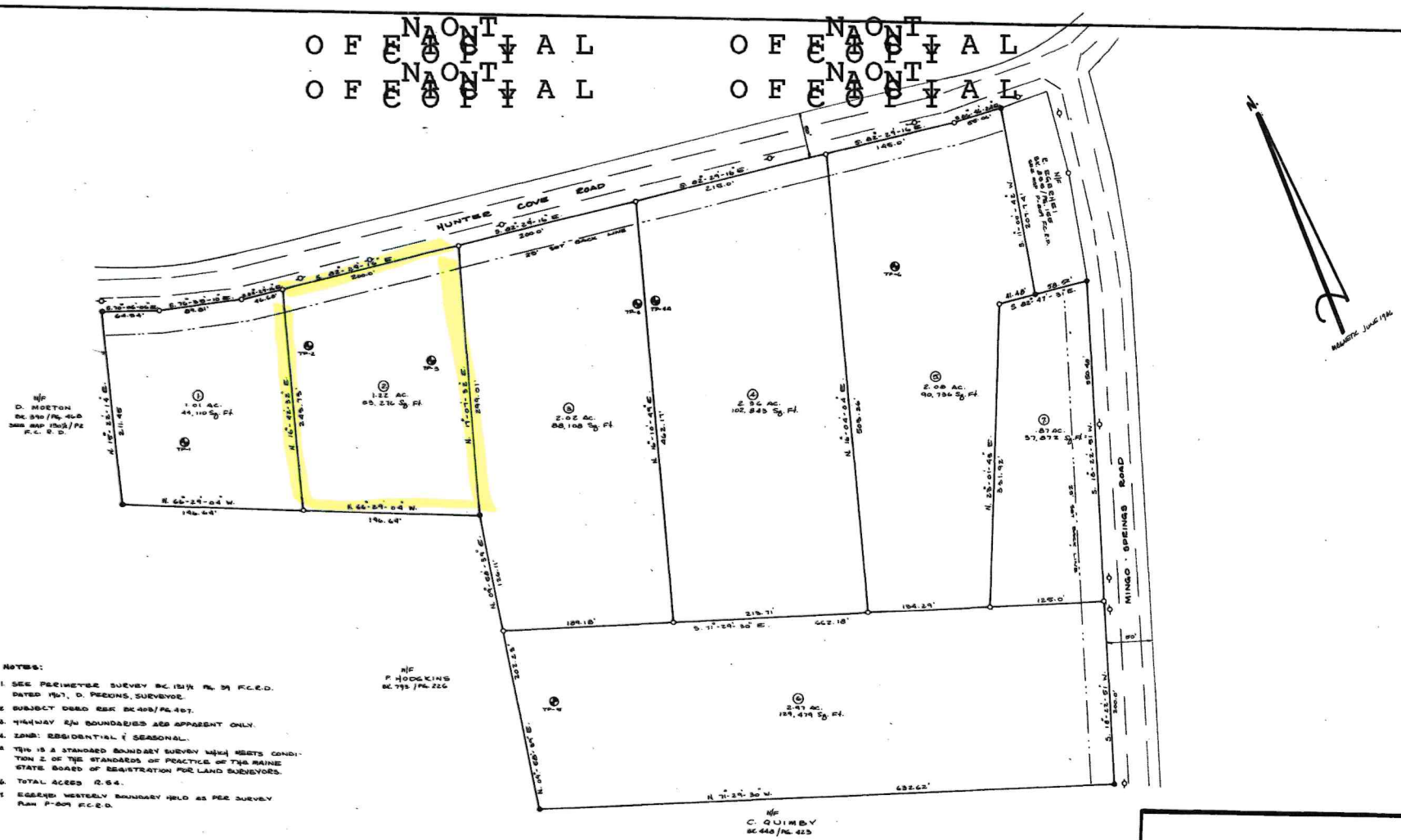
NAONT OFFICIAL NAONT OFFICIAL NAONT OFFICIAL NAONT OFFICIAL



NOTES:

1. SEE PERIMETER SURVEY BK. 131½ PG. 39 F.C.R.D. DATED 1967, D. PERKINS, SURVEYOR.
2. SUBJECT DEED REF. BK. 403/PG. 407.
3. HIGHWAY R/W BOUNDARIES ARE APPARENT ONLY.
4. ZONE: RESIDENTIAL & SEASONAL.
5. THIS IS A STANDARD BOUNDARY SURVEY WHICH MEETS CONDITION 2 OF THE STANDARDS OF PRACTICE OF THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS.
6. TOTAL ACRES 12.54.
7. EGERHEI WESTERLY BOUNDARY HELD AS PER SURVEY PLAN P-809 F.C.R.D.

