



**US Army Corps  
of Engineers ®**

**NEW ENGLAND DISTRICT  
U.S. ARMY CORPS OF ENGINEERS  
696 VIRGINIA ROAD  
CONCORD, MASSACHUSETTS 01742-2751**

Real Estate Planning Report  
Draft Decision Document/Environmental Assessment Support  
Saco River and Camp Ellis Beach  
Saco, Maine

PREPARED BY: \_\_\_\_\_  
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April 10, 2012

1. PURPOSE: The real estate planning report will be utilized to estimate the real estate acquisition costs associated with the Draft Decision Document/Environmental Assessment. The decision document and environmental assessment are being finalized by the NAE District and will advocate Federal participation in reducing coastal storm damage along Camp Ellis Beach.

2. a. PROJECT DESCRIPTION: The project area is located in Saco, Maine, about sixteen (16) miles south of Portland, Maine. The Saco River Federal Navigation Project consists of an 8-foot deep channel that varies from 100 to 200 feet wide. The channel is protected by a 4,800-foot long jetty to the south, and a 6,600-foot long jetty to the north. Camp Ellis Beach lies adjacent to the north jetty and extends 2,500 feet north to Ferry Beach. Authority to perform the feasibility study was authorized under Section 111 of the River and Harbor Act of 1968 (Public Law 90-483) as amended. The Act authorizes the Corps to investigate, study, plan, and implement measures to prevent or mitigate damage to shorelines attributable to Federal navigation projects (both non-federal public and privately owned shores). Coastal storms have caused shoreline erosion along Camp Ellis Beach cumulating in the loss of over thirty homes. At the request of the city of Saco, Maine, the New England District is conducting an investigation of alternative solutions to coastal erosion, with models examining the effects of structures, including jetty spurs, breakwaters and T-groins, on wave climate, currents and erosion. Subsurface borings have been taken in the Saco Bay area to assess foundation conditions; soft clay was found under a large portion of the study area and resulted in a reanalysis of alternative solutions.

2. b. ALTERNATIVES CONSIDERED: Multiple alternatives were considered, however estimates concerning required real estate costs were only developed for the final array of alternatives. These include Beach Fill Only, Alternative 6, Alternative 25A and the Buy-out Alternative. Real estate acquisition requirements are the same for Beach Fill Only, Alternative 6, and Alternative 25A.

Beach Fill Only: This alternative includes placing beach fill along Camp Ellis Beach from the existing north jetty to a point about 3,250 feet to the north. The proposed beach fill volume is approximately 712,000 cubic yards.

Alternative 6: Construction of a 750-foot long spur jetty that would be attached to the existing northern jetty; the spur would be located approximately 1,500 feet from the shoreline. The spur would be perpendicular to the existing jetty and have a top elevation of about nine feet above mean sea level. This alternative includes placing beach fill along Camp Ellis Beach from the existing jetty to a point about 3,250 feet to the north; the proposed beach fill volume is approximately 365,000 cubic yards.

Alternative 25A: Construction of 500-Foot Spur Jetty includes two segmented breakwaters and beach Fill. This alternative would consist of a spur jetty and two detached breakwater segments. The spur jetty would be 500 feet in length, about 1,000 feet from shore, and extend perpendicular to the existing northern jetty. The two breakwaters would be approximately 400 feet long and placed about 900 feet from shore. The spur and breakwaters would have a top elevation about nine feet above mean sea level. This alternative includes placing beach fill along Camp Ellis Beach from the existing jetty to a point about 3,250 feet to the north; the proposed beach fill volume is about 330,000 cubic yards.

Buy-out alternative: This approach proposes the purchase of all property that will be subject to erosion under the three sea level change scenarios: 1) historic rate of sea level change, a total of sixty two (62) ownerships, 2) intermediate rate of sea level change, total of eighty six (86) ownerships, and 3) high rate of sea level change, total of one hundred one (101) ownerships including land and improvements are expected to be seriously impacted by erosion. Under these options, after acquisition all improvements will be removed and the land returned to a natural state.

2. c. RECOMMENDED PLAN: The recommended plan is Alternative 6. This plan consists of placement of 365,000 cubic yards of sand along 3,250 feet of beach north of the jetty, and construction of a 750 foot long spur jetty that would be attached to the existing north jetty about 1,500 feet from the shoreline.

2. d. OWNERSHIPS: The replenishment of sand will be completed along the existing beachfront on the northern side of the existing jetty. Construction of the proposed spur jetty will be completed in areas under Federal jurisdiction. Based on plans of the proposed improvement, there are twenty eight (28) proposed permanent easements (including public roads, R/W), and eleven (11) proposed temporary construction easements. All required properties, and assessed and market values have been identified through the use of the City of Saco Assessor's Office and confirmed through detailed discussions with City officials. Exhibits within the Addendum of this report depict the project area.

2. e. ESTIMATED VALUE: In regards to this Section 111 project, coastal engineering studies have determined that all easements areas are subject to erosion in the without project condition. Accordingly, the real property acquisition requirements will be analyzed in accordance with Federal regulations and USACE Agency Policy. Acquisition cost estimates for Beach Fill Only, Alternative 6, Alternative 25A and the buy-out alternative are located on the following pages.

3. DESCRIPTION OF NON-FEDERAL SPONSOR'S EXISTING OWNERSHIP: The City of Saco Maine will be required to act as the local non-Federal Sponsor for this project, execute the Project Participation Agreement (PPA), and agree to long term operation and maintenance responsibilities. Portions of public roads and right of way owned by the Town will be required, in accordance with project construction and operational requirements.

4. RECOMMENDED ESTATES: In accordance with Section 111 regulations, the Federal Government (USACE) will be responsible for acquiring all real property interests (lands, easements, rights-of-way, and relocations) associated with this project. The study area is based on the recommended plan, and parcels of land which are impacted by the proposed beach fill; the volume estimated at 365,000 cubic yards of sand, from the existing jetty to a point 3,250 feet to the north. Proposed non-standard estates are described below:

#### PERPETUAL BEACH STORM DAMAGE REDUCTION EASEMENT (Draft)

A perpetual and assignable easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract No. \_\_) for use by the United States and the Project Sponsor, their representatives, agents, contractors, and assigns, to construct; preserve; patrol; operate; maintain; repair; rehabilitate; and replace; a beach and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms; to nourish and re-nourish periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures; and to perform any other work necessary and incident to the construction, periodic re-nourishment and maintenance of the (Project Name), together with the right to plant vegetation on said beach and berms; to erect, maintain and remove silt screens and sand fences; to facilitate preservation of dunes and vegetation through the limitation of access to dune areas;] to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures and obstacles within the limits of the easement; [reserving, however, to the grantor(s), (his) (her) (its) (their) (heirs), successors and assigns, the right to construct sand over walk structures in accordance with any applicable Federal, State or local laws or regulations, provided that such structures shall not violate the integrity of the berms or beach erosion structures in shape, dimension or function, and that prior approval of the plans and specifications for such structures is obtained from the

(designated representative of the Project Sponsor) and provided further that such structures are subordinate to the construction, operation, maintenance, repair, rehabilitation and replacement of the project; and further reserving, however, to the grantor(s), (his) (her) (its) (their) (heirs), successors and assigns all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired; subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

#### TEMPORARY WORK AREA EASEMENT

A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_), for a period not to exceed \_\_\_\_\_, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the \_\_\_\_\_ Project, together with the right to trim, cut, fell and remove there from all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

