

PROPERTY LOCATED AT: 37 Chandler Drive, Readfield,

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: 2020 Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No

b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ☐ Yes ☒ No

What steps were taken to remedy the problem? NONE

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: to left of the deck facing the home

Installed by: Harvard Well drilling

Date of Installation: unk

USE:

Number of persons currently using system: 1

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: well pump new in 2025, seller believes well to be 100' deep

Source of Section I information: seller

Buyer Initials _____

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PROPERTY LOCATED AT: 37 Chandler Drive, Readfield,

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ 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: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

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

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

Location: under white stones to right of home(facing the cottage) OR ☐ Unknown

Date installed: unk Date last pumped: 8/2026 Name of pumping company: Downstream pumping

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: to right of cottage

Date of installation of leach field: unk Installed by: unk

Date of last servicing of leach field: unk Company servicing leach field: unk

Have you experienced any malfunctions? ☐ Yes ☒ No

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

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

If Yes, are they available? ☐ Yes ☒ No

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

Comments: there is an alarm on the pump

Source of Section II information: seller

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PROPERTY LOCATED AT: 37 Chandler Drive, Readfield,**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	heat pump	pellet stove		
Age of system(s) or source(s)	+/- 2023	+/- 2023		
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Electric +/- \$160/month	one pallet last year		
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information		direct vent		

Are there fuel supply lines? ☐ Yes ☒ No ☐ UnknownAre any buried? ☐ Yes ☒ No ☐ UnknownAre all sleeved? ☐ Yes ☒ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ☒ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: **vent was inspected when installed**Source of Section III information: **seller****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 ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☒ No ☐ UnknownIf no longer in use, how long have they been out of service? **n/a**If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ UnknownAge of tank(s): **n/a** Size of tank(s): **n/a**Location: **n/a**

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What materials are, or were, stored in the tank(s)? n/a

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

Comments: n/a

Source of information: seller

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: n/a ☐ Yes ☐ No ☒ Unknown

Comments: none to owners knowledge

Source of information: seller

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☒ No

Results/Comments: N/A

Source of information: seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☒ No

Results/Comments: N/A

Source of information: seller

E. METHAMPHETAMINE - Current or previously existing:

Comments: N/A ☐ Yes ☒ No ☐ Unknown

Source of information: seller

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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 ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: n/a

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: n/a

Are you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ No

Comments: none to owners knowledge

Source of information: seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: n/a

Source of information: seller

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? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: road access, deeded right of way to three common accesses(including boat launch)

Source of information: seller/deed

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? ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? MANANACODD Shores Assn

Road Association Name (if known): _____

Source of information: seller

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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: n/a

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

If Yes, explain: n/a

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

If Yes, explain: n/a

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: n/a

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: n/a

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?

n/a

Relevant Panel Number: 23011C0477D Year: 2011 (Attach a copy)

Comments: n/a

Source of Section VI information: _____

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PROPERTY LOCATED AT: 37 Chandler Drive, Readfield,

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: n/a

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: n/a

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: NONE

From Whom: N/A

Year Principal Structure Built: 1940 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: shingles/2020

Water, moisture or leakage: none

Comments: n/a

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: property is on posts

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

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

Comments: n/a

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

Comments: panel in LR

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: none to owners knowledge

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PROPERTY LOCATED AT: 37 Chandler Drive, Readfield,

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none to owners knowledge

Comments: n/a

Source of Section VII information: seller

SECTION VIII - ADDITIONAL INFORMATION

Right
One ~~direct~~ of way directly across street, (can leave kayak or canoe there)

Under property has been enclosed and insulated with 2" rigid insulation and walls with 1" rigid insulation. Pipes have heat tape. Dehumidifier has been run under property.

There is a 20 gallon hot water heater.

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.

DocuSigned by:
Penny Mattor 10/1/2026
SELLER _____ DATE _____ SELLER _____ DATE _____
Penny Mattor

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 _____





OPR BK 13653 PGS 82 - 83 08/03/2020 10:02:26 AM
INSTR # 2020018380 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

1002040104477

WARRANTY DEED

AMOS, LLC, a Connecticut Limited Liability Company, for consideration paid, grants to

PENNY M. MATTOR, whose mailing address is 15 Monroe Street, Livermore Falls, ME

04254, with **WARRANTY COVENANTS**, the following described premises:

Two certain lots or parcels of land, with buildings thereon, situated in Readfield, Kennebec County, State of Maine and being lots numbered 104 and 105 of Section #1 on a Plan of Land entitled "Section 1 of Plot Plan of Maranacook Lake Shores, Parker Lake Shores, Inc., owners, Readfield, Maine, Kennebec County," drawn by D.C. Gray, Jr., dated May 7, 1965, and recorded in the Kennebec County Registry of Deeds in Plan Book 30, Page 33, and reference is hereby made to said plan for a more particular and specific description of the premises herein conveyed.

