JJ Manning
AUCTIONEERS

PROPERTY INFORMATION PACKAGE #26-2262

CAPE COD REAL ESTATE AUCTION

1.15+/- AC. RESIDENTIAL LOT
In Highly Desirable Location – Close to Beaches, Rail Trail

9 COUNTRY CROSSING, ORLEANS, MA

Friday, November 20 at 11am On-site

MA Auc. Lic. #111

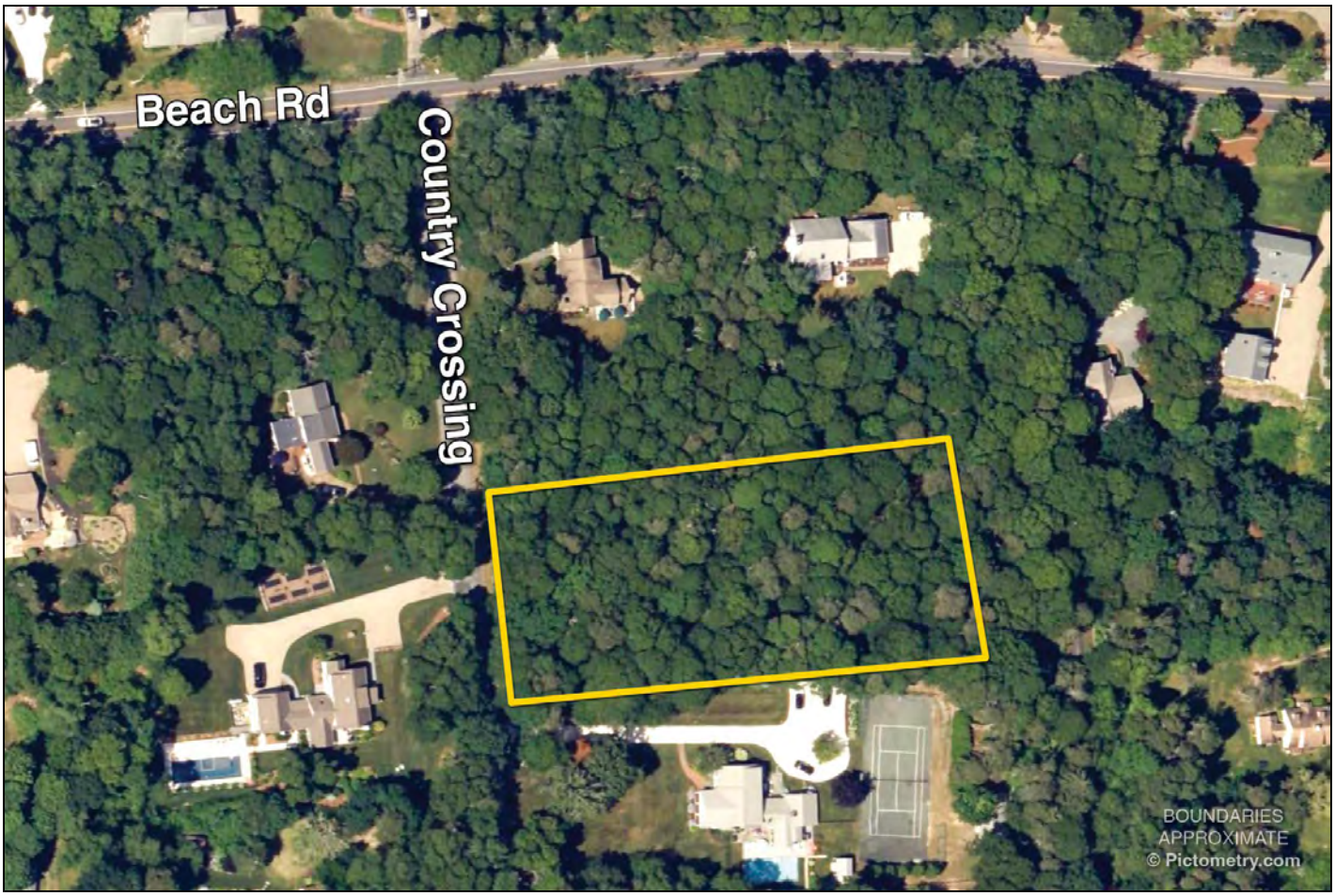


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JJ Manning AUCTIONEERS

AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

Marketing | Experience | Integrity | Results
Since 1976

October 16, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 1.15+/- acre residential lot located at 9 Country Crossing, Orleans, MA. It's close to ocean beaches, conservation, schools, marinas, golf, shopping & restaurants with easy access to Routes 28, 6 & 6A.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent lot with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults." There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Friday, November 20, 2026 at 11:00am on-site. Don't miss it!