5. EXISTING FEDERAL PROJECTS: There are no Federal projects currently within the study area.
6. EXISTING FEDERAL OWNERSHIPS: There are no federally owned lands impacted by this project.
7. NAVIGATIONAL SERVITUDE: Navigational servitude applies to portions of the seaward construction requirements. Section III of the Act of Congress approved July 8, 1958 (PL 85-500) authorized the protection, alteration, reconstruction, relocation or replacement of municipally-owned facilities. The Federal Government (USACE) is responsible for maintenance of the existing jetties, channels and anchorages. . Navigational servitude applies and public access will not be required. Maine regulations indicate coastal property owners own land to the mean low tide line. A centuries-old ordinance applicable only to Maine and Massachusetts granted land between the high and low tide line to private ownership subject to a public easement for “fishing, fowling and navigation.” The Colonial Ordinance of 1641-1647 was accomplished by legislators from the Massachusetts Bay Colony. In most other coastal states this intertidal land is owned by the state in trust for the public under the public trust doctrine. In addition, Under Maine Revised Statutes, Title 1, Chapter 1, Section 2, the jurisdiction of the State shall extend to and over, and be exercisable with respect to submerged lands. Submerged lands are defined in Maine’s Revised Statutes, Title 12, Part 2, Chapter 220, Subchapter 1, Section 1801, as all land from the mean low-water mark out to the seaward boundary of territorial waters. Discussions with a Maine state official determined that that the mean low-water mark is further defined as the mean lower low water mark (MLLW). Based on this limit of State ownership, navigational servitude will be applied to areas between the mean high water mark and MLLW.
8. REAL ESTATE MAPPING: The District has developed conceptual plans depicting existing conditions, rate of sea level change, and references the required temporary easements and permanent easements.
9. INDUCED FLOODING: No induced flooding is anticipated due to this proposed project.
10. BASELINE COST ESTIMATE FOR REAL ESTATE: Real estate acquisition costs will be determined in accordance with Federal and Agency regulations. For planning purpose a cost estimate has been prepared in regards to the real estate acquisition requirements under the preferred project

alternative (Alternative 6). This cost, which includes, administrative costs, survey, title fees, appraisal fees, and closing, are estimated at \$397,000; \$100,000 dollars allocation applies to the proposed twenty eight permanent easements is based on impact to the fee simple estate, specifically the restrictive clause concerning the endangered species act. In addition, de minimis value was considered for each property in regards to the acquisition requirements. As the real estate requirements for Beach Fill Only and Alternative 25A are the same as Alternative 6, this cost was also used during the evaluation of these alternatives. In addition, the estimated costs for the total buy-out plan for the three sea level rise scenarios are: 1) Historic Rate of Change \$30,602,000; 2) Intermediate Rate of Change \$41,347,480; and 3) High Rate of Change \$47,792,480.

11. PUBLIC LAW-646 RELOCATIONS: Uniform Relocation and Assistance and Real property Acquisition Policies Act of 1970, provide for uniform and equitable treatment of persons displaced from their home, businesses, or farms by a Federally Assisted Program. The benefits include moving expenses and relocation allowances which have been calculated for owner occupants potentially impacted by this project. (Under the buyout scenarios, the Federal Government would be named owner and would be responsible for the properties after purchase.) Relocation benefits were calculated for properties based on owner occupancy, in accordance with buy-out alternatives. The eight relocations were identified based on District discussions with City officials and review of public documents; 62 acquisitions/8 owner occupants. Replacement housing for tenants-requires occupancy for not less than 90 days, immediately prior to negotiations 42 USC Sec. 4623; accordingly seasonal occupants (reported as 62 properties) would not qualify for any relocation benefits.

All relocations costs will be estimated using the Uniform Relocation and Assistance and Real property Acquisition Policies Act of 1970, as amended and the implementing regulations contained in 49CFR 24. Replacement housing payments for 180-day homeowner/occupant is covered under 24.401 and can include the price differential payment, the mortgage interest differential payment (mortgage interest buy down), and incidental costs associated with closing on their replacement property. They are also entitled to moving costs IAW 24.301. Replacement housing payments for 90-day occupants (tenant and owner-occupied) is covered under 24.402 but it should be noted that 24.2(a)(6)(VIII)(C) indicates, "For a person who is not eligible to receive a replacement housing payment because of the person's failure to meet length of occupancy requirements, comparable replacement housing is considered to be within the person's financial means if an Agency pays that portion of the monthly housing costs of a replacement dwelling which exceeds the person's base monthly rent for the displacement dwelling as described in 24.402(b)(2). Such rental assistance must be paid under 24.404, Replacement housing of last resort." Replacement housing payments for 90-day occupants can include the rental differential payment (which can be converted to a down payment assistance payment up to \$5,250), mortgage interest differential payment (if they had a mortgage at the displacement), and incidental costs associated with closing on their replacement (note: mortgage related incidental expenses would only be applicable if they had a mortgage at the displacement: non-mortgage related incidentals can be paid). They are also entitled to moving costs IAW 24.301.32. Seasonal owner/occupant: In addition to payment of FMV for acquisition, they would be entitled to a personal property move only (since this is not their primary residence, additional replacement benefits are not paid). Businesses: All businesses would be entitled to payment of moving costs IAW 24.301 and payment of reestablishment expenses under 24.304. Landlord businesses: As indicated in the HQ response, landlords who operate a rental "business" would be entitled to business relocation benefits under 24.304 (capped at \$10,000 with no "last resort" type provision as we have with residential properties); this could cover things such as installing a second meter at the replacement rental property that they purchased. They would also be entitled to a personal property move only if they actually had personal property at the displacement. Regarding estimates for the buy-out alternatives, the real property assessments reflect 100% appraisal of fair market value and were confirmed through extensive discussions with the City Assessor. In cases where permanent easements apply to the entire parcel, there are no structures located on the

parcel. These lots are mostly unbuildable and have nominal value to the fee holder. Future construction of structures will be prohibited in areas where permanent or temporary easements are required.

12. MINERAL AND/OR TIMBER ACTIVITY: There is no present or anticipated mineral interest reported in the vicinity of the project that may affect the operation thereof.

13. ASSESSMENT OF NON-FEDERAL SPONSOR'S REAL ESTATE ACQUISITION CAPABILITIES: Project responsibilities of the local sponsor (City of Saco Maine) are currently being defined by CENAE. As this is a Section 111 Project, the Federal Government (USACE) will have responsibilities for all project acquisition requirements.

14. ZONING CHANGES: No zoning changes are proposed in lieu of, or to facilitate acquisition of the proposed easement areas.

15. ACQUISITION SCHEDULE:

- A. PPA Executed December 2013
- B. Forward project maps to sponsor: March 2014
- C. Survey: Required for Permanent Easements – April 2014
- D. Property Title: - June 2014
- E. Appraisals: - July 2014
- F. Closings: - August 2014
- G. Possession: USACE to provide Authorization for Entry and Attorney Certification: September 2014
- H. LERRD Certification: USACE – October 2014

16. FACILITIES AND UTILITIES RELOCATIONS: The project will not require any utility and/or facility relocations.

17. HAZARODOUS, TOXIC, and RADIOACTIVE WASTE: There is no knowledge of any contamination on the proposed project site.

18. LANDOWNER SENTIMENT: The local sponsor and community impacted by the continued shoreline erosion and State of Maine Congressional Delegation strongly support the initiative to restore the Camp Ellis Coastal beach areas. Based on numerous public information meetings in the area, there is widespread support for stabilizing the shoreline and no property owners have voiced concern over the need for easements for placement of sand. Consequently, condemnation is not anticipated. However, condemnation will be evoked as necessary, and associated potential costs, risks and impacts have been captured within the contingency cost estimate.

19. NOTIFICATION OF SPONSOR OF RISKS PURCHASING PROPERTY BEFORE PPA IS SIGNED. – Not Applicable

20. REAL ESTATE ISSUES RELEVANT TO PLANNING, DESIGNING OR IMPLEMENTING THE PROJECT

A. Appraisal Of The Property - Section 111 is the authority the Corps will use to design and construct measures to mitigate for damages caused by the original Saco River Navigation Improvement project. The government will be acquiring these easements above mean high tide to construct a project to prevent further shoreline damage caused by the project. The government has the right under Navigational Servitude to use the property located below mean high water mark to restore the beaches

and prevent further erosion caused by the project. The current landowner owns the beaches subject to the right of the public to use the beach area for fishing, fowling and navigation.

B. Perpetual Beach Storm Damage Reduction Easement provides the right to: 1) enter the property to place and periodically renourish beach fill; and 2) access the property to manage piping plover habitat created by the project.

C. The Temporary Work Area Easement does not allow for taking or placing fill material in the work area. This will meet the needs for constructing the project and minimize the impact on the property.

