

**S
E
C
T
I
O
N
1
1**

Exhibit 11
MHPC Correspondence

Please refer to this section for a copy of the letter sent to the Maine Historic Preservation Commission, including a request for an MHPC review for the project site.



December 16, 2019
14265

Kirk Mohney
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, Maine 04333

Maine Historic Preservation Commission Review
Main Street Storage – Gorham, ME

Dear Mr. Mohney:

In order to move forward with state and local permitting for the development of a proposed dock expansion project, a review of the proposed site by the Maine Historic Preservation Commission for any historical significance is needed. The project site is located 1328 (U.S. Route 302) in Raymond, Maine on Sebago Lake. Our client's intent is to expand their existing dock system from 75 slips to 124 slips, requiring the addition of 12 pilings to support the proposed floating docks.

For your reference, I have enclosed a project location map, a map of the abutter study area showing structures older than 1969, and vision cards for those lots/structures. At your earliest convenience, please review and forward your findings. If you have any questions on this project, please do not hesitate to contact me at kramsell@sebagotechnics.com or on my direct line at (207) 200-2098. I look forward to hearing from you.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "K Ramsell". The signature is written in a cursive, flowing style.

Kendra J. Ramsell
Civil Engineer

KJR

MAP/LOT: 50/48

PROJECT SITE
MAP/LOT: 50/43

MAP/LOT: 51/10

1365 Roosevelt Trail

MAP/LOT: 51/02

1328 ROOSEVELT TRAIL

Location 1328 ROOSEVELT TRAIL

Mblu 050/ 043/ 000/ 000/

Acct# P1543R

Owner PORT HARBOR HOLDINGS I

Assessment \$2,444,700

Appraisal \$2,444,700

PID 2636

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,405,200	\$1,039,500	\$2,444,700
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,405,200	\$1,039,500	\$2,444,700

Owner of Record

Owner PORT HARBOR HOLDINGS I
Co-Owner
Address ONE SPRING POINT DR
 SO PORTLAND, ME 04106

Sale Price \$953,000
Certificate
Book & Page 17151/0290
Sale Date 12/20/2001

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PORT HARBOR HOLDINGS I	\$953,000		17151/0290	12/20/2001

Building Information

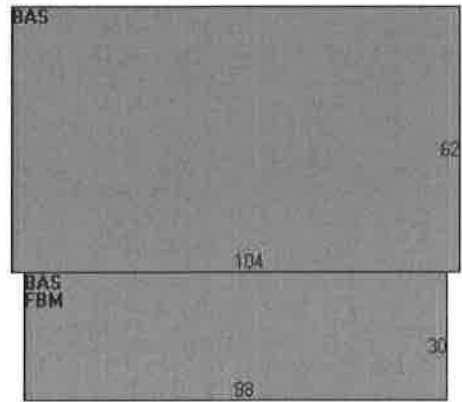
Building 1 : Section 1

Year Built: 1960
Living Area: 9,388
Replacement Cost: \$554,735
Building Percent 83
Good:
Replacement Cost
Less Depreciation: \$460,400

Building Attributes	
Field	Description

STYLE	Commercial
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Minim/Masonry
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	Marinas
Total Rooms	
Total Bedrms	
Total Baths	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	NONE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	LIGHT
Wall Height	32.00
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos/RaymondMEPhotos//Sketches/26>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	9,388	9,388
FBM	Basement, Finished	2,940	0
		12,328	9,388

Building 2 : Section 1

Year Built: 1960
Living Area: 12,000
Replacement Cost: \$434,400
Building Percent 70
Good:
Replacement Cost
Less Depreciation: \$304,100

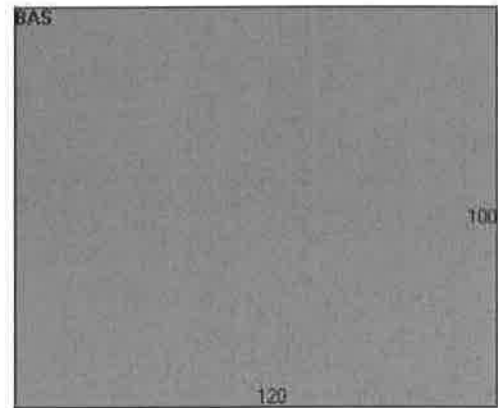
Building Attributes : Bldg 2 of 2	
Field	Description

STYLE	Garage/Office
MODEL	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Minim/Masonry
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	None
Struct Class	
Bldg Use	Marinas
Total Rooms	
Total Bedrms	
Total Baths	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	NONE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	LIGHT
Wall Height	32.00
% Corn Wall	

Building Photo



Building Layout



(<http://images.vgsl.com/photos/RaymondMEPhotos//Sketches/26>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	12,000	12,000
		12,000	12,000

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
A/C	AIR CONDITION	3526.00 UNITS	\$5,900	1
SPR1	SPRINKLERS-WET	9388.00 S.F.	\$6,200	1