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the $20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at **auctions@jjmanning.com** or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,



Justin J. Manning, CAI, AARE
President

JJManning AUCTIONEERS

TERMS & CONDITIONS

CAPE COD REAL ESTATE AUCTION

1.15+/- AC. RESIDENTIAL LOT
In Highly Desirable Location – Close to Beaches, Rail Trail

9 COUNTRY CROSSING, ORLEANS, MA

Friday, November 20 at 11am On-site

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Twenty Thousand Dollars ($20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Monday, November 23, 2026. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Monday, December 21, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

JJ Manning AUCTIONEERS

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	$100,000.00
Add 10% Buyer's Premium:	$ 10,000.00

Contract sales price:	**$110,000.00**

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

1.15± ACRE WOODED RESIDENTIAL LOT

9 Country Crossing, Orleans (Cape Cod), MA



AUCTION: Friday, November 20 at 11am On-site







Located in a quiet, established neighborhood in a highly desirable location. Close to ocean beaches, conservation, schools, marinas, golf, shopping & restaurants with easy access to Routes 28, 6 & 6A.

Parcel ID: 36-66-0
Legal Ref.: Barnstable County 28703-333
Site Area: 1.15± Acres (50,094± sf)
Zoning: Residence District R
Frontage: 150± ft.
Water & Sewer: Private

JJManning AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675

MA Auc Lic 111 • MA Broker Lic 5850
Bro 1898 • Ref 26-2262

Terms of Sale:
10%certified deposit of which $20,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, November 23, 2026. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:
Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:
Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

Buyer's Initials:_____

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 20th day of November 2026

1. PARTIES AND MAILING ADDRESSES
Dominik M. Gamble, by and through his authorized representative, Timothy P. Morrison, Esq. hereinafter called the SELLER, agrees to SELL and

_____

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION
The land with the buildings thereon known as 9 Country Crossing, Orleans, MA, more particularly described as Assessor Parcel ID: 36-66-0.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES
Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED
Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except
(a) Existing rights and obligations in party walls which are not the subject of written agreement;
(b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
(c) Any liens for municipal betterments assessed after the date of this agreement;
(d) Easements, restrictions and reservations of record;

5. PLANS
If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE
The agreed purchase price for said premises is_____dollars, of which

$_____have been paid as a deposit this day and

$_____are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Monday, November 23, 2026 as the additional deposit

$_____are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)

$_____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED
Such deed is to be delivered on or before Monday, December 21, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES
Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM
If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver

possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.
If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE
The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED
The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE
To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE
Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS
Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES
If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER
BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT
All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

Buyer's Initials:_____

19. BUYER'S DEFAULT
If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES
BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS
The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT
This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. SEPTIC/WATER
If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

24. SOPHISTICATED BUYER
The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Dominik M. Gamble, by and through his authorized representative, Timothy P. Morrison, Esq. Seller

_____
BUYER

_____
By:

_____ _____
By: BUYER

_____ _____
Buyer's Mailing Address (Street or P.O. Box) Buyer's Attorney (Name)

_____ _____
Buyer's Mailing Address (City, State & Zip Code) Buyer's Attorney (Firm)

_____ _____
Buyer's Daytime Phone Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Initials:_____

_____
Buyer's Evening Phone

_____
Buyer's Attorney's Address (City, State & Zip Code)

_____
Buyer's Attorney's Phone

_____
Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

Key: 2806 **Town of ORLEANS - Fiscal Year 2026** 12/17/2025 5:35 pm SEQ #: 817

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GAMBLE DOMINIK M **C/O LESLIE M APPLE, ESQ** **ONE COMMERCE PLAZA** **ALBANY, NY 12260**	**36-66-0**	**9 COUNTRY CROSSING**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GAMBLE DOMINIK M	02/26/2015	F		28703-333
COOLIDGE LAWRENCE & GAMBL	12/29/1981	N	36,000	3414-32
ROMANO VINCENT & FRANCES	12/20/1978	N	23,000	2843-138

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1300	100	DEV LAND			1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh		Loc	View	Infl1		ADJ BASE	SAF	Infl2		LPI		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	4	1.00	1	1.00	DV1	1.00	583,050	1.00	100	1.00	R07	1.50			535,400
300	A	0.232	4	1.00	1	1.00	DV1	1.00	51,300	1.00	100	1.00	R07	1.50			11,900

TOTAL	1.150 Acres	ZONING	R	FRNT	0

Ngh	NGH 4
Loc View	AVERAGE
Infl1	DV

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	547,300	506,800
BUILDING	0	0
DETACHED	0	0
OTHER	0	0
TOTAL	**547,300**	**506,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO

BUILDING

BUILDING	CD	ADJ	DESC
MODEL			
STYLE			
QUALITY			
FRAME			

MEASURE			
LIST			
REVIEW			

BLDG COMMENTS

YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
$NLA(RCN)		OVERALL	

CAPACITY	UNITS	ADJ

ELEMENT	CD	DESCRIPTION	ADJ

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN

CONDITION ELEM	CD

EFF.YR/AGE

COND		
FUNC		
ECON		
DEPR	% GD	

RCNLD

Recording Requested By and
When Recorded Mail To:
Jennifer Locke, Esq., Goodwin Procter LLP
Exchange Place, 53 State St., Boston, MA 02109