ATTACHMENTS:

Estimate of Easement Value: Beach Fill Only Plan and Alternative 6 & 25A

Buy-out Plan Estimate: Historic Rate of Change

Buy-out Plan Estimate: Intermediate Rate of Sea Level Change

Buy-out Plan Estimate: High Rate of Sea Level Change

Easements Required – Beach Only, Plan 6, and Plan 25A

Sea Level Change Scenarios

Buy Out Plan – Historic Rate of Sea Level Change – Properties That Must Be Purchased

Buy Out Plan – Intermediate Rate of Sea Level Change – Properties That Must Be Purchased

Buy Out Plan – High Rate of Sea Level Change – Properties That Must Be Purchased

Sheet C-701-RE

Sheet C-702-RE

Sheet C-703-RE

Sheet C-704-RE

Sheet C-705-RE

Estimate of Easement Value: Beach Fill Only Plan and Alternatives 6 and 25A (same acquisition requirements)

Permanent Easement Value Estimate	\$100,000
(28 Parcels and easements over public right of way)	
Temporary Construction Easement (one year)	\$11,000
(11 Parcels and easements over public right of way)	
Acquisition Costs	\$50,000
Appraisal	\$25,000
Survey	\$69,000
Title/Legal Descriptions	\$90,000
*Contingency (15%)	\$52,000
Estimated Real Estate Acquisition Costs	\$397,000
Includes Condemnation	

Buy-out Plan Estimate: Historic Rate of Change

Fee Value:	
62 OWNERSHIPS	
(Land & Improvements)	\$24,235,000
*Contingency (20%)	\$4,487,000
Subtotal	\$29,082,000
Acquisition Costs:	
(62 Ownerships x \$10,000)	\$620,000
Relocation Costs:	
(8 Ownerships)	\$900,000
Planning Real Estate Cost Estimate	\$30,602,000
Includes Condemnation	

Buy-out Plan Estimate: Intermediate Rate of Sea Level Change

Fee Value: 86 OWNERSHIPS (Land & Improvements)	\$32,322,900
*Contingency (20%)	\$6,464,580
Subtotal	\$38,787,480
Acquisition Costs: (86 Ownerships x \$10,000)	\$860,000
Relocation Costs: (17 Ownerships)	\$1,700,000
Planning-Real Estate Cost Estimate Includes Condemnation	\$41,347,480

Buy-out Plan Estimate: High Rate of Sea Level Change

Fee Value: 101 OWNERSHIPS (Land & Improvements)	\$37,235,400
*Contingency (20%)	\$7,447,080
Subtotal	\$44,682,480
Acquisition Costs: (101 Ownerships x \$10,000)	\$1,010,000
Relocation Costs: (21 Ownerships)	\$2,100,000
Planning-Real Estate Cost Estimate Includes Condemnation	\$47,792,480

**EASEMENTS REQUIRED - BEACH ONLY, PLAN 6, AND PLAN 25A**

**PROPERTIES WHERE EASEMENTS ARE REQUIRED FOR A PORTION OF THE PROPERTY (PERMANENT AND/OR TEMPORARY)**

Map	Lot	Location	Owner Name	Owner Address	Assessed Vaue (\$000)			Total Lot Area (SF)		Easement Area (SF)	
					Land	Building	Total	Assessor	Measured	Permanent*	Temporary
1	57	24 Bay Ave	Lauzon, Gilles & Geraldine	124 Bay Ave, Saco, ME 04072	145.60	234.80	380.40	4792	8043	964	790
1	45	23 Beach Ave	Wormwood, Colin T Sr & Lucinda R	16 Bay Ave, Saco, ME 04072	1.60	0.00	1.60	3485	2978	1498	869
1	46	21 Beach Ave	Wormwood, Colin T Sr & Lucinda R	16 Bay Ave, Saco, ME 04072	1.60	0.00	1.60	2614	2399	305	469
1	41	14 Beach Ave	Descoteau, Paul & Armand	16 Almont Ave, Worcester, MA 01604	188.50	80.80	269.30	4792	4799	665	623
1	37	7 Pearl Ave	Cuddy, William A IV	18 Richards St, Westbrook, ME 04092	152.40	58.40	210.80	2178	2400	0	110
1	36	9 Pearl Ave	City of Saco	300 Main St, Saco, ME 04072	6.10	0.00	6.10	2178	2400	1489	515
1	34	8 Pearl Ave	Kouloheras, George D Trustee and Kouloheras, Joy C	82 Varney St, Lowell, MA 01854	152.40	117.90	270.30	2178	3240	29	242
1	30	Fore St	Kouloheras, Joy C	137 Norris Rd, Tyngsboro, MA 01879	1.60	0.00	1.60	2614	2841	477	512
2	94	42 Main Ave	Manchester, Cathleen	57 Westwood Rd, Grey, ME 04039	373.10	127.80	500.90	9147	9219	0	1012
2	93-1	8 Island View St	Alexander, Donald E ETALS c/o Norman	118 Ashley Cir, East Hampton, MA 01027	373.10	161.40	534.50	9147	9763	3311	613
2	86	39 Lower Beach Rd	Kerr, George J	206 East Grand Ave, Old Orchard Beach, ME 04	370.00	132.70	502.70	7840	8399	439	383
3	31	156 Surf St	Schwitzer, Frank J & Gail A	18 Mallory Rd, Roxbury, CT 06783-2038	353.90	313.30	667.20	13914	14373	2726	0
3	32	62 Surf St	Curran, Timothy Patrick Trustee Curran,	13 Preservation Way, Westford, MA 01886	371.90	420.10	792.00	26878	29545	8009	0
3	45	72 Surf St	Brown, Thomas W Trustees Brown, Dart	72 Surf St, Saco, ME 04072	369.20	374.40	743.60	24346	38499	16239	0
3	47	76 Surf St	Wright, Neil C. & Susan C.	72 Surf St, Saco, ME 04072	355.30	149.10	504.40	15463	15547	6539	0
3	94	Surf St	Ferry Beach Park Association	5 Morris Ave, Saco, ME 04072-2393	0.00	0.00	0.00	166000	166000	64645	0
<b>Public Roads and Ways</b>											
		Bay Ave	City of Saco	300 Main St, Saco, ME 04072	NA	NA	NA	NA	NA	3772	0
		Beach Ave	City of Saco	300 Main St, Saco, ME 04072	NA	NA	NA	NA	NA	1617	717
		Pearl Ave	City of Saco	300 Main St, Saco, ME 04072	NA	NA	NA	NA	NA	952	435
		Fore St	City of Saco	300 Main St, Saco, ME 04072	NA	NA	NA	NA	NA	1479	787
		Eastern Ave	City of Saco	300 Main St, Saco, ME 04072	NA	NA	NA	NA	NA	2840	2706
		Main Ave	City of Saco	300 Main St, Saco, ME 04072	NA	NA	NA	NA	NA	3732	601
		Island View St	City of Saco	300 Main St, Saco, ME 04072	NA	NA	NA	NA	NA	2415	645
		Surf St and Adjacent Areas	City of Saco	300 Main St, Saco, ME 04072	NA	NA	NA	NA	NA	12697	13427
		Eagle Ave	City of Saco	300 Main St, Saco, ME 04072	NA	NA	NA	NA	NA	3810	0

Note: For Parcels 3-31, 3-32, 3-45 & 3-47 permanent easements are only required for the portion of the property on the east side of Surf Street.

**SHORELINE PROPERTIES WHERE PERMANENT EASEMENTS ARE REQUIRED FOR THE ENTIRE PARCEL**

Map	Lot	Location	Owner Name	Owner Address	Assessed Vaue (\$000)			Total Lot Area (SF)	
					Land	Building	Total	Assessor	Measured*
1	27	Eastern Ave	Malouin, Bernard & Darlene	130 Petersham Rd, Phillipston, MA 01331	1.00	0.00	1.00	871	565
1	28	Eastern Ave	Arel, Gerald & Karen and Chabot, Donald	P O Box 1215, Kennebunk, ME 04043	1.50	0.00	1.50	1742	1319
1	29	Fore St	City of Saco	300 Main St, Saco, ME 04072	0.40	0.00	0.40	871	61
1	31	Fore St	City of Saco	300 Main St, Saco, ME 04072	0.60	0.00	0.60	2614	0
1	35	6 Pearl Ave	Zaitlin, Irving & Ruth (Heirs of)	C/O Linda Gould, 9302C SW 5th St, Boca Raton	1.50	0.00	1.50	1742	728
1	42	16 Beach Ave	Nelson, Steffie F (Heirs of)	C/O Nelson, Susanne, 99 Highview St, E. Hartf	1.60	0.00	1.60	4020	2034
1	43	18 Beach Ave	Wormwood, Colin T Sr & Lucinda R	16 Bay Ave, Saco, ME 04072	1.50	0.00	1.50	2178	151
1	59	28 Bay Avenue	City of Saco	300 Main St, Saco, ME 04072	0.60	0.00	0.60	2614	657
1	60	30 Bay Ave	City of Saco	300 Main St, Saco, ME 04072	0.60	0.00	0.60	2178	347
2	102	North Ave	Dustin, Susan L	78 North St, Saco, ME 04072-1924	1.50	0.00	1.50	2178	4132
2	139	North Ave	Libby, John L & Goldman, Joan	18 Hill Road, Bedford, MA 01730	1.70	0.00	1.70	4792	3691
2	149	5 North Ave	Custeau, Alphonse C	4 Birchwood Dr, Hanstead, NH 03841	1.70	0.00	1.70	4792	4016
3	99	Surf St	City of Saco	300 Main St, Saco, ME 04072	0.10	0.00	0.10	6769	3281
3	101	Surf Street	City of Saco	300 Main St, Saco, ME 04072	0.10	0.00	0.10	42315	18643