Also conveying forever, the right to pass and repass at any and all times, from the public highway to the premises conveyed herein, using existing roadways for this purpose and subject to the right of the grantor, its successors and assigns, to alter, change or improve said rights of way at its option. Also conveying the right to use all beach areas and boat launching areas, and this right is to be shared in common with all others lawfully entitled thereto.

Subject to the right of Parker Lake Shores Inc. to install necessary utilities in abutting roads as contained in said warranty deed.

Being the same premises conveyed to Amos, LLC from Deborah A. Begin and Richard R. Bissonnette by deed dated June 21, 2012 and recorded in Book 11077, Page 203, Kennebec County Registry of Deeds.

IN WITNESS whereof, the said Amos, LLC has caused this instrument to be executed by George Tamborini and Christine V. Tamborini, its duly authorized members, this 24 day of July, 2020.

AMOS, LLC

By:
George Tamborini

By:
Christine V. Tamborini

② Franklin Savings

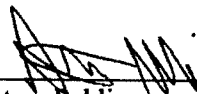
STATE OF MAINE

COUNTY OF Kennebec

July 24, 2020

Personally appeared the above-named George Tamborini and Christine V. Tamborini acknowledged the signing of the foregoing instrument to be their free act and deed in their said capacities.

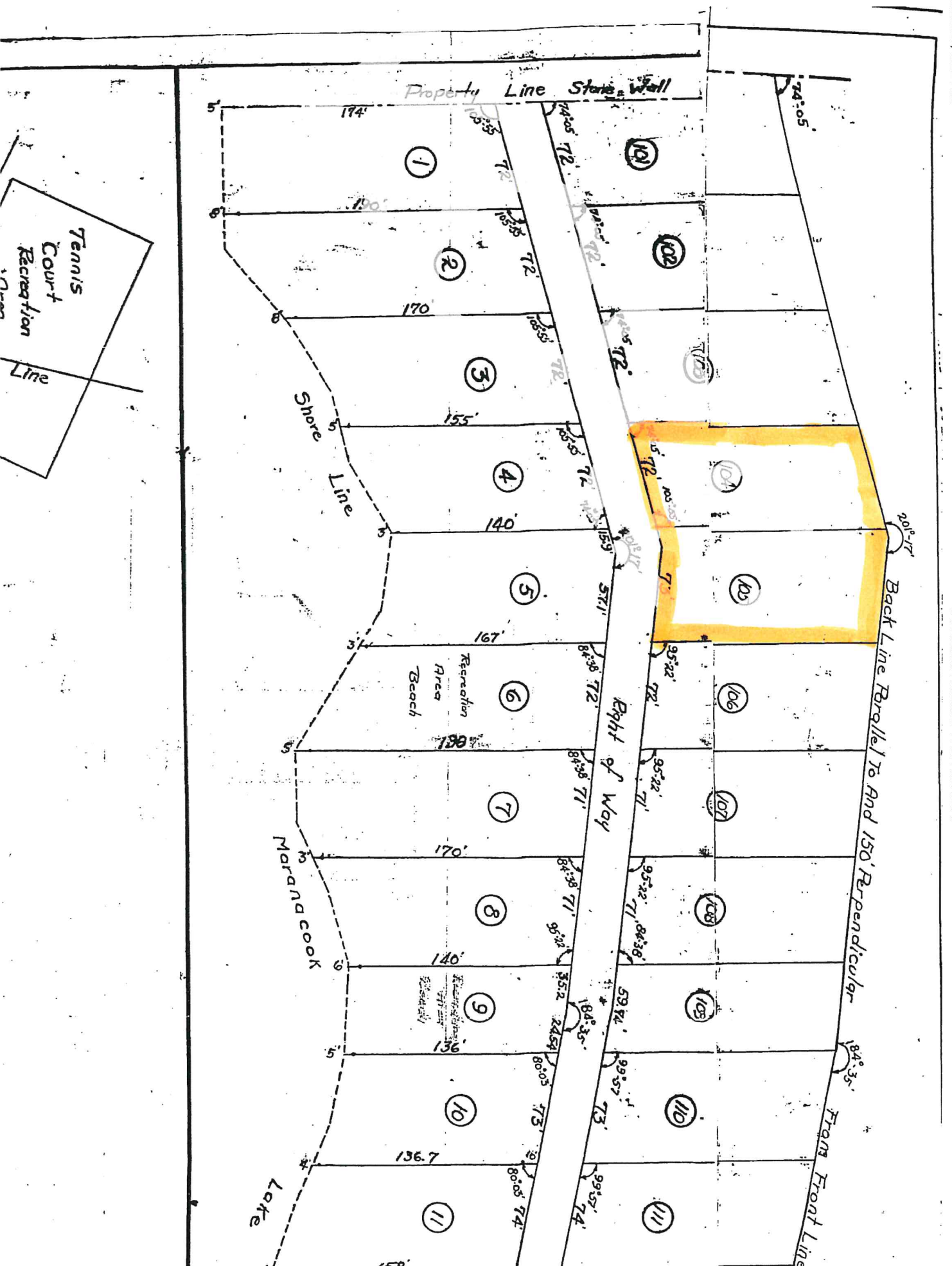
Before me,

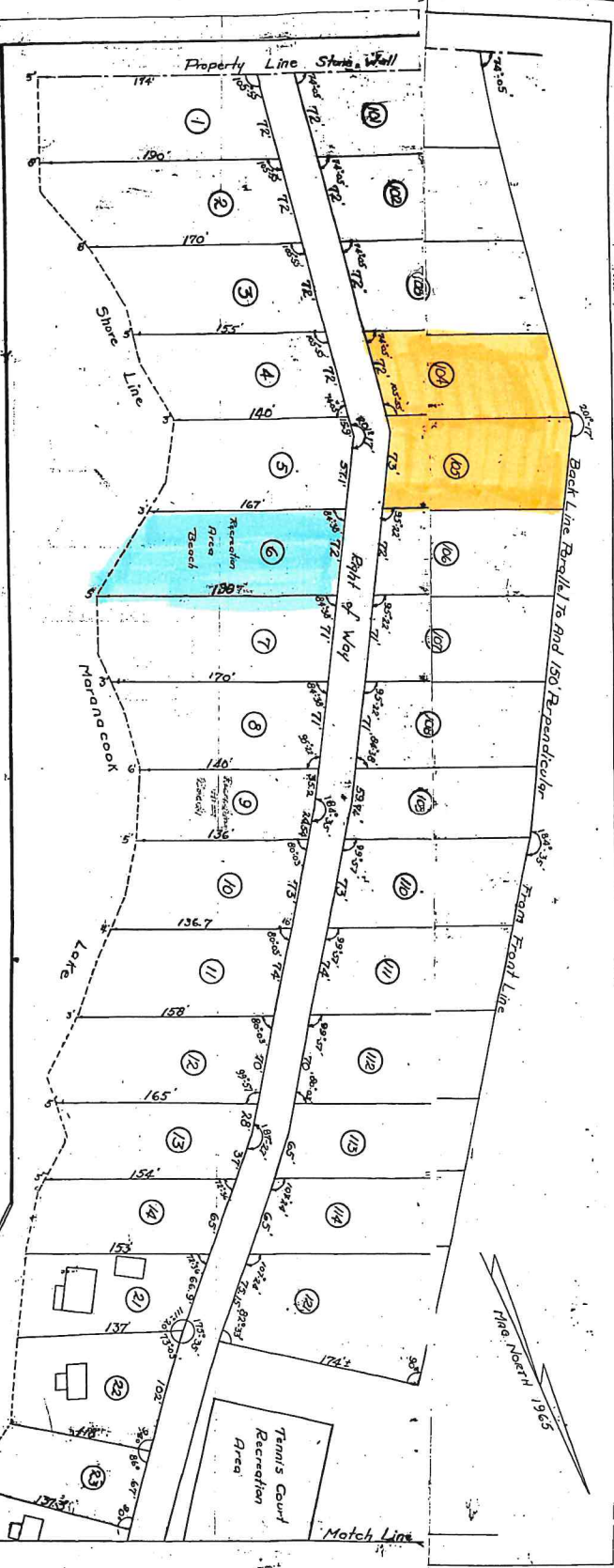
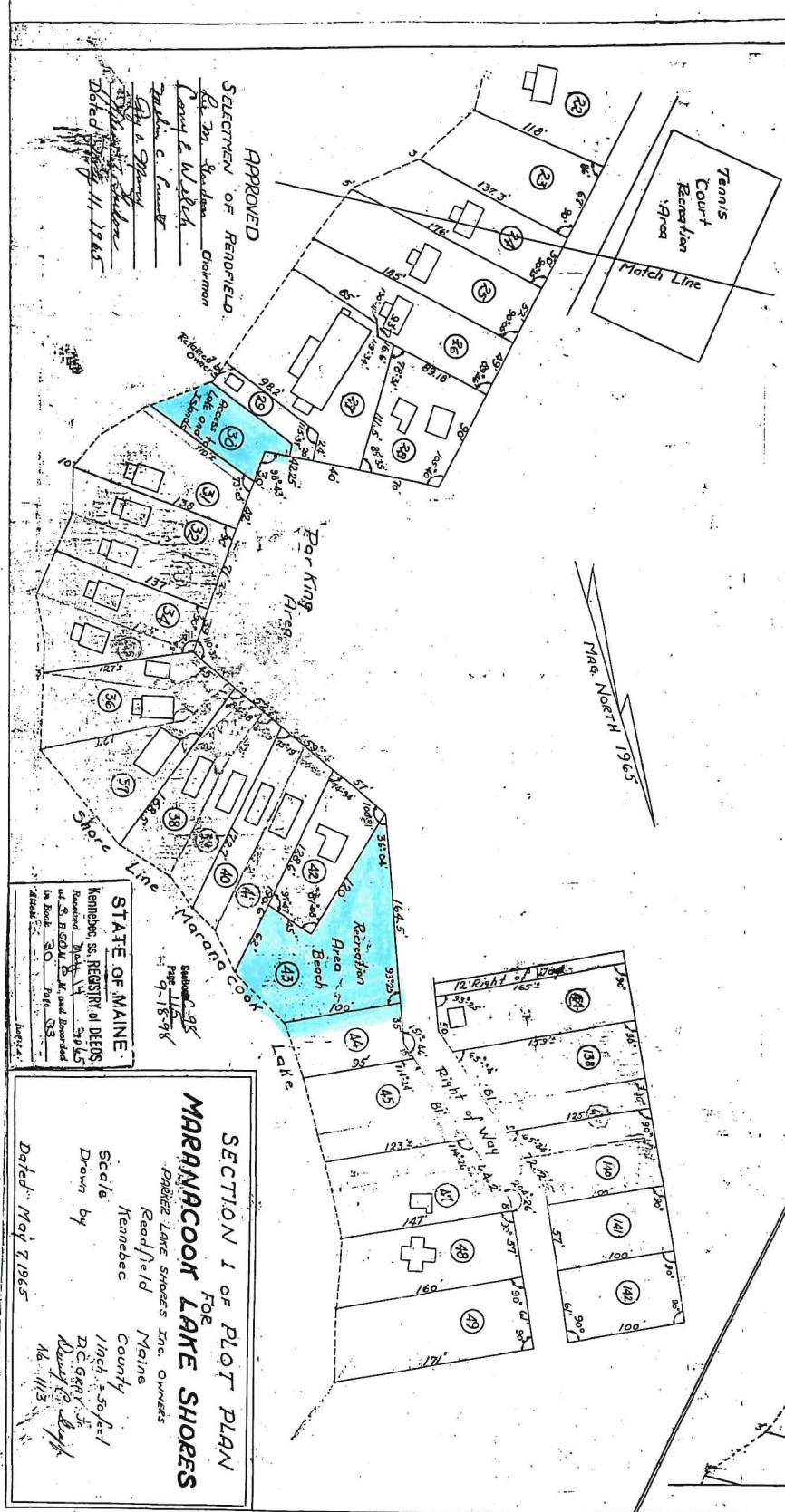