Bk 28703 Pg333 #8058
02-26-2015 @ 12:05p

NOT AN OFFICIAL

QUITCLAIM DEED

NOT AN OFFICIAL

Lawrence Coolidge and Walter J. Gamble, as Trustees of the GBL Realty Trust established under a declaration of trust dated November 10, 1981, recorded with the Barnstable County Registry of Deeds in Book 3414, Page 025, pursuant to the power conferred in Paragraph 5 of said declaration of trust, for consideration, grant to Dominik M. Gamble of Austin, Texas* FF, with quitclaim covenants, the land in Orleans, Barnstable County, Massachusetts, described as follows:

COPY

LOT 12 on a plan entitled " 'Country Crossing' Subdivision Plan of Land in Orleans, Mass., made for David B. Willard & J. Grant Burke, Scale 1" = 60', November 17, 1976, Nickerson & Berger, Inc. Professional Eng'rs & Land Surveyors, Orleans, Mass." and recorded in Barnstable County Registry of Deeds in Plan Book 309, Page 38, containing approximately 1.15 acres, more or less.

Subject to and with the benefit of easements, rights of way and restrictions as set forth in an instrument entitled "Declaration of Protective Covenants" dated February 10, 1977 and recorded in Barnstable County Registry of Deeds in Book 2474, Page 8, being the same premises conveyed to the grantors by deed of Vincent J. Romano and Frances A. Romano, dated December 22, 1981, recorded with said Registry of Deeds in Book 3414, Page 032.

This conveyance is being made in conjunction with the termination of the aforementioned GBL Realty Trust, which termination will be effective as of February 6, 2015.

The consideration of this conveyance is such that no deed stamps are required or affixed hereto.

WITNESS our hands and seals as of this 5th day of February, 2015.

Lawrence Coolidge, Trustee of the GBL
Realty Trust dated November 10, 1981

Walter J. Gamble, Trustee of the GBL
Realty Trust dated November 10, 1981

PROPERTY ADDRESS: 9 Country Crossing, Orleans, Massachusetts 02653

* with a mailing address c/o Leslie M. Apple, Esq., Whiteman Osterman & Hanna LLP, One Commerce Plaza, Albany, New York 12260.

NOT AN OFFICIAL COPY

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 9th day of December, 2014, before me, the undersigned notary public, personally appeared LAWRENCE COOLIDGE, proved to me through satisfactory evidence of identification, which consisted of personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that in his capacity as Trustee of the GBL Realty Trust, he signed said document voluntarily for its stated purpose.

Notary Public

My commission expires: 1/28/16

SARAH SHORT
Notary Public
Commonwealth of Massachusetts
My Commission Expires January 28, 2016

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 16 day of January, 2015, before me, the undersigned notary public, personally appeared WALTER J. GAMBLE, proved to me through satisfactory evidence of identification, which consisted of MADL, to be the person whose name is signed on the preceding document, and acknowledged to me that in his capacity as Trustee of the GBL Realty Trust, he signed said document voluntarily for its stated purpose.

Notary Public

My commission expires:

DINA FUNES-RAAD
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 2, 2021

054146-204179
ACTIVE/80488373.1

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

9 Country Crossing, Orleans, MA

Map/Lot: 36-66-0

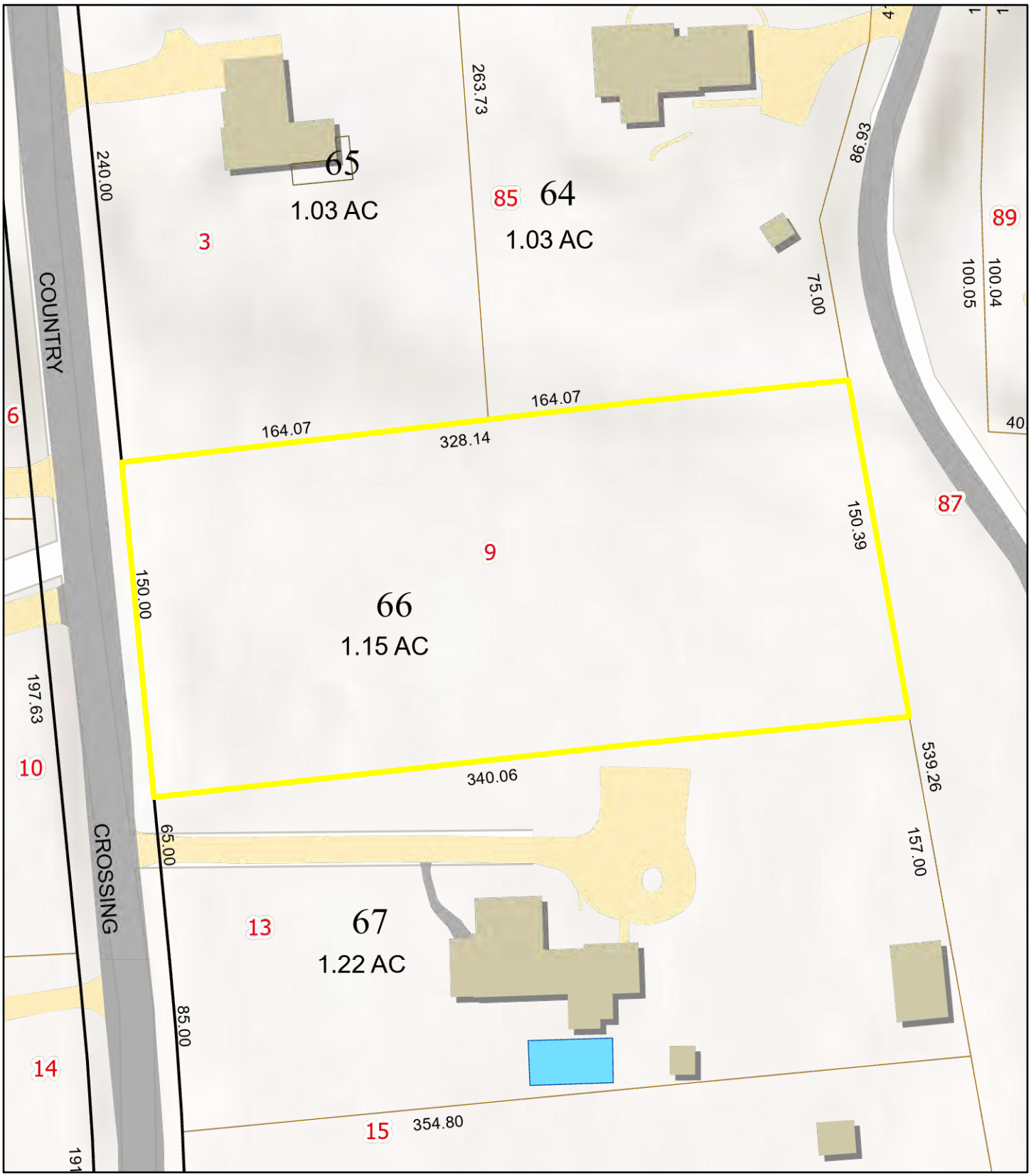
1 inch = 63 Feet

0 63 126 189