\* Area above MHW

# Sea Level Change Scenarios





BUY OUT PLAN - HISTORIC RATE OF SEA LEVEL CHANGE - PROPERTIES THAT MUST BE PURCHASED

PROPERTIES WITHIN 50 YEAR EROSION LINE

Map	Lot	Location	Owner Name	Owner Address	Assessed Value (\$000)			Total Lot Size
					Land	Building	Total	
1	57	24 Bay Ave	Lauzon, Gilles & Geraldine	24 Bay Ave, Saco, ME 04072	145.60	234.80	380.40	4792
1	47	19 Beach Ave	Perrault-Mueller, Kellie A and Mueller, Timothy M	32 Rosewell Ave, Dracut, MA 01826	152.40	78.60	231.00	2178
1	41	14 Beach Ave	Descoteau, Paul & Armand	6 Almont Ave, Worcester, MA 01604	188.50	80.00	269.30	4792
1	36	9 Pearl Ave	City of Saco	300 Main St, Saco, ME 04072	6.10	0.00	6.10	2178
1	37	7 Pearl Ave	Cuddy, William A IV	8 Richards St, Westbrook, ME 04092	152.40	58.40	210.80	2178
1	34	8 Pearl Ave	Kouloheras, George D Trustee and Kouloheras, Elizabeth Trustee	82 Varney St, Lowell, MA 01854	152.40	117.90	270.30	2178
1	32-1	1 Eastern Ave	Lafond, Maureen E	6 Sacamore Rd, Windham, NH 03087	14.40	127.80	142.20	1306
1	25	6 Eastern Ave	Lino, Barbara A	127 Beech St, Tewksbury, MA 01897	171.20	99.30	270.50	3484
1	26	2 Eastern Ave	Malouin, Bernard & Darlene	30 Petersham Rd, Phillipston, MA 01331	137.20	48.60	185.80	2178
1	48	16 Bay Ave	Wormwood, Colin T Sr & Lucinda R	16 Bay Ave, Saco, ME 04072	238.00	928.50	1156.50	14375
1	38	12 Beach Ave	Kouloheras, Joy C	137 Norris Rd, Tyngsboro, MA 01879	222.70	150.50	373.20	4792
1	33	13 Eastern Ave	Coniaris, Dean	15 Eastern Ave, Saco, ME 04072	163.10	101.90	265.00	3484
1	32-2	11 Eastern Ave	Carroll, Edward	41 Hillside Ave Apt B, Doylestown, PA 18901	92.80	58.20	151.00	840
1	18	15 North Ave	City of Saco	300 Main St, Saco, ME 04072	146.40	105.40	251.80	4000
1	16	9 North Ave	Gerver, Constance Blecker Trustee	9 North Ave, Saco, ME 04072	156.50	69.50	226.00	2614
1	49-1	13 Beach Ave	Wormwood, Colin T Sr & Lucinda R	16 Bay Ave, Saco, ME 04072	152.40	50.10	202.50	2178
1	39	10 Beach Ave	Pirrello, James T	PO Box 7275, Ocean Park, ME 04063	168.70	68.80	237.50	4357
1	24-0-1	10 Eastern Ave	Vivolo, Frank & Sharon	115 Forest St, Rocky Hill, CT 06067	153.90	50.10	204.00	1307
1	24-0-2	10A Eastern Ave	Vivolo, Frank & Sharon	115 Forest St, Rocky Hill, CT 06067	86.80	47.70	134.50	871
1	24-0-3	12 Eastern Ave	Jackson, Barry B	PO Box 43, Saco, ME 04072	153.90	76.70	230.60	1307
1	24-0-4	14 Eastern Ave	Holden, Stephen A Trustee	PO Box 186, Moultonboro, NH 03254-0186	158.20	80.70	238.90	1742
1	24-0-5	14A Eastern Ave	Pignata, Theresa and Lemire, Pricille	43 Whitetail Dr, Epsom, NH 03234	133.90	48.70	182.60	1742
1	24-0-6	16 Eastern Ave	Dewolf, Brian & Joan and Regan, Maureen	3 Hunters Way, Falmouth, ME 04105	133.90	42.20	176.10	1742
1	49	11 Beach Ave	Macris, George P Trustee	2214 B Rt 16, Harmon, Guam 96912	152.40	142.90	295.30	2178
1	40	17-23 Eastern Ave	Demetroulakos, William & Orgo Jeanne	707 Springfield Ave, Cranford, NJ 07016	192.70	65.40	258.10	6970
1	19	19 North Ave	Poleatewicz, Laurette E and Harrison, Robby P & Laurette E	16 Hutchinson Bridge Rd, Pelham, NH 03076	156.50	47.00	203.50	2614
2	148	6 North Ave	Lovelee View LLC	59 Bedford Center Rd, Bedford, NH 03110	309.90	118.10	428.00	3485
2	140	43 Main Ave	Lamalfa, Kenneth M & Debra A	219 Sherwood Dr, Londonderry, NH 03110	325.50	56.80	382.30	4792
2	94	42 Main Ave	Manchester, Cathleen	57 Westwood Rd, Grey, ME 04039	373.10	127.80	500.90	9147
2	93-1	8 Island View St	Alexander, Donald E ETALS c/o Norman, Glenn Jr	18 Ashley Cir, East Hampton, MA 01027	373.10	161.40	534.50	9147
2	86	39 Lower Beach Rd	Kerr, George J	206 East Grand Ave, Old Orchard Beach, ME 04064	370.00	133.70	503.70	7840
2	83	2 Surf St	Mack, Charles R Sr & Deborah A	150 Dunstable Rd, No Chelmsford, MA 01863	363.10	142.80	505.90	5366
2	84	6 Surf St	Coravos, Mary Ann	2100 Lake View Ave, Dracut, MA 01826	3262.00	94.20	3356.20	7485
2	85	10 Surf St	Macumber, Karen R	23 Coursebrook Rd, Sherborn, MA 01770	375.00	120.10	495.90	3405
2	64	12 Surf St	Kerr, James N	PO Box 56, Old Orchard Beach, ME 04064	370.60	136.60	507.20	10454
2	62	18 Surf St	Kerr, James N	PO Box 56, Old Orchard Beach, ME 04064	370.60	110.10	480.70	5663
2	63	26 Surf St	Gardner, Barbara G	114 Jennings Rd, Holliston, MA 01746	426.80	88.90	514.90	13939
2	101	36 Main Ave	Trahan, Paul C & Christine M	36 Main Ave, Saco, ME 04072	178.20	121.80	299.20	8056
2	82-1	34 Lower Beach Rd	Gogos, Speros Living Trust Vasilia Gogos	31 Lower Beach Rd, Saco, ME 04072	176.40	103.70	280.10	9583
2	61	30 Sunset Ave	Armstrong, Gary F & Maureen I	63 Highwoods Rd, Saugerties, NY 12477	240.00	95.40	335.40	6098
2	150	10 North Ave	Daigneault, Gary R & Joanne	209 South St, Biddeford, ME 04005	297.40	84.40	381.80	2614
2	141	39 Main Ave	Ricciardi, Hope and Connelly, Vincent	535 Clark Rd, Brookline, MA 02246	182.60	73.50	256.10	14810
2	87	33 Lower Beach Rd	Jacques, Claire S	2859 Dick Rd, Plymouth, NH 03264	174.50	115.90	290.40	6534
2	44	27 Sunrise Ave	Demarais, Pamela	43 Raccoon Rd, Hampstead, NH 03841	248.10	128.20	376.30	11325
2	151	23 Riverside Ave	Cardinal, Daniel James Trustee c/o Cardinal, Norbert F	449 Southbridge St, Worcester, MA 01610	186.70	0.00	186.70	2178
2	160	14 North Ave	Tringali, Paul & Renee V	34 Walter Partridge Dr, Windham, ME 04062	175.70	166.80	342.50	7405
2	92	6 Island View St	Rubbard, Oliver W	PO Box 803, Walpole, NH 03008	176.70	82.60	259.30	8276
2	80	28 Sunset Ave	Kimbley, Amy R	19 Clermont St, Albany, NY 12203	236.40	56.40	292.80	4792
3	2	32 Surf St	Ferguson, Mary C and Curran, William F & Maria	PO Box 387, Eastpoint, FL 32328	331.00	81.00	412.00	3920
3	3	36 Surf St	Wet Duck LLC c/o Julie Marquis	4 Coach Four Rd, Ammandale, NJ 08801	366.40	67.40	433.80	4792
3	4	38 Surf St	Schoenbeck, Paul C & Joy V	42 Hayes Rd, Shelburne, NH 03581	373.20	108.80	482.00	6534
3	11	40 Surf St	Hardiman, Joseph T	100 Giddings Ave, Windsor, CT 06095	313.20	156.60	469.20	2614
3	12	48 Surf St	Zwickbauer, Marianne A	54 James River Ln, Newport News, VA 23606	210.30	120.40	330.70	2178
3	13	52 Surf St	Cote, Donald R & Angela B	40 Walnut St, Old Orchard Beach, ME 04064	351.50	131.30	482.80	7405
3	31	56 Surf St	Schwetzer, Frank J & Carl A	8 Mallory Rd, Roxbury, CT 06783-2038	353.90	313.30	667.20	13914
3	99	Surf St	City of Saco	300 Main St, Saco, ME 04072	0.10	0.00	0.10	6769
3	10	24-26 Beacon Ave	Robbins, Merrill & Jane and Litchwell, Joseph F & Cheryl A c/o Joseph Litchwell	PO Box 437, Hubbardston, MA 01452	295.20	135.50	430.70	9583
3	14	23 Fairhaven Ave	Walker, Joseph F Jr	23 Fairhaven Ave, Saco, ME 04072-2305	236.40	199.10	435.50	4792
3	32	62 Surf St	Curran, Timothy Patrick Trustee Curran, Susan AB Living Trust	13 Preservation Way, Westford, MA 01886	371.00	420.10	792.00	26878
3	1	25 Sunrise Ave	Murbach, Mary C and Curran, William F & Maria	PO Box 387, Eastpoint, FL 32328	246.00	28.70	274.70	9583
3	3	23 Beacon Ave	Mimimus, James	2 Tanglewood Ln, Winchester, MA 01890	236.40	114.50	350.90	4792
3	14-1	29 Fairhaven	Walker, Joseph F Jr Life Estate to Ann Walker	29 Fairhaven Ave, Saco, ME 04072-2305	283.70	197.40	481.10	4792
<b>TOTAL VALUE</b>					<b>16854.60</b>	<b>7380.40</b>	<b>24235.00</b>	



