by said Portland Road to the point of beginning.

Also, a certain lot or parcel of land, together with any improvements thereon, located on the southeasterly side of Route One, also known as the Portland Road, in said City of Saco, being bounded and described as follows:

Beginning at a point on the southeasterly sideline of Route One, also known as the Portland, Road, said point of beginning being located South 51° 28' 32" West a distance of 563.00 feet from the westerly corner of land now or formerly of Randall Coyne and Katherine Coyne; thence South 39° 12' 51" East a distance of 300.00 feet by land now or formerly of Donald A. Seeley and Lieselotte U. Seeley to a point; thence South 51° 20' 32" West a distance of 5.0 feet by land now or formerly of Danielle J. Ouellette and Suzanne J. Ouellette to a point; thence North 39° 12' 51" West a distance of 300.00 feet by said land of Ouellette to a point on the southeasterly sideline of Route One; thence North 51° 28' 32" East a distance of 5.0 feet along said southeasterly sideline of Route One to the point of beginning.

Excepting therefrom, the following lot or parcel of land located on the southeasterly side of Route One in said City of Saco, being described as follows:

Beginning at a point on the southeasterly sideline of Route One, also known as Portland Road, at the westerly corner of land now or formerly of Randall Coyne and Katherine Coyne; thence South 39° 12' 51" East along said land of Coyne a distance of 1,463.30 feet to a stone monument and land now or formerly of said Ouellette; thence South 51° 03' 50" West along said land of Ouellette a distance of 418.00 feet to a point; thence North 39° 12' 51" West along said land of Ouellette a distance of 1,166.31 feet to a point; thence South 51° 28' 32" West along said land of Ouellette a distance of 145.00 feet to a point; thence North 39° 12' 51" West along said land of Ouellette a distance of 300.00 feet to a point on the southeasterly sideline of Route One; thence North 51° 28' 32" East along said sideline of Route One a distance of 563.00 feet to the point of beginning. Containing 15.1 acres.

Parcel 3:

A certain lot or parcel of land with any improvements thereon lying on the southeasterly side of the Portland Road in said City of Saco, said lot being 90 feet by 150 feet, the northerly side of said lot of land running along land now or formerly of Arthur Noury, 150 feet; the easterly side running 90 feet and parallel with the Portland Road; the southerly side running parallel with the Noury land, 150 feet and the westerly side running along the Portland Road, 90 feet.

Also, a certain lot or parcel of land in said City of Saco, being a rectangular plot of land 90 feet by 100 feet which lies on the southeasterly side and contiguous to land formerly of Jacqueline Melanson.

Also, a certain lot or parcel of land in said City of Saco, being a rectangular plot of land 60 feet by 250 feet, formerly with a garage standing thereon, lying on the southeasterly side of the Portland Road.

Parcel 4:

A certain lot or parcel of land, together with any improvements thereon, situated in said City of Saco, bounded and described as follows:

Beginning at an iron rod driven into the ground on the southeasterly sideline of the Portland Road, as relocated by the York County Commissioners November 7, 1933; said iron rod being the point of beginning in Quitclaim Deed from Frank E. Bouchard to Arthur J. Noury and Leonne B. Noury dated August 24, 1960, and recorded in said Registry of Deeds in Book 1430, Page 586; thence from said point of beginning North 36° 21' 00" East along the said southeasterly sideline of the 1933 relocation of the Portland Road 140.02 feet to an iron rod driven into the ground, which iron rod is located South 36° 21' 00" West 25.00 feet from an iron pipe found driven into the ground at the northwesterly corner of land described in deed from Leonne B. Noury to Stephen P. Dube and Christina Dube dated July 20, 1981, and recorded in said Registry in Book 2822, Page 185; thence southeasterly and southwesterly by land now or formerly of Dube by the following two courses and distances: South 54° 32' 00" East 250.00 feet to an iron rod driven into the ground; thence South 36° 35' 15" West 145.00 feet to an iron pipe found driven into the ground at the easterly corner of land now or formerly of Roland F. Bouchard; thence North 55° 35' 40" West by said land of Bouchard and by the remains of a barbed wire fence 99.78 feet to an angle point in said fence line; thence northwesterly along a line established by the exchange of quitclaim deeds between Arthur J. Noury and Frank E. Bouchard, by the following two courses: North 47° 59' 00" West 67.51 feet to an iron rod driven into the ground; and thence North 55° 09' 00" West 82.49 feet to the point of beginning. Containing 35,710 square feet.