LEGEND:

- ● IRON PIN FOUND
- ○ ANGLE POINT
- ⊙ IRON PIN SET - 5/8" REBAR
- ⊕ TEST PIT
- N/F NOW OR FORMERLY
- -O- UTILITY POLE

STATE OF MAINE
FRANKLIN SS. REGISTRY OF DEEDS
RECEIVED Sept 22 1986
AT 10:30 A.M. AND RECORDED IN
BOOK P-880
ATTEST Ralph A. Stinefield
REGISTER

SUBDIVISION APPROVAL GRANTED THIS 17 DAY OF Sept, 1986 BY THE TOWN OF RANGELEY PLANNING BOARD.

Kenneth C. Copeland
CHAIRMAN

Gregory A. Seaton

Harry L. Clark Sr.

FOREST GLEN SUBDIVISION
LAND TO BE CONVEYED TO
DONALD J. FALVEY

MINGO SPRINGS RD & HUNTER COVE RD. — RANGELEY, ME. JUNE, 1986

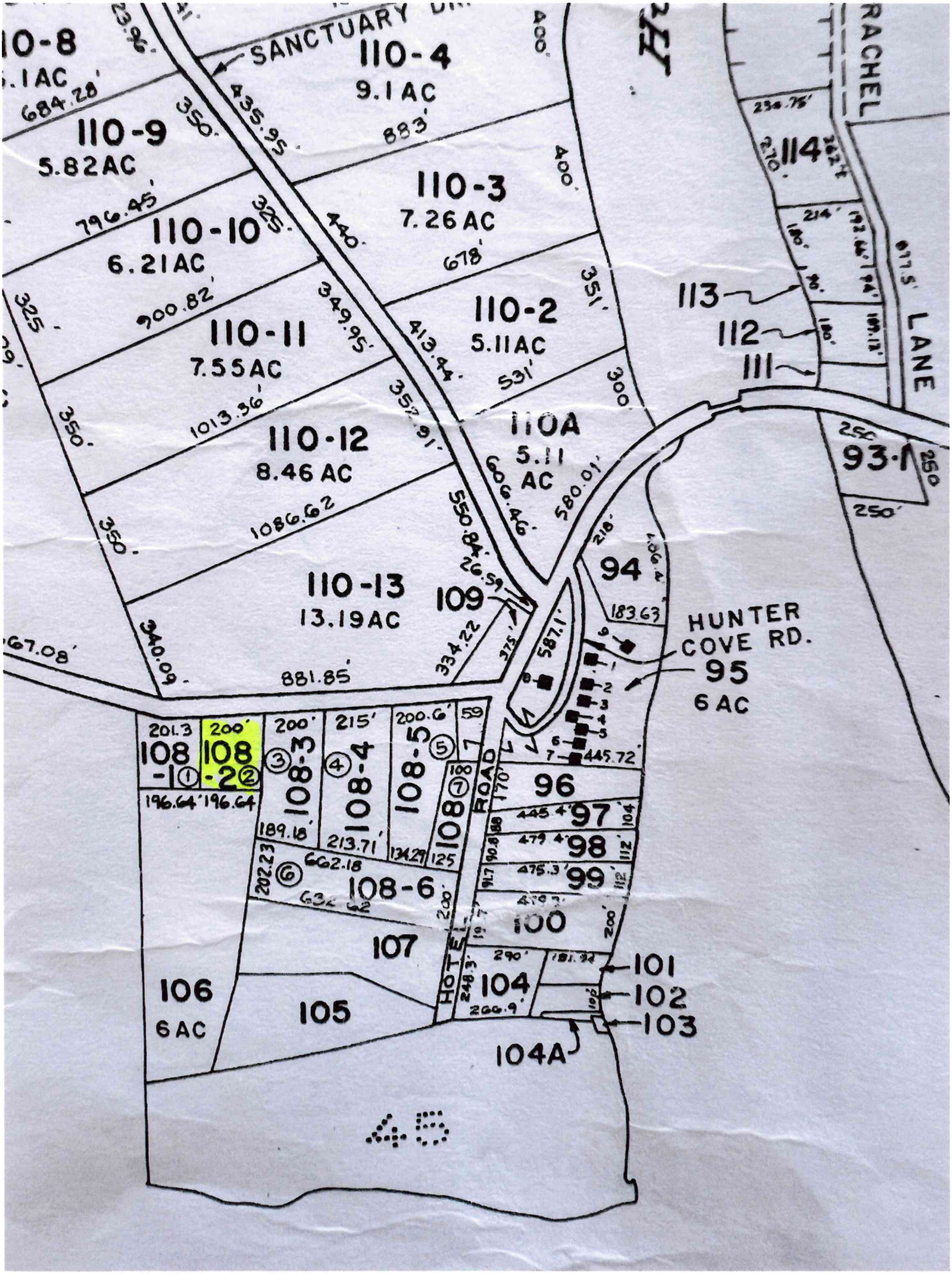
SCALE 1" = 50'
0 50 75 100

LAND-TEK

NEW ENGLAND SOIL CONSULTANTS
Anson, Me
B. A. WHITNEY

REED SURVEYING INC.
Farmington, Me.
Philip J. Reed
PHILIP J. REED

RCR



SANCTUARY DR.
110-8
.1AC
684.28'
110-9
5.82AC
796.45'
110-10
6.21AC
900.82'
110-11
7.55AC
1013.36'
110-12
8.46 AC
1086.62
110-13
13.19AC
881.85'
110-4
9.1 AC
883'
110-3
7.26 AC
678'
110-2
5.11AC
531'
110A
5.11 AC
580.01'
606.46'
435.95'
349.95'
413.44'
550.84'
26.59
334.22
340.09'
67.08'
109
587.1'
94
183.63
HUNTER COVE RD.
95
6 AC
445.72'
96
97
98
99
100
101
102
103
104
104A
105
106
6 AC
107
108-1
108-2
108-3
108-4
108-5
108-6
108-7
HOTEL ROAD
662.18
202.23
196.64'
196.64
189.18'
213.71'
134.29
125
290'
248.3'
266.9'
114
113
112
111
93-1
250
250'
RACHEL
LANE

PROPERTY LOCATED AT: **378 Mingo Loop Road, Rangeley, Maine 04970**

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any):	N/A	☐ Yes	No	☒ Unknown
Quantity:		☐ Yes	No	☒ Unknown
Quality:		☐ Yes	☐ No	☒ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes | No
If Yes, Date of most recent test: 2009 Are test results available? ☒ Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☒ No