**BUY OUT PLAN - INTERMEDIATE RATE OF SEA LEVEL CHANGE - PROPERTIES THAT MUST BE PURCHASED**

**PROPERTIES WITHIN 50 YEAR EROSION LINE**

Map	Lot	Location	Owner Name	Owner Address	Assessed Vaue (\$000)			Total Lot Size
					Land	Building	Total	
1	57	24 Bay Ave	Lauzon, Gilles & Geraldine	24 Bay Ave, Saco, ME 04072	145.60	234.80	380.40	4792
1	47	19 Beach Ave	Perrault-Mueller, Kellie A and Mueller, Timothy M	32 Rosewell Ave, Dracut, MA 01826	152.40	78.60	231.00	2178
1	41	14 Beach Ave	Descoteau, Paul & Armand	6 Almont Ave, Worcester, MA 01604	188.50	80.80	269.30	4792
1	36	9 Pearl Ave	City of Saco	300 Main St, Saco, ME 04072	6.10	0.00	6.10	2178
1	37	7 Pearl Ave	Cuddy, William A IV	8 Richards St, Westbrook, ME 04092	152.40	58.40	210.80	2178
1	34	8 Pearl Ave	Kouloheras, George D Trustee and Kouloheras, Elizabeth Trustee	82 Varney St, Lowell, MA 01854	152.40	117.90	270.30	2178
1	32-1	1 Eastern Ave	Lafond, Maureen E	6 Sacamore Rd, Windham, NH 03087	14.40	127.80	142.20	1306
1	25	6 Eastern Ave	Lino, Barbara A	127 Beech St, Tewksbury, MA 01897	171.20	99.30	270.50	3484
1	26	2 Eastern Ave	Malouin, Bernard & Darlene	30 Petersham Rd, Phillipston, MA 01331	137.20	48.60	185.80	2178
1	48	16 Bay Ave	Wormwood, Colin T Sr & Lucinda R	16 Bay Ave, Saco, ME 04072	228.00	928.50	1156.50	14375
1	38	12 Beach Ave	Kouloheras, Joy C	137 Norris Rd, Tyngsboro, MA 01879	222.70	150.50	373.20	4792
1	33	13 Eastern Ave	Coniaris, Dean	15 Eastern Ave, Saco, ME 04072	163.10	101.90	265.00	3484
1	32-2	11 Eastern Ave	Carroll, Edward	41 Hillside Ave Apt B, Doylestown, PA 18901	92.80	58.20	151.00	840
1	18	15 North Ave	City of Saco	300 Main St, Saco, ME 04072	146.40	105.40	251.80	4000
1	16	9 North Ave	Gerver, Constance Blecker Trustee	9 North Ave, Saco, ME 04072	156.50	69.50	226.00	2614
1	49-1	13 Beach Ave	Wormwood, Colin T Sr & Lucinda R	16 Bay Ave, Saco, ME 04072	152.40	50.10	202.50	2178
1	39	10 Beach Ave	Pirrello, James T	PO Box 7275, Ocean Park, ME 04063	168.70	68.80	237.50	4357
1	24-0-1	10 Eastern Ave	Vivolo, Frank & Sharon	115 Forest St, Rocky Hill, CT 06067	153.90	50.10	204.00	1307
1	24-0-2	10A Eastern Ave	Vivolo, Frank & Sharon	115 Forest St, Rocky Hill, CT 06067	86.80	47.70	134.50	871
1	24-0-3	12 Eastern Ave	Jackson, Barry B	PO Box 43, Saco, ME 04072	153.90	76.70	230.60	1307
1	24-0-4	14 Eastern Ave	Holden, Stephen A Trustee	PO Box 186, Moultonboro, NH 03254-0186	158.20	80.70	238.90	1742
1	24-0-5	14A Eastern Ave	Pignata, Theresa and Lemire, Pricille	43 Whitetail Dr, Epsom, NH 03234	133.90	48.70	182.60	1742
1	24-0-6	16 Eastern Ave	Dewolf, Brian & Joan and Regan, Maureen	3 Hunters Way, Falmouth, ME 04105	133.90	42.20	176.10	1742
1	49	11 Beach Ave	Macris, George P Trustee	2214 B Rt 16, Harmon, Guam 96912	152.40	142.90	295.30	2178
1	40	17-23 Eastern Ave	Demetroulacos, William & Orgo Jeanne	707 Springfield Ave, Cranford, NJ 07016	192.70	65.40	258.10	6970
1	19	19 North Ave	Poleatewich, Laurette E and Harrison, Robby PD & Laurette E	16 Hutchinson Bridge Rd, Pelham, NH 03076	156.50	47.00	203.50	2614
1	50	25 Eastern Ave	Coomer Roderick L TR Northern Bay Trust	PO Box 106, Saco, ME 04072	202.40	163.00	365.40	4356
1	52	29-31 Eastern Ave	Gelinas Gerard and Denise H	1 Galinas Dr, Biddeford, ME 04005-9795	110.00	320.30	430.30	5191
1	21	2 Beach Ave #101	Donovan Philip	12 Bear Hill Rd, Stoneham, MA 01280	110.80	129.40	240.20	1888
1	21	2 Beach Ave #102	Saco Bay General Contractors LLC	445 Main St, Saco, ME 04072	119.80	152.20	272.00	1888
1	21	2 Beach Ave #201	Donovan Philip	12 Bear Hill Rd, Stoneham, MA 01280	104.80	95.70	200.50	1888
1	20	27 North Ave	Ringer Harvey E	8281 SE 176th Lawson Loop, The Villages, FL 31262	163.10	70.80	233.90	1743
1	23	18 Eastern Ave	Bastille James J and Sandra	18 Eastern Ave, Saco, ME 04072	160.20	80.40	240.60	3049
1	15	26 North Ave	Marks Peter C Van, Ness Patricia C	26 North Ave, Saco, ME 04072	156.40	99.40	255.80	2599
1	15-1	24 North Ave	Wormwood Colin T SR and Lucinda R	16 Bay Ave, Saco, ME 04072	203.60	0.00	203.60	1668
2	148	6 North Ave	Lovelee View LLC	59 Bedford Center Rd, Bedford, NH 03110	309.90	118.10	428.00	3485
2	140	43 Main Ave	Lamalfa, Kenneth M & Debra A	219 Sherwood Dr, Londonderry, NH 03110	325.50	56.80	382.30	4792
2	94	42 Main Ave	Manchester, Cathleen	57 Westwood Rd, Grey, ME 04039	373.10	127.80	500.90	9147
2	93-1	8 Island View St	Alexander, Donald E ETALS c/o Norman, Glenn Jr	18 Ashley Cir, East Hampton, MA 01027	373.10	161.40	534.50	9147
2	86	39 Lower Beach Rd	Kerr, George J	206 East Grand Ave, Old Orchard Beach, ME 04064	370.00	132.70	502.70	7840
2	83	2 Surf St	Mack, Charles R Sr & Deborah A	150 Dunstable Rd, No Chelmsford, MA 01863	363.10	142.80	505.90	5366
2	84	6 Surf St	Coravos, Mary Ann	2100 Lake View Ave, Dracut, MA 01826	3262.00	94.20	3356.20	3485
2	85	10 Surf St	Macumber, Karen R	23 Coursebrook Rd, Sherborn, MA 01770	375.80	120.10	495.90	7405