851 PORTLAND RD

Location

851 PORTLAND RD

Mblu

060/ / 015/ 000/000

Acct#

C3137R

Owner

CITY OF SACO

Assessment

\$89,600

PID

4226

Building Count

1

User Field 4

17

User Field 5

MUNICIPAL

topoTopography

Utility

Location

Street/Road

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$89,600	\$89,600

Owner of Record

Owner

CITY OF SACO

Sale Price

\$675,000

Co-Owner

Certificate

Address

300 MAIN ST
SACO, ME 04072

Book & Page

17800/941

Sale Date

09/14/2018

Instrument

1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF SACO	\$675,000		17800/941	1E	09/14/2018
EIGHT HUNDRED NINETY ONE	\$0		14227/0995	1T	08/10/2004
CLAIR JAMES E SR	\$700,000		10971/0155	1N	08/01/2001
FIRST CLASS FOR LESS ASSOC	\$0		4067/0038		11/07/1986

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:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/SacoMEPhotos//default.jpg>)

Building Layout

(ParcelSketch.ashx?pid=4226&bid=4226)

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

Use Code 9030
Description MUNICIPAL MDL-00
Zone B-6
Neighborhood 234
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.19
Frontage
Depth
Assessed Value \$89,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$85,600	\$85,600
2019	\$0	\$85,600	\$85,600
2018	\$0	\$55,300	\$55,300
2017	\$0	\$55,300	\$55,300

853 PORTLAND RD

Location

853 PORTLAND RD

Mblu

060/ / 016/ 000/000

Acct#

C3138R

Owner

CITY OF SACO

Assessment

\$329,500

PID

4227

Building Count

1

User Field 4

17

User Field 5

MUNICIPAL

topoTopography

Utility

Public Sewer,Public Water

Location

Street/Road

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$329,500	\$329,500

Owner of Record

Owner

CITY OF SACO

Sale Price

\$675,000

Co-Owner

Certificate

Address

300 MAIN ST
SACO, ME 04072

Book & Page

17800/914

Sale Date

09/14/2018

Instrument

1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF SACO	\$675,000		17800/914	1E	09/14/2018
EIGHT HUNDRED NINETY ONE	\$0		14227/0995	1T	08/10/2004
CLAIR JAMES E SR	\$0		10971/0155	1N	08/01/2001
FIRST CLASS FOR LESS ASSOC	\$115,000		4148/0269	UNKQ	01/07/1987

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:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/SacoMEPhotos/\00\00\15\73.jpg>)

Building Layout

(ParcelSketch.ashx?pid=4227&bid=4227)

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

Use Code 9030
Description MUNICIPAL MDL-00
Zone B-6
Neighborhood 599
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 29.2
Frontage
Depth
Assessed Value \$329,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$302,100	\$302,100
2019	\$0	\$302,100	\$302,100
2018	\$0	\$322,100	\$322,100
2017	\$0	\$322,100	\$322,100

847 PORTLAND RD

Location	847 PORTLAND RD	Mblu	060/ / 017/ 000/000
Acct#	C3139R	Owner	CITY OF SACO
Assessment	\$106,200	PID	4228
Building Count	1	User Field 4	17
User Field 5	MUNICIPAL	topoTopography	
Utility	Public Sewer,Public Water	Location	
Street/Road			

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$106,200	\$106,200

Owner of Record

Owner	CITY OF SACO	Sale Price	\$675,000
Co-Owner		Certificate	
Address	300 MAIN ST SACO, ME 04072	Book & Page	17800/914
		Sale Date	09/14/2018
		Instrument	1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF SACO	\$675,000		17800/914	1E	09/14/2018
EIGHT HUNDRED NINETY ONE	\$0		14227/0995	1T	08/10/2004
CLAIR JAMES E SR	\$0		10971/0155	1N	08/01/2001
FIRST CLASS FOR LESS ASSOC	\$185,000		4607/0055	UNKQ	02/05/1988

Building Information

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:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/SacoMEPhotos//default.jpg>)

Building Layout

(ParcelSketch.ashx?pid=4228&bid=4228)

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

Use Code 9030
Description MUNICIPAL MDL-00
Zone B-6
Neighborhood 599
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.81
Frontage
Depth
Assessed Value \$106,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$97,400	\$97,400
2019	\$0	\$97,400	\$97,400
2018	\$0	\$130,600	\$130,600
2017	\$0	\$130,600	\$130,600