October 16, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

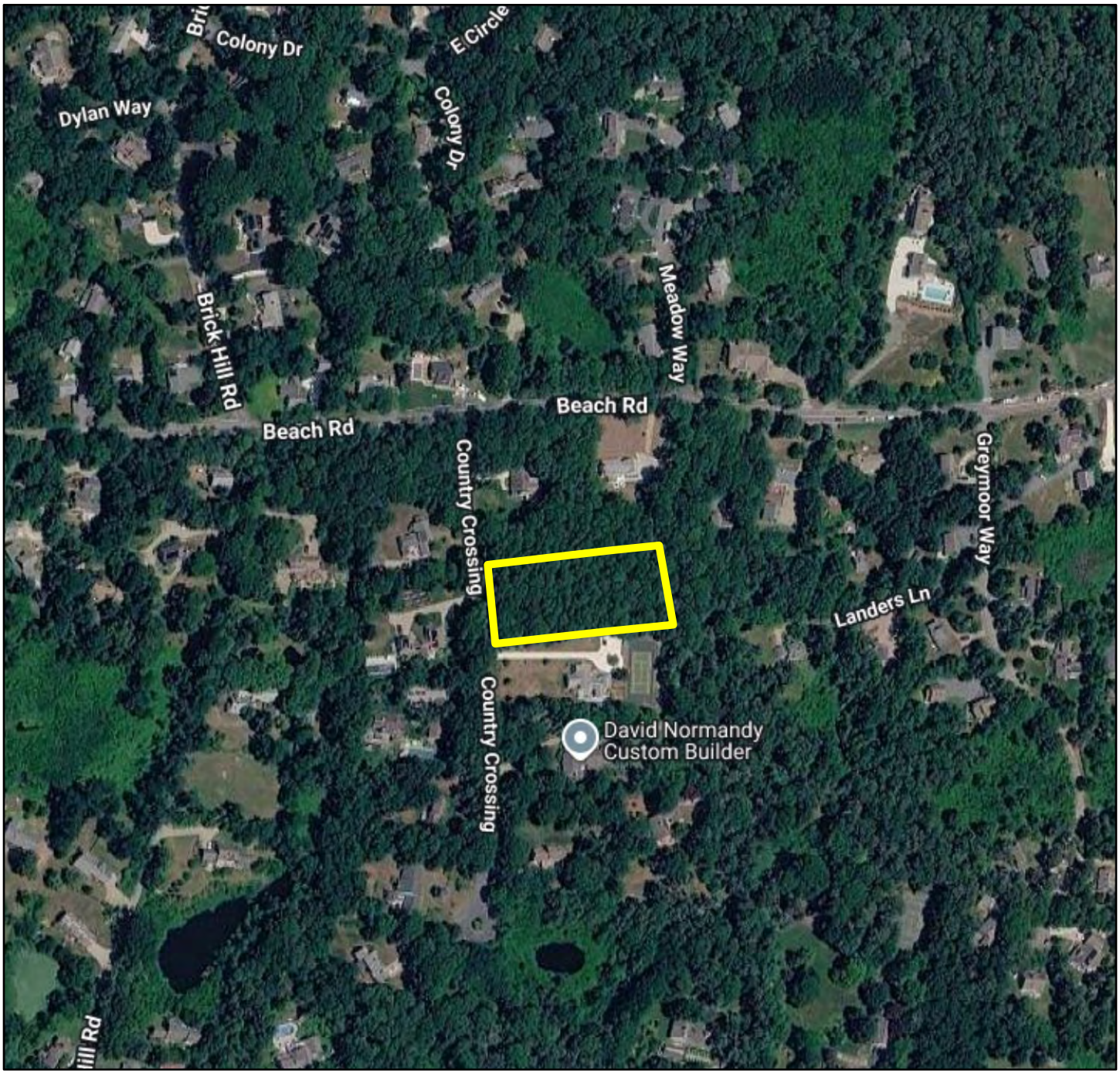
Orleans, MA

1 inch = 281 Feet

0 281 562 843

www.cai-tech.com

October 16, 2026



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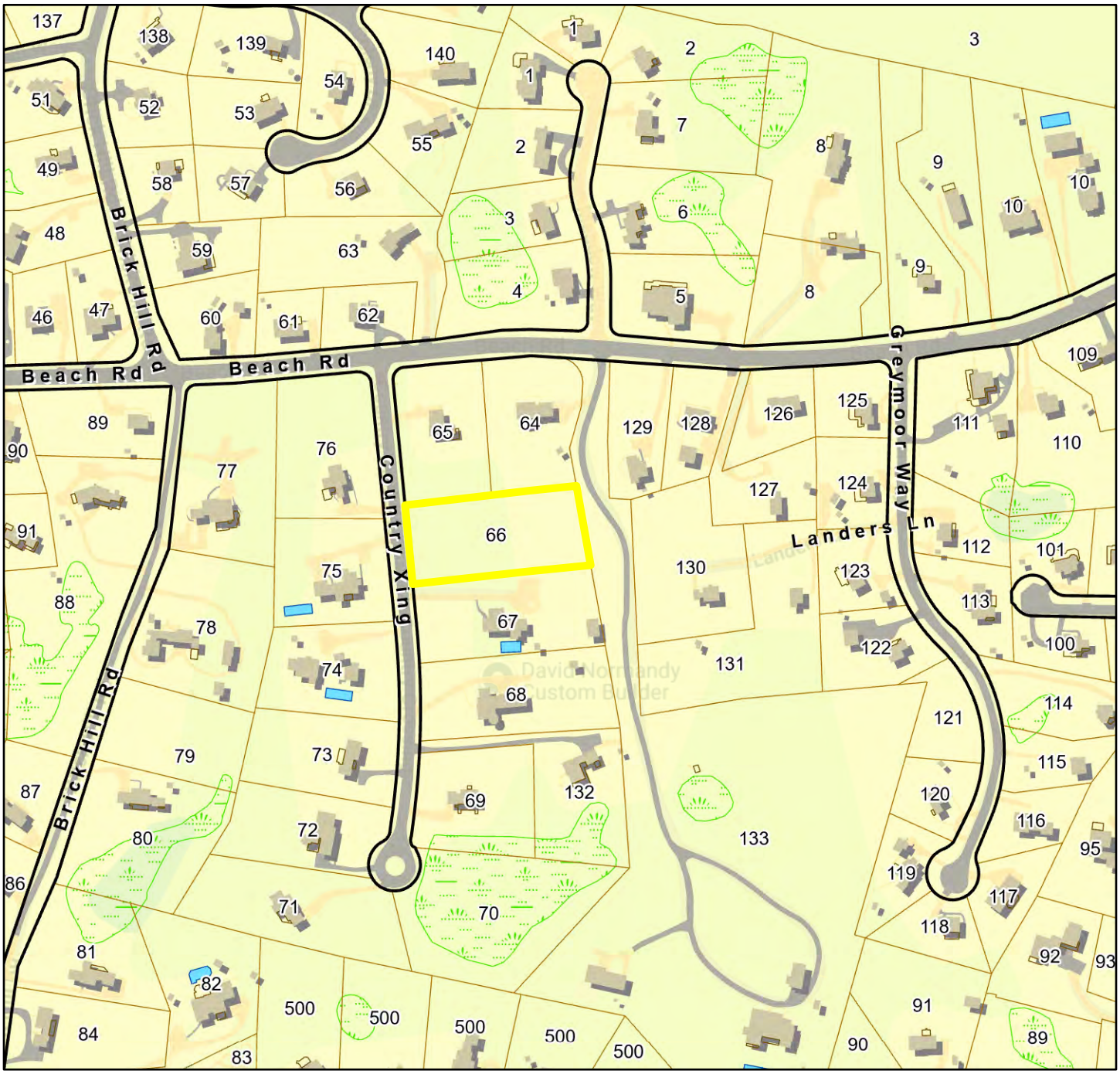
Orleans, MA