2	64	12 Surf St	Kerr, James N	PO Box 56, Old Orchard Beach, ME 04064	370.60	136.60	507.20	10454
2	62	18 Surf St	Kerr, James N	PO Box 56, Old Orchard Beach, ME 04064	370.60	110.10	480.70	5663
2	63	26 Surf St	Gardner, Barbara G	114 Jennings Rd, Holliston, MA 01746	426.00	88.90	514.90	13939
2	101	36 Main Ave	Trahan, Paul C & Christine M	36 Main Ave, Saco, ME 04072	178.20	121.00	299.20	9583
2	82-1	34 Lower Beach Rd	Gogos, Speros Living Trust Vasilia Gogos	31 Lower Beach Rd, Saco, ME 04072	176.40	103.70	280.10	8056
2	61	30 Sunset Ave	Armsstrong, Gary F & Maureen T	63 Highwoods Rd, Saugerties, NY 12477	240.00	95.40	335.40	6098
2	150	10 North Ave	Daigneault, Gary R & Joanne	209 South St, Biddeford, ME 04005	297.40	84.40	381.80	2614
2	141	39 Main Ave	Riccioffi, Hope and Connelly, Vincent	333 Clark Rd, Brookline, MA 02146	182.60	73.50	256.10	14810
2	87	33 Lower Beach Rd	Jacques, Claire S	2859 Dick Rd, Plymouth, NH 03264	174.50	115.90	290.40	6534
2	44	27 Sunrise Ave	Demarais, Pamela	43 Raccoon Rd, Hampstead, NH 03841	248.10	128.20	376.30	11325
2	151	23 Riverside Ave	Cardinal, Daniel James Trustee c/o Cardinal, Norbert F	449 Southbridge St, Worcester, MA 01610	106.70	0.00	106.70	2178
2	160	14 North Ave	Tringali, Paul & Renee V	34 Walter Partridge Dr, Windham, ME 04062	175.70	166.80	342.50	7405
2	92	6 Island View St	Hubbard, Oliver W	PO Box 803, Walpole, NH 03608	176.70	82.60	259.30	8276
2	60	28 Sunset Ave	Kimbler, Amy R	19 Clermont St, Albany, NY 12203	236.40	56.40	292.80	4792
2	152	21 Riverside Ave	Cardinal Daniel James C/O Cardinal Norbert F	449 Southbridge St, Worcester, MA 01610	192.70	239.80	432.50	697
2	161	Fore St	Wormwood Colin T SR and Lucinda R	16 Bay Ave, Saco, ME 04072	152.60	0.00	152.60	96268
2	100	32 Main Ave	Sentementes Thomas J Trustees, Sentementes Eleanor	21 Wave Ave, Wakefield, MA 01880	171.30	133.10	304.40	4792
2	95	7 Island View St	Brooks Charles B and Denise M	143 Old Westford Rd, Chelmsford, MA 01824	205.60	324.30	529.90	4792
2	88	27 Lower Beach Rd	Morse Irene and Daniel J	27 Lower Beach Rd, Saco, ME 04072	176.30	123.30	299.60	7841
2	82	28-30 Lower Beach Rd	Deschane Elmer R & Marion T, Tracy William C & Donna B	28-30 Lower Beach Rd, Saco, ME 04072	197.50	104.60	302.10	10966
2	66	29 Sunset Ave	Zaralidis Ioannis and Daphne	37 Glenellyn Rd, Lowell, MA 01854	232.80	98.90	331.70	4356
2	65	31 Sunset Ave	Gamash Warren R	31 Sunset Ave, Saco, ME 04072-2328	236.40	131.80	368.20	4802
1	59	24 Sunset Ave	Richard R Gentry Revocable Trust	24 Sunset Ave, Saco, ME 04072	247.00	192.60	439.60	10454
2	45	21 Sunset Ave	Trask Mary Ann	21 Sunrise Ave, Saco, ME 04072-2326	253.70	169.30	423.00	15682
2	43	22 Sunrise Ave	Despres Delores L	22 Sunrise Ave, Saco, ME 04072	236.40	177.40	413.80	4792
3	2	32 Surf St	Ferguson, Mary C and Curran, William F & Maria	PO Box 387, Eastpoint, FL 32328	331.00	81.00	412.00	3920
3	3	36 Surf St	Wet Dock LLC c/o Julie Marquis	4 Coach Four Rd, Annandale, NJ 08801	366.40	67.40	433.80	4792
3	4	38 Surf St	Schoenbeck, Paul C & Joy V	42 Hayes Rd, Shelburne, NH 03581	373.20	108.80	482.00	6534
3	11	46 Surf St	Hardman, Joseph T	100 Giddings Ave, Windsor, CT 06095	313.20	156.00	469.20	2614
3	12	48 Surf St	Zwicklbauer, Marianne A	54 James River Ln, Newport News, VA 23606	210.30	129.40	339.70	2178
3	13	52 Surf St	Cote, Donald R & Angela B	46 Walnut St, Old Orchard Beach, ME 04064	351.50	131.30	482.80	7405
3	31	56 Surf St	Schweitzer, Frank J & Gail A	8 Mallory Rd, Roxbury, CT 06783-2038	353.90	313.30	667.20	13914
3	99	Surf St	City of Saco	300 Main St, Saco, ME 04072	0.10	0.00	0.10	6769
3	10	24-26 Beacon Ave	Robbins, Merrill & Jane and Litchwell, Joseph F & Cheryl A c/o Joseph Litchwell	PO Box 437, Hubbardston, MA 01452	295.20	135.50	430.70	9583
3	14	25 Fairhaven Ave	Walker, Joseph F Jr	25 Fairhaven Ave, Saco, ME 04072-2305	236.40	199.10	435.50	4792
3	32	62 Surf St	Curran, timothy Patrick Trustee Curran, Susan AB Living Trust	13 Preservation Way, Westford, MA 01886	371.90	420.10	792.00	26878
3	1	25 Sunrise Ave	Murbach, Mary C and Curran, William F & Maria	PO Box 387, Eastpoint, FL 32328	246.00	28.70	274.70	9583
3	5	23 Beacon Ave	Miminos, James	2 Tanglewood Ln, Winchester, MA 01890	236.40	114.50	350.90	4792
3	14-1	23 Fairhaven Ave	Walker, Joseph F Jr Life Estate to Ann Walker	23 Fairhaven Ave, Saco, ME 04072-2305	283.70	197.40	481.10	4792
3	6	19-21 Beacon Ave	Roberto Armando J JR and Elizabeth E	PO Box 155, Etna, NH 03750-0155	246.00	189.20	435.20	9583
3	9	18 Beacon Ave	Doyle Donald E and Joan C	18 Beacon Ave, Saco, ME 04072-2301	236.40	123.90	360.30	4792
3	15	21 Fairhaven Ave	Jewett Ethel M	PO Box 148, Saco, ME 04072-0148	228.30	80.50	308.80	3920
3	30	22 Fairhaven Ave	Jewett Dean F and Ethel M	PO Box 148, Saco, ME 04072-0148	246.00	297.90	543.90	9583
<b>TOTAL VALUE</b>					<b>21444.70</b>	<b>10878.20</b>	<b>32322.90</b>	