Land

Land Use

Land Line Valuation

Use Code	3840	Size (Sqr Feet)	235224
Description	Marinas	Frontage	
Zone	C	Depth	
Neighborhood	SL	Assessed Value	\$1,039,500
Alt Land Appr Category	No	Appraised Value	\$1,039,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PMP1	PUMP-SING HSE			1.00 UNITS	\$700	1
TNK2	3000-10000 GAL			4000.00 GALS	\$1,700	1
CAB2	W/PLUMBING ETC			120.00 S.F.	\$1,700	1
SLIP	BOAT SLIP			940.00 L.F.	\$564,000	1
WDK	DECK, WOOD			10087.00 S.F.	\$60,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$1,405,200	\$1,039,500	\$2,444,700
2016	\$1,405,200	\$1,039,500	\$2,444,700
2015	\$1,405,200	\$1,039,500	\$2,444,700

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,405,200	\$1,039,500	\$2,444,700
2016	\$1,405,200	\$1,039,500	\$2,444,700
2015	\$1,405,200	\$1,039,500	\$2,444,700

(c) 2019 Vision Government Solutions, Inc. All rights reserved.

1338 ROOSEVELT TRAIL

Location 1338 ROOSEVELT TRAIL

Mblu 050/ 048/ 000/ 000/

Acct# A0820R

Owner MEXICALI VIEWS LLC

Assessment \$275,800

Appraisal \$275,800

PID 2639

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$186,500	\$89,300	\$275,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$186,500	\$89,300	\$275,800

Owner of Record

Owner MEXICALI VIEWS LLC

Sale Price \$275,000

Co-Owner

Certificate

Address 27 RIVER ROAD

Book & Page 20996/0169

UNIT 1

Sale Date 03/24/2004

NEW CASTLE, ME 04553

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MEXICALI VIEWS LLC	\$275,000		20996/0169	1G	03/24/2004
MEXICALI VIEWS LLC	\$275,000		20996/0169		03/18/2004
ELSIE ANDREW LLC	\$0		20879/0301	1F	02/12/2004

Building Information

Building 1 : Section 1

Year Built: 1965

Living Area: 4,501

Replacement Cost: \$273,526

Building Percent 68

Good:

Replacement Cost

Less Depreciation: \$186,000

Building Attributes

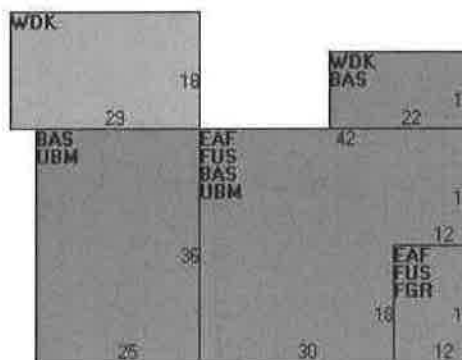
Field	Description
STYLE	Store/Apt Comm
MODEL	Commercial
Grade	Average
Stories:	2.5
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	Store/Shop
Total Rooms	
Total Bedrms	
Total Baths	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos/RaymondMEPhotos//\00\00\16\5>)

Building Layout



(<http://images.vgsi.com/photos/RaymondMEPhotos//Sketches/26>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,460	2,460	
FUS	Upper Story, Finished	1,512	1,512	
EAF	Attic, Expansion, Finished	1,512	529	
FGR	Garage	216	0	
UBM	Basement, Unfinished	2,196	0	
WDK	Deck, Wood	786	0	
		8,682	4,501	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code 0322
Description Store/Shop
Zone C
Neighborhood COMM
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 29185
Frontage
Depth
Assessed Value \$89,300
Appraised Value \$89,300

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			1200.00 S.F.	\$500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$186,500	\$89,300	\$275,800
2016	\$186,500	\$89,300	\$275,800
2015	\$186,500	\$89,300	\$275,800

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$186,500	\$89,300	\$275,800
2016	\$186,500	\$89,300	\$275,800
2015	\$186,500	\$89,300	\$275,800

(c) 2019 Vision Government Solutions, Inc. All rights reserved.

1326 ROOSEVELT TRAIL

Location 1326 ROOSEVELT TRAIL

Mblu 051/ 002/ 000/ 000/

Acct# B0790R

Owner HARTLEY WILLIAM C

Assessment \$207,700

Appraisal \$207,700

PID 2645

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$164,000	\$43,700	\$207,700
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$164,000	\$43,700	\$207,700

Owner of Record

Owner HARTLEY WILLIAM C
Co-Owner
Address PO BOX 44
 RAYMOND, ME 04071

Sale Price \$150,000
Certificate
Book & Page 33980/0032
Sale Date 04/28/2017
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HARTLEY WILLIAM C	\$150,000		33980/0032	1A	04/28/2017
HARTLEY WILLIAM	\$0		33513/0178	1A	10/04/2016
HARTLEY TACY F	\$0		2727/0488		

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 2,223
Replacement Cost: \$230,141
Building Percent 70
Good:
Replacement Cost
Less Depreciation: \$161,100