If Yes, are test results available? Yes ☒ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):
INSTALLATION: Location: ACROSS drive FROM GARAGE doors
Installed by: HANSEN
Date of Installation: 1988
USE: Number of persons currently using system: 1
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Well Clearly MARKED. TESTED by NORTHEAST LABS 2/9/2009. POTABLE, SATISFACTORY FOR DRINKING

Source of Section I information: SELLER, PREVIOUS OWNER AND DISCLOSURE

Morton & Furbish Real Estate Agency, PO BOX 1209 Rangeley ME 4970 Phone: (207)864-5777 Fax: Robert Lutnicki
Margery Jamison
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PROPERTY LOCATED AT: 378 Mingo Loop Road, Rangeley, Maine 04970

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: | Public | X Private | X Quasi-Public _____ | | Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ..... ☐ Yes | No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ..... | | Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: SOUTH EAST OF HOUSE OFF OF PORCH OR | Unknown

Date installed: MAY 1988 Date last pumped: 2021 Name of pumping company: BRACKET

Have you experienced any malfunctions? ..... | | Yes | X No

If Yes, give the date and describe the problem: _____

_____

Date of last servicing of tank: 2021 Name of company servicing tank: BRAKET

Leach Field: ..... X Yes ☐ No ☐ Unknown

If Yes, Location: SOUTHEAST OF HOUSE

Date of installation of leach field: MAY 1988 Installed by: HOLMAN FERGUSON

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

_____

Do you have records of the design indicating the # of bedrooms the system was designed for? | | Yes | X No