**BUY OUT PLAN - HIGH RATE OF SEA LEVEL CHANGE - PROPERTIES THAT MUST BE PURCHASED**

**PROPERTIES WITHIN 50 YEAR EROSION LINE**

Map	Lot	Location	Owner Name	Owner Address	Assessed Value (\$000)			Total Lot Size
					Land	Building	Total	
1	57	24 Bay Ave	Lauzon, Gilles & Geraldine	24 Bay Ave, Saco, ME 04072	145.60	234.80	380.40	4792
1	47	19 Beach Ave	Perrault-Mueller, Kellie A and Mueller, Timothy M	32 Rosewell Ave, Dracut, MA 01826	152.40	78.60	231.00	2178
1	41	14 Beach Ave	Descoteau, Paul & Armand	6 Almont Ave, Worcester, MA 01604	188.50	80.80	269.30	4792
1	36	9 Pearl Ave	City of Saco	300 Main St, Saco, ME 04072	6.10	0.00	6.10	2178
1	37	7 Pearl Ave	Cuddy, William A IV	8 Richards St, Westbrook, ME 04092	152.40	58.40	210.80	2178
1	34	8 Pearl Ave	Kouloheras, George D Trustee and Kouloheras, Elizabeth Trustee	82 Varney St, Lowell, MA 01854	152.40	117.90	270.30	2178
1	32-1	1 Eastern Ave	Lafond, Maureen E	6 Sacamore Rd, Windham, NH 03087	14.40	127.80	142.20	1306
1	25	6 Eastern Ave	Lino, Barbara A	127 Beech St, Tewksbury, MA 01897	171.20	99.30	270.50	3484
1	26	2 Eastern Ave	Malouin, Bernard & Darlene	30 Petersham Rd, Phillipston, MA 01331	137.20	48.60	185.80	2178
1	48	16 Bay Ave	Wormwood, Colin T Sr & Lucinda R	16 Bay Ave, Saco, ME 04072	228.00	928.50	1156.50	14375
1	38	12 Beach Ave	Kouloheras, Joy C	137 Norris Rd, Tyngsboro, MA 01879	222.70	150.50	373.20	4792
1	33	13 Eastern Ave	Coniaris, Dean	15 Eastern Ave, Saco, ME 04072	163.10	101.90	265.00	3484
1	32-2	11 Eastern Ave	Carroll, Edward	41 Hillside Ave Apt B, Doylestown, PA 18901	92.80	58.20	151.00	840
1	18	15 North Ave	City of Saco	300 Main St, Saco, ME 04072	146.40	105.40	251.80	4000
1	16	9 North Ave	Gerver, Constance Blecker Trustee	9 North Ave, Saco, ME 04072	156.50	69.50	226.00	2614
1	49-1	13 Beach Ave	Wormwood, Colin T Sr & Lucinda R	16 Bay Ave, Saco, ME 04072	152.40	50.10	202.50	2178
1	39	10 Beach Ave	Pirrello, James T	PO Box 7275, Ocean Park, ME 04063	168.70	68.80	237.50	4357
1	24-0-1	10 Eastern Ave	Vivolo, Frank & Sharon	115 Forest St, Rocky Hill, CT 06067	153.90	50.10	204.00	1307
1	24-0-2	10A Eastern Ave	Vivolo, Frank & Sharon	115 Forest St, Rocky Hill, CT 06067	86.80	47.70	134.50	871
1	24-0-3	12 Eastern Ave	Jackson, Barry B	PO Box 43, Saco, ME 04072	153.90	76.70	230.60	1307
1	24-0-4	14 Eastern Ave	Holden, Stephen A Trustee	PO Box 186, Moultonboro, NH 03254-0186	158.20	80.70	238.90	1742
1	24-0-5	14A Eastern Ave	Pignata, Theresa and Lemire, Pricille	43 Whitetail Dr, Epsom, NH 03234	133.90	48.70	182.60	1742
1	24-0-6	16 Eastern Ave	Dewolf, Brian & Joan and Regan, Maureen	3 Hunters Way, Falmouth, ME 04105	133.90	42.20	176.10	1742
1	49	11 Beach Ave	Macris, George P Trustee	2214 B Rt 16, Harmon, Guam 96912	152.40	142.90	295.30	2178
1	40	17-23 Eastern Ave	Demetroulakos, William & Orgo Jeanne	707 Springfield Ave, Cranford, NJ 07016	192.70	65.40	258.10	6970
1	19	19 North Ave	Poleatewich, Laurette E and Harrison, Robby PD & Laurette E	16 Hutchinson Bridge Rd, Pelham, NH 03076	156.50	47.00	203.50	2614
1	50	25 Eastern Ave	Coomer Roderick L TR Northern Bay Trust	PO Box 106, Saco, ME 04072	202.40	163.00	365.40	4356
1	52	29-31 Eastern Ave	Gelinas Gerard and Denise H	1 Galinas Dr, Biddeford, ME 04005-9795	110.00	320.30	430.30	5191
1	21	2 Beach Ave #101	Donovan Philip	12 Bear Hill Rd, Stoneham, MA 01280	110.80	129.40	240.20	1888
1	21	2 Beach Ave #102	Saco Bay General Contractors LLC	445 Main St, Saco, ME 04072	119.80	152.20	272.00	1888
1	21	2 Beach Ave #201	Donovan Philip	12 Bear Hill Rd, Stoneham, MA 01280	104.80	95.70	200.50	1888
1	20	27 North Ave	Ringer Harvey E	8281 SE 176th Lawson Loop, The Villages, FL 31262	163.10	70.80	233.90	1743
1	23	18 Eastern Ave	Bastille James J and Sandra	18 Eastern Ave, Saco, ME 04072	160.20	80.40	240.60	3049
1	15	26 North Ave	Marks Peter C Van, Ness Patricia C	26 North Ave, Saco, ME 04072	156.40	99.40	255.80	2599
1	15-1	24 North Ave	Wormwood Colin T SR and Lucinda R	16 Bay Ave, Saco, ME 04072	203.60	0.00	203.60	1668
1	22	Eastern Ave	Gelinas Gerard and Denise H	1 Galinas Dr, Biddeford, ME 04005-9795	131.80	0.00	131.80	11761
1	14	28 North Ave	Butt, Silvia M and Gary W	28 North Ave, Saco, ME 04072	174.00	143.10	317.10	6098
2	148	6 North Ave	Lovelee View LLC	59 Bedford Center Rd, Bedford, NH 03110	309.90	118.10	428.00	3485
2	140	43 Main Ave	Lamalfa, Kenneth M & Debra A	219 Sherwood Dr, Londonderry, NH 03110	325.50	56.80	382.30	4792
2	94	42 Main Ave	Manchester, Cathleen	57 Westwood Rd, Grey, ME 04039	373.10	127.80	500.90	9147
2	93-1	8 Island View St	Alexander, Donald E ETALS c/o Norman, Glenn Jr	18 Ashley Cir, East Hampton, MA 01027	373.10	161.40	534.50	9147
2	86	39 Lower Beach Rd	Kerr, George J	206 East Grand Ave, Old Orchard Beach, ME 04064	370.00	132.70	502.70	7840
2	83	2 Surf St	Mack, Charles R Sr & Deborah A	150 Dunstable Rd, No Chelmsford, MA 01863	363.10	142.80	505.90	5366
2	84	6 Surf St	Coravos, Mary Ann	2100 Lake View Ave, Dracut, MA 01826	3262.00	94.20	3356.20	3485
2	85	10 Surf St	Macumber, Karen R	23 Coursebrook Rd, Sherborn, MA 01770	375.80	120.10	495.90	7405
2	64	12 Surf St	Kerr, James N	PO Box 56, Old Orchard Beach, ME 04064	370.60	136.60	507.20	10454
2	62	18 Surf St	Kerr, James N	PO Box 56, Old Orchard Beach, ME 04064	370.60	110.10	480.70	5663
2	63	26 Surf St	Gardner, Barbara G	114 Jennings Rd, Holliston, MA 01746	426.00	88.90	514.90	13939
2	101	36 Main Ave	Trahan, Paul C & Christine M	36 Main Ave, Saco, ME 04072	178.20	121.00	299.20	9583
2	82-1	34 Lower Beach Rd	Gogos, Speros Living Trust Vasilia Gogos	31 Lower Beach Rd, Saco, ME 04072	176.40	103.70	280.10	8056