Building Attributes

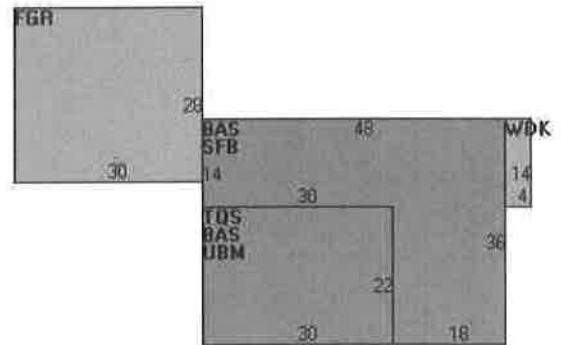
Field	Description
Style	Family Conver.
Model	Residential
Grade:	Average
Stories:	1.75
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Salt Box
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	
Usrflid 301	

Building Photo



(<http://Images.vgsi.com/photos/RaymondMEPhotos//\00\00\23\8>)

Building Layout



(<http://Images.vgsi.com/photos/RaymondMEPhotos//Sketches/26>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,728	1,728
TQS	Three Quarter Story	660	495
FGR	Garage	840	0
SFB	Basement, finished, raised	1,068	0
UBM	Basement, Unfinished	660	0
WDK	Deck, Wood	56	0
		5,012	2,223

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
Description Two Unit
Zone LRR1
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 294030
Frontage
Depth
Assessed Value \$43,700
Appraised Value \$43,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LNT	LEAN-TO			128.00 S.F.	\$0	1
SHD1	SHED FRAME			440.00 S.F.	\$1,800	1
SHD1	SHED FRAME			112.00 S.F.	\$400	1
LNT	LEAN-TO			84.00 S.F.	\$0	1
WDK	DECK, WOOD			80.00 S.F.	\$700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$164,000	\$43,700	\$207,700
2016	\$164,000	\$43,700	\$207,700
2015	\$164,000	\$43,700	\$207,700

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$164,000	\$43,700	\$207,700
2016	\$164,000	\$43,700	\$207,700
2015	\$164,000	\$43,700	\$207,700

1 HARTLEY LANE

Location 1 HARTLEY LANE

Mblu 051/ 010/ 000/ 000/

Acct# H7006R

Owner THE HUNOLD FAMILY REALTY TRUST

Assessment \$302,100

Appraisal \$302,100

PID 2646

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$195,800	\$106,300	\$302,100

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$195,800	\$106,300	\$302,100

Owner of Record

Owner THE HUNOLD FAMILY REALTY TRUST
Co-Owner
Address 1 HARTLEY LANE
RAYMOND, ME 04071

Sale Price \$0
Certificate
Book & Page 32771/269
Sale Date 08/19/2015
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THE HUNOLD FAMILY REALTY TRUST	\$0		32771/269	1A	08/19/2015
HUNOLD NEGIN Z	\$0		28735/0030		06/02/2011
HUNOLD PETER	\$350,000		24628/0345	UNKQ	11/22/2006
HARVEY STEPHEN	\$252,000		21630/0211	1O	07/30/2004
LESTER LOUISE H/LESTER	\$0		11665/0025		

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 3,697
Replacement Cost: \$279,704

Building Percent 70

Good:

Replacement Cost

Less Depreciation: \$195,800

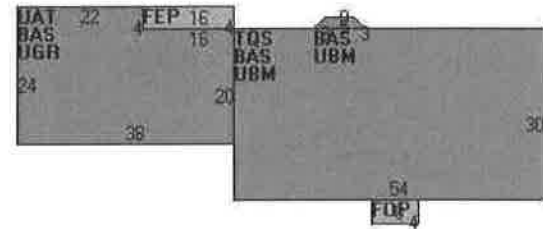
Building Attributes	
Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Below Average
Stories:	1.75
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	Office Building
Total Rooms	
Total Bedrms	
Total Baths	
Usrflid 218	
Usrflid 219	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos/RaymondMEPhotos//\00\00\20\;>)

Building Layout



(<http://images.vgsi.com/photos/RaymondMEPhotos//Sketches/26>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,482	2,482
TQS	Three Quarter Story	1,620	1,215
FEP	Porch, Enclosed, Finished	64	0
FOP	Porch, Open, Finished	32	0
UAT	Attic, Unfinished	848	0
UBM	Basement, Unfinished	1,634	0
UGR	Garage, Under	848	0
		7,528	3,697

Extra Features

Extra Features	Legend
----------------	--------

No Data for Extra Features

Land

Land Use

Use Code 3400
Description Office Building
Zone C
Neighborhood COMM
Alt Land Appr Category No

Land Line Valuation

Size (Sqr Feet) 95832
Frontage
Depth
Assessed Value \$106,300
Appraised Value \$106,300

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2017	\$195,800	\$106,300	\$302,100
2016	\$195,800	\$106,300	\$302,100
2015	\$195,800	\$106,300	\$302,100

Assessment

Valuation Year	Improvements	Land	Total
2017	\$195,800	\$106,300	\$302,100
2016	\$195,800	\$106,300	\$302,100
2015	\$195,800	\$106,300	\$302,100

(c) 2019 Vision Government Solutions, Inc. All rights reserved.