If Yes, are they available? ..... | | Yes ☒ No

Is System located in a Shoreland Zone? ..... ☐ Yes ☐ No Unknown

Comments: _____

Source of Section II information: PREVIOUS DISCLOSURE

Buyer Initials _____ _____ _____ _____

Seller Initials _____ _____ _____ _____

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PROPERTY LOCATED AT: **378 Mingo Loop Road, Rangeley, Maine 04970**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	FORCED HOT AIR	WOOD FURNACE	ELECTRIC - BASEBOARD	
Age of system(s) or source(s)	2018	1986	1986	
TYPE(S) of Fuel	OIL	WOOD	ELECTRIC	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	800 2024	WOOD HEAT BLOWN THROUGH REGISTERS		
Name of company that services system(s) or source(s)	DEAD RIVER	NORMAN PAQUETTE		
Date of most recent service call	JANUARY 2025	207-670-8218		
Malfunctions per system(s) or source(s) within past 2 years	NONE		NOT USED	
Other pertinent information	ENVIRONMENTAL TANK 2012	CAN HEAT ENTIRE HOUSE	SECOND FLOOR THERMOSTATS	

Are there fuel supply lines? ..... ☐ Yes ☒ No ☐ Unknown

Are any buried? ..... ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ..... ☒ Yes ☐ No ☐ Unknown

Chimney(s): ..... ☒ Yes ☐ No

If Yes, are they lined: ..... ☒ Yes ☐ No ☐ Unknown

Is more than one heat source vented through one flue? ..... ☒ Yes ☐ No ☐ Unknown

Had a chimney fire: ..... ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, date: FALL 2022

Date chimney(s) last cleaned: _____

Direct/Power Vent(s): ..... ☐ Yes ☐ No ☒ Unknown

Has vent(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: WOOD STOVE NOT USED BY PRESENT OWNER

Source of Section III information: _____

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP? ..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

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What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ..... ☐ Yes ☐ No ☒ Unknown

In the ceilings? ..... ☐ Yes ☐ No ☒ Unknown

In the siding? ..... ☐ Yes ☐ No ☒ Unknown

In the roofing shingles? ..... ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ..... ☐ Yes ☐ No ☒ Unknown

Other: _____ ☐ Yes ☐ No ☒ Unknown

Comments: HOUSE CONSTRUCTED 1988

Source of information: PREVIOUS OWNER

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 12/15/1998 By: BINAX/NEL

Results: BASEMENT, C, 1ST FLOOR L. 3 (PCi/L

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: _____

Source of information: PREVIOUS OWNER

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 12/8/1998 By: BINAX/NEL

Results: 1381 (PCi/L)

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

Source of information: _____

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: PREVIOUS OWNER

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F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... Yes [X] No [ ] Unknown | Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~ _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards? [ ] Yes [X] No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... [ ] Yes [X] No

Comments: BUILT IN 1988

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] No	[ ] Unknown

Other: _____

Source of information: PREVIOUS OWNER, disclosure

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: SEE PLAN 892 AND DEED - BK 1814 BK 4586 p. 150

Source of information: DEED AND PLAN

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... [X] Yes [ ] No | Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

Source of information: _____

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☑ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☐ No ☒ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: _____

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PROPERTY LOCATED AT: **378 Mingo Loop Road, Rangeley, Maine 04970**

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: 1988 What year did Seller acquire property? 10/2023

Roof: Year Shingles/Other Installed: 9/16/2015 ASPHALT ON MAIN 8/3/22 ASPHALT GARAGE

Water, moisture or leakage: NO

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☐ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☐ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☐ No ☐ Unknown

Comments: DRY BASEMENT - NO WATER

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, are test results available? ..... ☐ Yes ☐ No

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: 200 AMP

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☐ No ☐ Unknown

Comments: CHARLES COOKE - BUILDER

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: FIRST FLOOR BATH MIRROR CABINET NEEDS TO BE REPAIRED OR REPLACED. SELLER WILL PROVIDE $300 CASH CREDIT

Comments: LINES ARE MARKED WITH TAPE BY SURVEYOR SURVEY TO BUYER

Source of Section VII information: IS IN THE SUBDIVISION PLAN FOR EDGES TO GLEN PREVIOUS OWNER - PREVIOUS DISCLOSURE

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PROPERTY LOCATED AT: **378 Mingo Loop Road, Rangeley, Maine 04970**

SECTION VIII - ADDITIONAL INFORMATION

PROPERTY IS WELL MAINTAINED. UPDATING INCLUDES PAINT, HEATING SYSTEM, NEW HOTWATERHETER (2022), ELECTRIC AND PLUMBING FIXTURES UPDATED. CHIMNEY REPLACED ABOVE ROOF FLOORS REPLACED WITH HARDWOOD + TILE, MUDROOM AND GARAGE ADDED 2022. NEW CLOTHS DRYER 2025

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

8/11/2025

SELLER DATE SELLER DATE

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

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