1 inch = 281 Feet

0 281 562 843

www.cai-tech.com

October 16, 2026



Property Line	Buildings (2020)	Road - Unpaved
Public Road	Driveway - Paved	Paved
Old Town Wetlands	Driveway - Unpaved	Unpaved
Deck	Parking Lot - Paved	Residential
Pool	Road - Paved	

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Chapter 164. Zoning

Article III. Establishment of Districts

§ 164-3.6. Residence R.

A. Lot and Building Standards.

Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Yard Dimensions (feet)			Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Shape Number
		Front	Side	Rear			
40,000	150	25	25	25	30	15%	

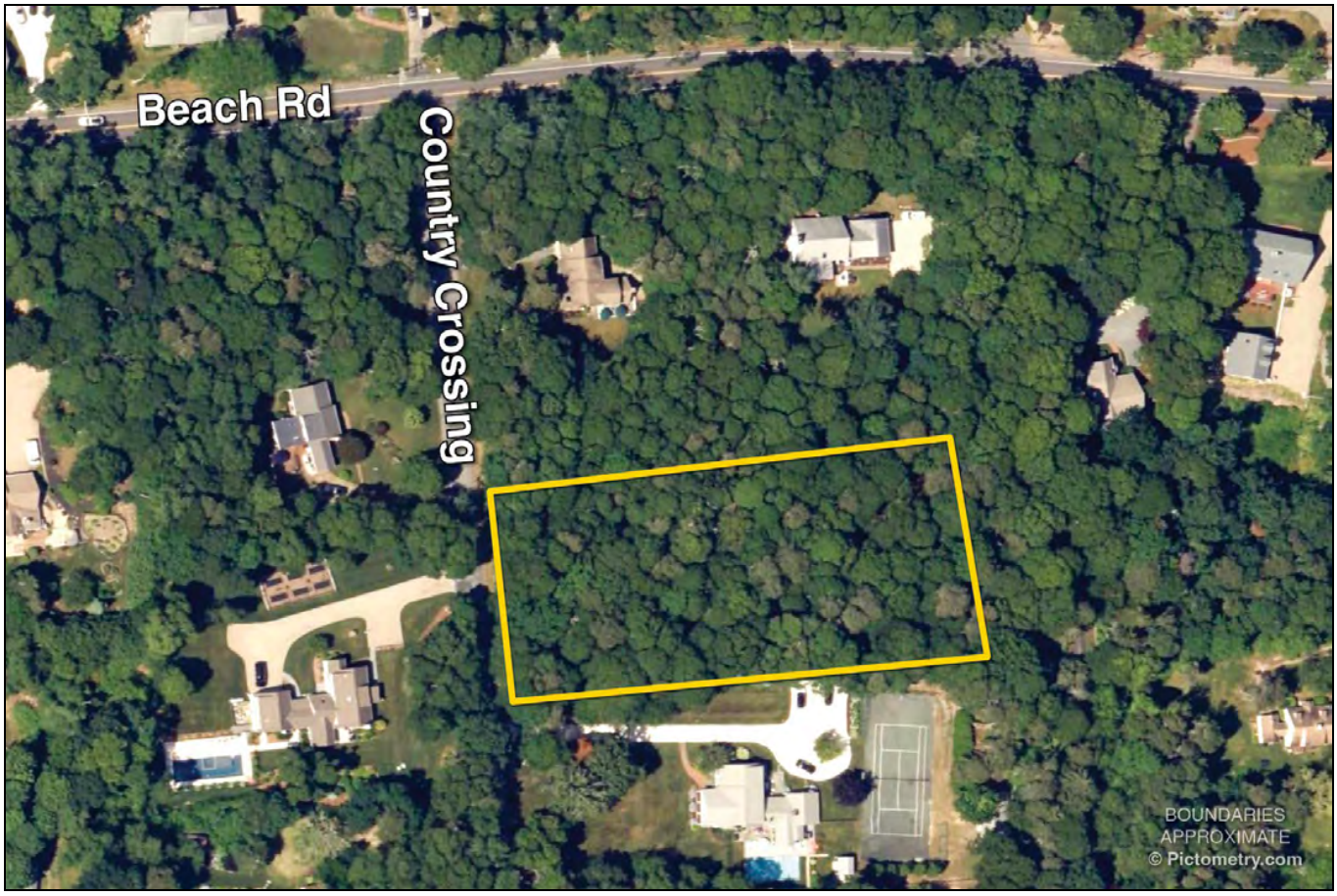
(1) To meet the minimum area requirements in the R District, a lot must be a closed plot of land having a definite area and perimeter and having a shape factor not exceeding 22.