2	61	30 Sunset Ave	Armsstrong, Gary F & Maureen T	63 Highwoods Rd, Saugerties, NY 12477	240.00	95.40	335.40	6098
2	150	10 North Ave	Daigneault, Gary R & Joanne	209 South St, Biddeford, ME 04005	297.40	84.40	381.80	2614
2	141	39 Main Ave	Ricciotti, Hope and Connelly, Vincent	333 Clark Rd, Brookline, MA 02146	182.60	73.50	256.10	14810
2	87	33 Lower Beach Rd	Jacques, Claire S	2859 Dick Rd, Plymouth, NH 03264	174.50	115.90	290.40	6534
2	44	27 Sunrise Ave	Demarais, Pamela	43 Raccoon Rd, Hampstead, NH 03841	248.10	128.20	376.30	11325
2	151	23 Riverside Ave	Cardinal, Daniel James Trustee c/o Cardinal, Norbert F	449 Southbridge St, Worcester, MA 01610	106.70	0.00	106.70	2178
2	160	14 North Ave	Tringali, Paul & Renee V	34 Walter Partridge Dr, Windham, ME 04062	175.70	166.80	342.50	7405
2	92	6 Island View St	Hubbard, Oliver W	PO Box 803, Walpole, NH 03608	176.70	82.60	259.30	8276
2	60	28 Sunset Ave	Kimbler, Amy R	19 Clermont St, Albany, NY 12203	236.40	56.40	292.80	4792
2	152	21 Riverside Ave	Cardinal Daniel James C/O Cardinal Norbert F	449 Southbridge St, Worcester, MA 01610	192.70	239.80	432.50	697
2	161	Fore St	Wormwood Colin T SR and Lucinda R	16 Bay Ave, Saco, ME 04072	152.60	0.00	152.60	96268
2	100	32 Main Ave	Sentementes Thomas J Trustees, Sentementes Eleanor	21 Wave Ave, Wakefield, MA 01880	171.30	133.10	304.40	4792
2	95	7 Island View St	Brooks Charles B and Denise M	143 Old Westford Rd, Chelmsford, MA 01824	205.60	324.30	529.90	4792
2	88	27 Lower Beach Rd	Morse Irene and Daniel J	27 Lower Beach Rd, Saco, ME 04072	176.30	123.30	299.60	7841
2	82	28-30 Lower Beach Rd	Deschane Elmer R & Marion T, Tracy William C & Donna B	28-30 Lower Beach Rd, Saco, ME 04072	197.50	104.60	302.10	10966
2	66	29 Sunset Ave	Zaralidis Ioannis and Daphne	37 Glenellyn Rd, Lowell, MA 01854	232.80	98.90	331.70	4356
2	65	31 Sunset Ave	Gamash Warren R	31 Sunset Ave, Saco, ME 04072-2328	236.40	131.80	368.20	4802
2	59	24 Sunset Ave	Richard R Gentry Revocable Trust	24 Sunset Ave, Saco, ME 04072	247.00	192.60	439.60	10454
2	45	21 Sunset Ave	Trask Mary Ann	21 Sunrise Ave, Saco, ME 04072-2326	253.70	169.30	423.00	15682
2	43	22 Sunrise Ave	Despres Delores L	22 Sunrise Ave, Saco, ME 04072	236.40	177.40	413.80	4792
2	158	17 Riverside Ave	Wormwood Colin T Sr and Lucinda R	16 Bay Ave, Saco, ME 04072	186.90	0.00	186.90	17499
2	147	12 Riverside Ave	Bean Larry	12 Riverside Ave, Saco, ME 04072	150.40	69.60	220.00	4149
2	99	26 Main Ave	Bastille Doris	16 King Rd, North Brookfield, MA 01535	178.20	67.60	245.80	9583
2	89	25 Lower Beach Rd	Otazo Sara Ann and Joaquin J	68 Locke Rd, Chelmsford, MA 01824	160.20	66.50	226.70	3049
2	81	26 Lower Beach Rd	Millard Ann and Richard P	26 Lower Beach Rd, Saco, ME 04072-3022	214.60	188.50	403.10	10019
2	67	25 Sunset Ave	Casey Thomas and Faye	25 Sunset Ave, Saco, ME 04072	269.70	193.10	462.80	9147
2	57	18 Sunset Ave	Huizing Anita L	17 Sunset Ave, Saco, ME 04072	246.00	100.10	346.10	9583
2	42	20 Sunrise Ave	Dinsdale Keith R and Laurie J	20 Sunrise Ave, Saco, ME 04072	246.00	161.60	407.60	9583
2	31	17 Beacon Ave	Rich Ester R	230 Hymos #702, Pointe Clair, QC H 9 R S P	236.40	108.80	345.20	4792
3	2	32 Surf St	Ferguson, Mary C and Curran, William F & Maria	PO Box 387, Eastpoint, FL 32328	331.00	81.00	412.00	3920
3	3	36 Surf St	Wet Dock LLC c/o Julie Marquis	4 Coach Four Rd, Annandale, NJ 08801	366.40	67.40	433.80	4792
3	4	38 Surf St	Schoenbeck, Paul C & Joy V	42 Hayes Rd, Shelburne, NH 03581	373.20	108.80	482.00	6534
3	11	46 Surf St	Hardman, Joseph T	100 Giddings Ave, Windsor, CT 06095	313.20	156.00	469.20	2614
3	12	48 Surf St	Zwicklbauer, Marianne A	54 James River Ln, Newport News, VA 23606	210.30	129.40	339.70	2178
3	13	52 Surf St	Cote, Donald R & Angela B	46 Walnut St, Old Orchard Beach, ME 04064	351.50	131.30	482.80	7405
3	31	56 Surf St	Schweitzer, Frank J & Gail A	8 Mallory Rd, Roxbury, CT 06783-2038	353.90	313.30	667.20	13914
3	99	Surf St	City of Saco	300 Main St, Saco, ME 04072	0.10	0.00	0.10	6769
3	10	24-26 Beacon Ave	Robbins, Merrill & Jane and Litchwell, Joseph F & Cheryl A c/o Joseph Litchwell	PO Box 437, Hubbardston, MA 01452	295.20	135.50	430.70	9583
3	14	25 Fairhaven Ave	Walker, Joseph F Jr	25 Fairhaven Ave, Saco, ME 04072-2305	236.40	199.10	435.50	4792
3	32	62 Surf St	Curran, timothy Patrick Trustee Curran, Susan AB Living Trust	13 Preservation Way, Westford, MA 01886	371.90	420.10	792.00	26878
3	1	25 Sunrise Ave	Murbach, Mary C and Curran, William F & Maria	PO Box 387, Eastpoint, FL 32328	246.00	28.70	274.70	9583
3	5	23 Beacon Ave	Miminos, James	2 Tanglewood Ln, Winchester, MA 01890	236.40	114.50	350.90	4792
3	14-1	23 Fairhaven	Walker, Joseph F Jr Life Estate to Ann Walker	23 Fairhaven Ave, Saco, ME 04072-2305	283.70	197.40	481.10	4792
3	6	19-21 Beacon Ave	Roberto Armando J Jr and Elizabeth E	PO Box 155, Etna, NH 03750-0155	246.00	189.20	435.20	9583
3	9	18 Beacon Ave	Doyle Donald E and Joan C	18 Beacon Ave, Saco, ME 04072-2301	236.40	123.90	360.30	4792
3	15	21 Fairhaven Ave	Jewett Ethel M	PO Box 148, Saco, ME 04072-0148	228.30	80.50	308.80	3920
3	30	22 Fairhaven Ave	Jewett Dean F and Ethel M	PO Box 148, Saco, ME 04072-0148	246.00	297.90	543.90	9583
3	8	14 Beacon Ave	Deangelis Albert L and Lee J	PO Box 315, Lexington, MA 02420-003	246.00	84.40	330.40	9583
3	16	19 Fairhaven Ave	Hanrahan Sheila Ann	52 Martha Ave, Tewksbury, MA 01876	239.10	86.30	325.40	5663
3	29	18 Fairhaven Ave	Morande James A and Donna G	18 Fairhaven Ave, Saco, ME 04072	245.40	356.70	602.10	9300
3	28	19 Eagle Ave	Flanagan John	19 Eagle Ave, Saco, ME 04072	247.40	114.10	361.50	10700
				<b>TOTAL VALUE</b>	<b>24616.80</b>	<b>12618.60</b>	<b>37235.40</b>	

