849 PORTLAND RD

Location

849 PORTLAND RD

Mblu

060/ / 017/ 001/000

Acct#

C3140R

Owner

CITY OF SACO

Assessment

\$72,400

PID

4229

Building Count

1

User Field 4

17

User Field 5

MUNICIPAL

topoTopography

Utility

Public Sewer,Public Water

Location

Street/Road

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$72,400	\$72,400

Owner of Record

Owner

CITY OF SACO

Sale Price

\$675,000

Co-Owner

Certificate

Address

300 MAIN ST
SACO, ME 04072

Book & Page

17800/914

Sale Date

09/14/2018

Instrument

1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF SACO	\$675,000		17800/914	1E	09/14/2018
EIGHT HUNDRED NINETY ONE	\$0		14227/0995	1T	08/10/2004
CLAIR JAMES E SR	\$0		10971/0155	1N	08/01/2001
FIRST CLASS FOR LESS ASSOC	\$0		4067/0038		11/07/1986

Building Information

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:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/SacoMEPhotos//default.jpg>)

Building Layout

(ParcelSketch.ashx?pid=4229&bid=4229)

Building Sub-Areas (sq ft)	<u>Legend</u>
No Data for Building Sub-Areas	

Extra Features

Extra Features	<u>Legend</u>
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No Data for Extra Features

Land

Land Use

Use Code 9030
Description MUNICIPAL MDL-00
Zone B-6
Neighborhood 599
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 10.5
Frontage
Depth
Assessed Value \$72,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$66,300	\$66,300
2019	\$0	\$66,300	\$66,300
2018	\$0	\$94,200	\$94,200
2017	\$0	\$94,200	\$94,200

841 PORTLAND RD

Location

841 PORTLAND RD

Mblu

060/ / 018/ 000/000

Acct#

C3141R

Owner

CITY OF SACO

Assessment

\$125,400

PID

4230

Building Count

1

User Field 4

17

User Field 5

MUNICIPAL

topoTopography

Utility

Public Sewer,Public Water

Location

Street/Road

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$125,400	\$125,400

Owner of Record

Owner

CITY OF SACO

Sale Price

\$675,000

Co-Owner

Certificate

Address

300 MAIN ST
SACO, ME 04072

Book & Page

17800/914

Sale Date

09/14/2018

Instrument

1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF SACO	\$675,000		17800/914	1E	09/14/2018
EIGHT HUNDRED NINETY ONE	\$0		14227/0995	1T	08/10/2004
CLAIR JAMES E SR	\$0		10971/0155	1N	08/01/2001
FIRST CLASS FOR LESS ASSOC	\$0		4067/0038		11/07/1986

Building Information

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:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/SacoMEPhotos//default.jpg>)

Building Layout

(ParcelSketch.ashx?pid=4230&bid=4230)

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

Use Code 9030
Description MUNICIPAL MDL-00
Zone B-6
Neighborhood 599
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 23
Frontage
Depth
Assessed Value \$125,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$115,000	\$115,000
2019	\$0	\$115,000	\$115,000
2018	\$0	\$442,200	\$442,200
2017	\$0	\$442,200	\$442,200

843 PORTLAND RD

Location	843 PORTLAND RD	Mblu	060/ / 018/ 001/000
Acct#	C3142R	Owner	CITY OF SACO
Assessment	\$224,200	PID	4231
Building Count	1	User Field 4	17
User Field 5	MUNICIPAL	topoTopography	
Utility	Public Sewer,Public Water	Location	
Street/Road			

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$224,200	\$224,200

Owner of Record

Owner	CITY OF SACO	Sale Price	\$675,000
Co-Owner		Certificate	
Address	300 MAIN ST SACO, ME 04072	Book & Page	17800/914
		Sale Date	09/14/2018
		Instrument	1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF SACO	\$675,000		17800/914	1E	09/14/2018
EIGHT HUNDRED NINETY ONE	\$0		14227/0995	1T	08/10/2004
CLAIR JAMES E SR	\$0		10971/0155	1N	08/01/2001
FIRST CLASS FOR LESS ASSOC	\$0		4549/0191		12/04/1987

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:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/SacoMEPhotos//default.jpg>)

Building Layout

(ParcelSketch.ashx?pid=4231&bid=4231)

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

Use Code 9030
Description MUNICIPAL MDL-00
Zone B-6
Neighborhood 599
Alt Land Appr Category No

