



STATE OF MAINE
 DEPARTMENT OF TRANSPORTATION
 16 STATE HOUSE STATION
 AUGUSTA, MAINE 04333-0016

Paul R. LePage
 GOVERNOR

David Bernhardt
 COMMISSIONER

Peninsula Community School District
 David Bridgham, Bus. Mgr
 71 Main Street
 Prospect Harbor, ME 04669

Re:

WIN :	019415.00
PROJECT :	AC-STP-1941(500)X
TOWN :	Gouldsboro
PARCEL NO. :	1

8/15/17

Dear Property Owner:

Today, as the Department's representative, I have explained to you the proposed construction and the effect it will have on your property. I have attempted to answer any questions you had. I have also explained the methods used in preparing our appraisal and the basis for our determination of just compensation for the land and rights to be acquired. I have made you an offer in the amount of \$500.00 which represents the just compensation as determined by a qualified appraiser and approved by one of the Department's review appraisers.

The land and/or rights to be acquired from you for this project are as follows:

Valuation Type	Count	Area	Unit
Const. & Maint. Easement	1	961.00	Sq. Feet

The following is a statement by the Department of Transportation regarding the parcel or parcels of land above referenced:

- A. The highest and best use of the property at the date of taking.
 Institutional
- B. The fair market value of the real property taken as of the date of taking.
 \$35.00
- C. Offering price.
 \$500.00

Form AQ-2
 Revised 09/30/2010



PRINTED ON RECYCLED PAPER

I have explained your recourse if the State's offer is not acceptable. The booklet "A Land Owner's Guide to the Property Acquisition Process" confirms the procedures available to you. If a copy of this booklet has not previously been given to you, please request one. I have also explained that the property owner or designated representative is responsible for informing any potential purchaser of the impending acquisition of land and/or rights as required by Title 23, M.R.S.A. Section 153-B(4).

A great deal of time has been spent in the effort to design an attractive, safe highway; also to design it in the manner that will cause the least damage to adjoining property; and finally to determine by properly made and carefully reviewed appraisals the just compensation due to the owners. I hope that we have accomplished our objective.

Please be advised that if you have a mortgage, the mortgage company holds a recorded interest in your property. Under Maine law, your mortgage company may receive a copy of the condemnation documents and may be named on your just compensation check. If your mortgage company is named on your compensation check, your lender must endorse the check before you can cash it. Your mortgage document quite likely contains a provision that addresses eminent domain takings. If your lender is named on your check, you should review this language in your mortgage carefully and deal with your lender directly. The holders of tax liens or other recorded encumbrances on your property may also appear on your check. Again, their endorsement will be required and you will need to deal with them directly.

PROPERTY MARKERS: Action taken by the 115th Maine Legislature has revised Maine's landmark location law (14 M.R.S.A., Sec. 7554-A). Please be sure to inform me if your property markers do not appear on our plans. The Department does not set property pins, but will re-establish the point of former location of a disrupted pin on request from the owner.

Under certain conditions MaineDOT can reimburse eligible property owners for reasonable cost associated with resetting a property pin on the new right of way line by a Licensed Professional Land Surveyor. If necessary, I will explain the eligibility criteria and application process.

Sincerely,



Cheryl Dugal
MaineDOT

**STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
Owner's Offer-Assent**

Property Owner(s): Peninsula Community School District David Bridgham, Bus. Mgr	WIN:	<u>019415.00</u>
	Project No:	<u>AC-STP- 1941(500)X</u>
	Town:	<u>Gouldsboro</u>
	Parcel/Item No:	<u>1</u>

BACKGROUND:

1. It has been determined that public exigency requires the construction or reconstruction by altering, widening, changing the grade of and/or changing the drainage of a portion of State Highway "**Route 186**" in the Town of **Gouldsboro**, County of **Hancock** and State of Maine through a Maine Department of Transportation (the "MaineDOT") project identified by the WIN and Project Number referenced above (the "Project").
2. In connection with the Project, the necessary real property rights (the "Property Rights") to be acquired have been assigned value, surveyed, and identified on a plan known as Right of Way Map, State Highway "**Route 186**", Project No. **AC-STP-1941(500)X**, on file in the Augusta headquarters of MaineDOT, File No. **5-305 JUL 2017**.
3. The Property Rights in and to a certain parcel of land identified on the Right of Way Map as Parcel No. **1**, owned by the above identified Property Owner(s) (the "Property Owner(s)") in said **Gouldsboro**, are required for construction of the Project.
4. MaineDOT intends to acquire the Property Rights by filing a Notice of Layout and Taking (the "Taking") in the **Hancock** County Registry of Deed on or about **09/19/2017**. At MaineDOT's discretion, and with the Property Owner(s)' consent, the Property Rights may be transferred through the execution of a deed or other transactional instrument.
5. MaineDOT has determined just compensation for acquisition of the Property Rights to be **\$500.00** (the "Payment"), and this amount will be paid to the Property Owner(s) upon filing of the Taking.

6. The Property Owner(s) does/do hereby acknowledge that **Cheryl Dugal**, Right of Way Agent representing the MaineDOT, met with or wrote to the Property Owner(s) and explained the Property Rights to be acquired, the just compensation Payment, and all construction impacts, changes of location, grade, drainage and slopes as they apply to the Property Owner(s)' land.

AGREEMENT

1. The Property owner(s) accept the Payment as just compensation for all Property Rights taken in connection with the Project.

2. The Property Owner(s) release Maine DOT from any further claims of just compensation arising from the Property Rights taken in connection with the Project; however, if any changes in design or construction occur after the date of this settlement and negatively impact the Property Owner's land in an unanticipated manner, the Property Owner(s) shall have the right to request that this settlement be rescinded.

In witness of the above, the parties have executed this Agreement on the date herein indicated.

Dated: _____

Property Owner(s):

WIN: 019415.00
Parcel #: 1
R/W Form No. N-26
Form AQ-15
Revised 03/07/2011