(2) Building Coverage shall not exceed 15% of the buildable upland. Building Coverage shall not exceed 4,000 square feet without the issuance of a Special Permit. In no event shall the Zoning Board of Appeals be authorized to grant a Special Permit which would result in building coverage which exceeds 15% of the buildable upland.

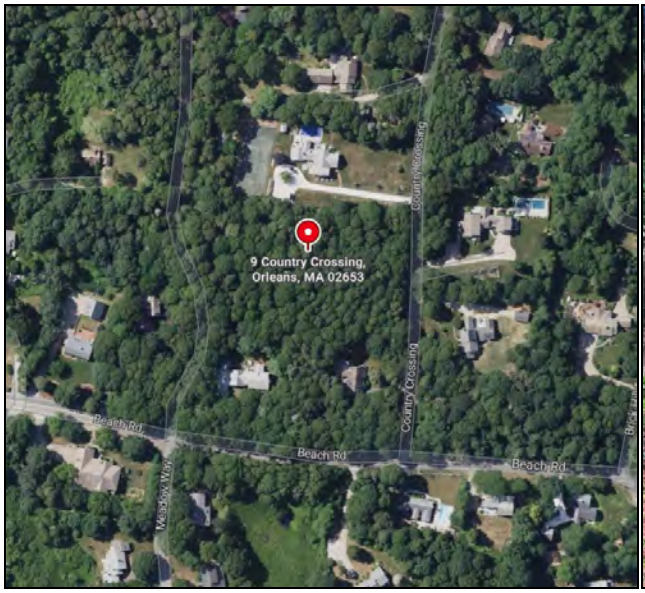
(3) See § **164-5.3G** Modifications for frontage requirements for lots on a dead-end turnaround.