Land Line Valuation

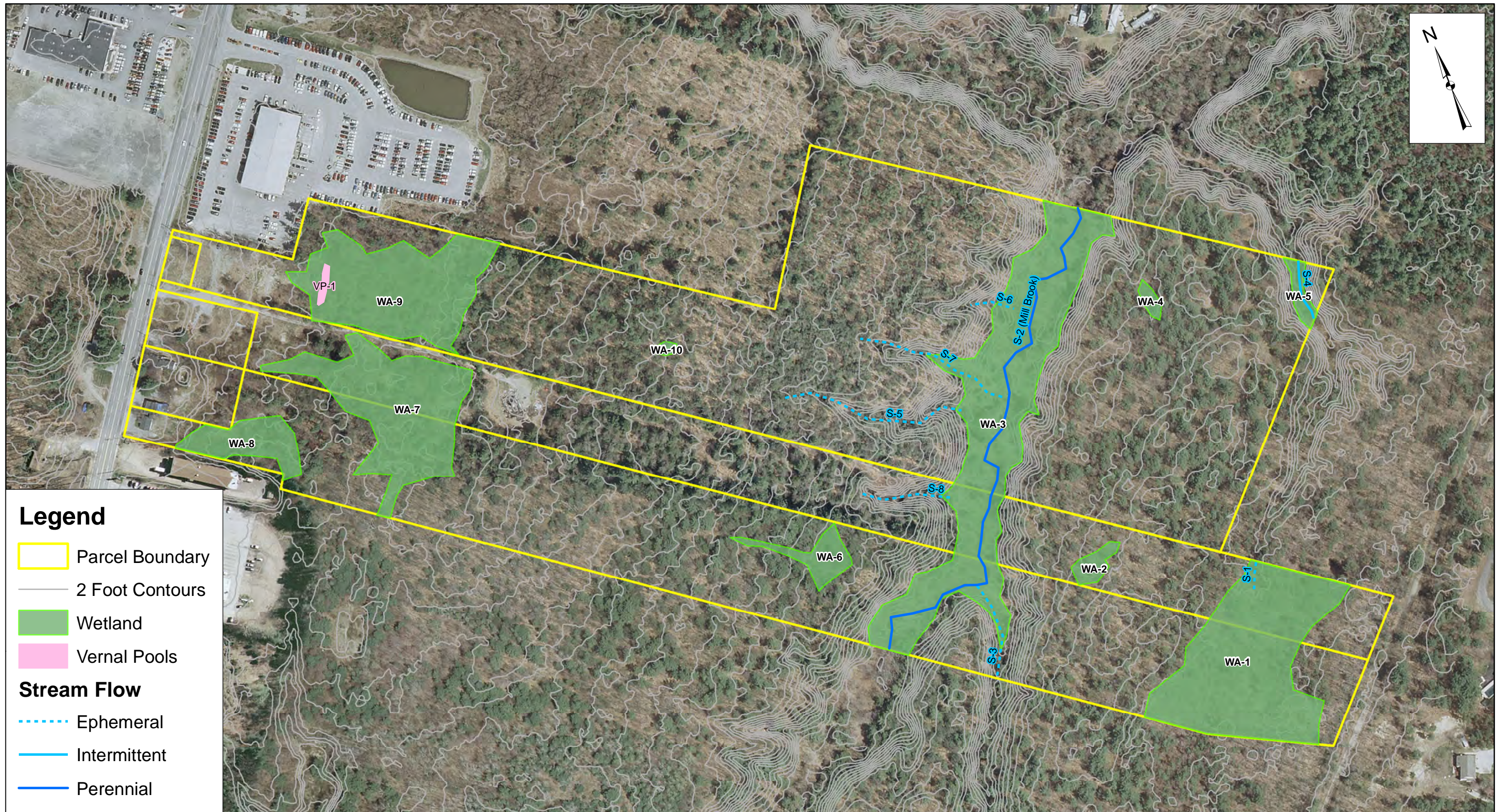
Size (Acres) 0.73
Frontage
Depth
Assessed Value \$224,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$0	\$26,100	\$26,100
2019	\$0	\$26,100	\$26,100
2018	\$0	\$30,200	\$30,200
2017	\$0	\$30,200	\$30,200



Eight Hundred Ninety One Portland Road Parcels:
Natural Resource Reconnaissance Surveys
Saco Tax Map 60, Lots 15, 16, 17, 17-1, 18, 18-1
U.S. Route 1, Saco, Maine

0 125 250 500 750 1,000 Feet

 **NORMANDEAU ASSOCIATES**
ENVIRONMENTAL CONSULTANTS