PHOTO GALLERY

9 COUNTRY CROSSING, ORLEANS, MA






9 Country Crossing,
Orleans, MA 02653
Country Crossing
Beach Rd
Beach Rd
Beach Rd
Meadow Way



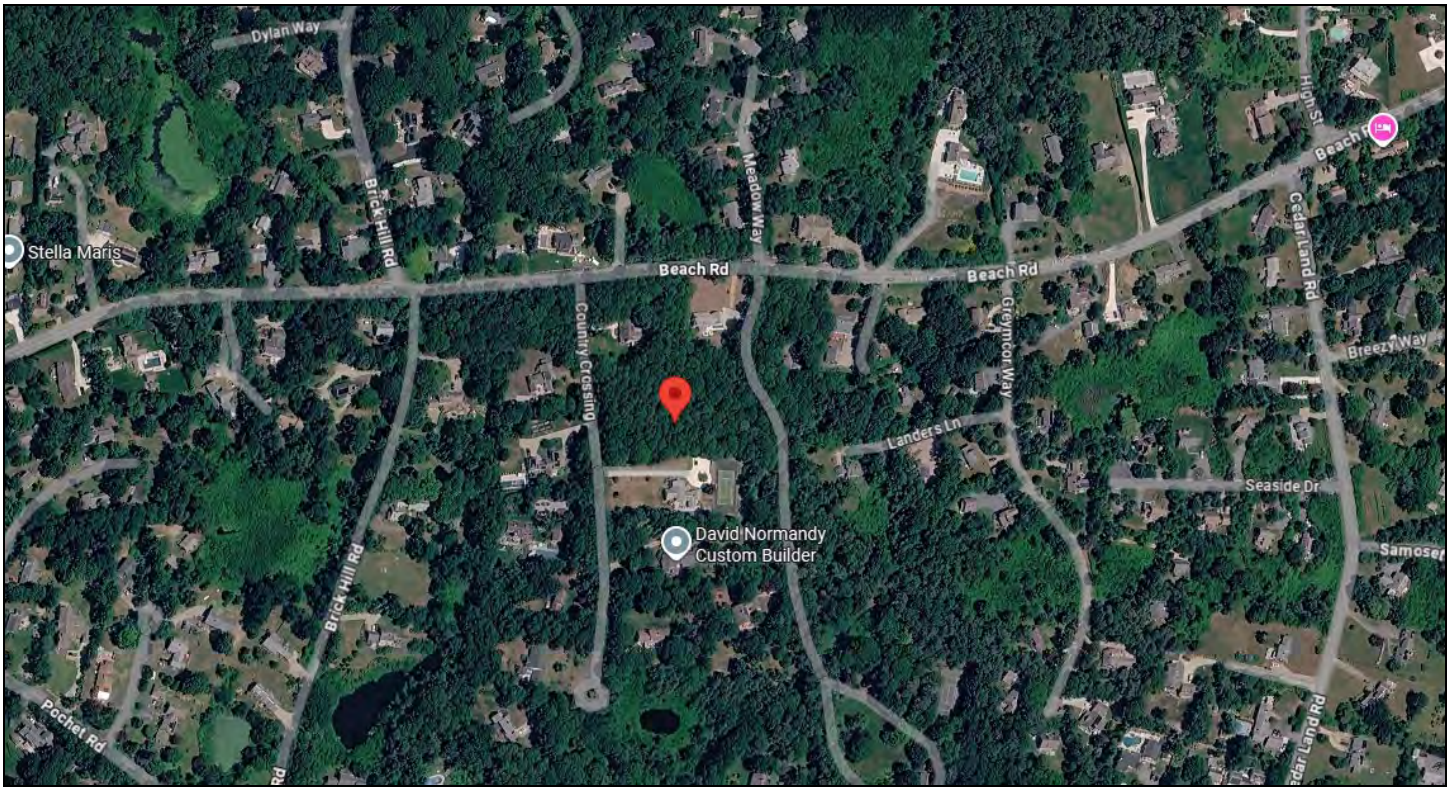


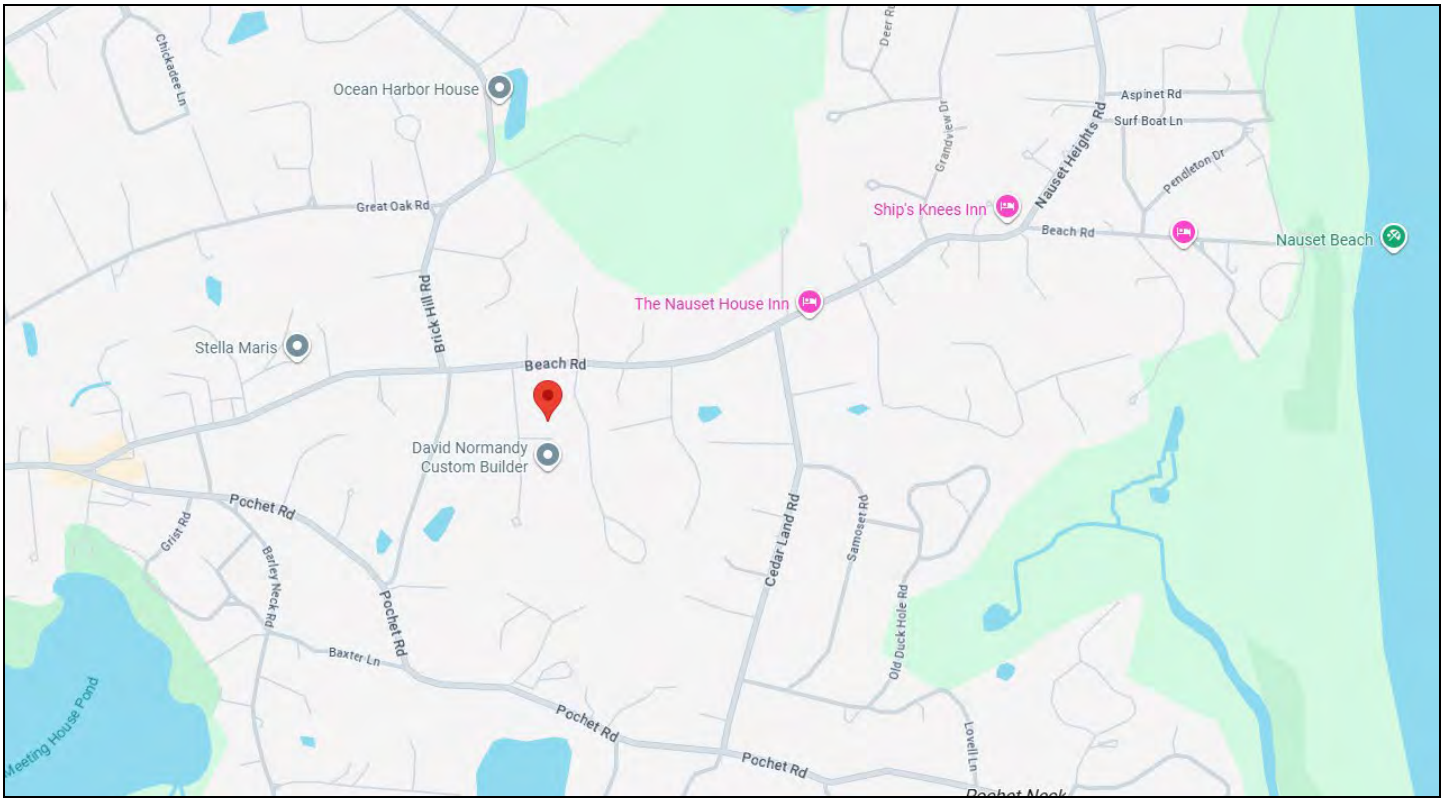




MAP

9 COUNTRY CROSSING, ORLEANS, MA





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THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



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