Notary Public
Print Name: Anthony Maffei
Commission Expires: 10/31/2023

LD
File T-3589

Anthony S. Maffei
Notary Public, State of Maine
Commission Expires October 31, 2023





APPROVED
 SELECTMEN OF RENOFIELD
 E. M. Shuman Chairman
 County & W. H. H. H.
 Public C. L. L. L.
 City & State
 Dated May 11, 1965

STATE OF MAINE
 KENNEDY & REEDFIELD DEEDS
 Recorded: March 11, 1965
 at S. H. 504, P. M. and Booked
 in Book 30, Page 33

SECTION 1 OF PLOT PLAN
 FOR
 MARANACOOK LAKE SHORES
 Redfield
 Kennebec
 Maine
 County
 Scale
 1 inch = 50 feet
 D. C. G. R. L.
 Dated May 7, 1965

MARANACOOK LAKE

Readfield and Winthrop Twp., Kennebec County
U.S.G.S. Augusta, Maine

Fishes

Brown trout	Smelt
Lake trout (logue)	Eel
Smallmouth bass	White sucker
Largemouth bass	Banded killifish
White perch	Freshwater scuplin
Yellow perch	Minnows - Golden shiner
Chain pickerel	Pumpkinseed sunfish
Hornpout (bullhead)	Redbreast sunfish

Physical Characteristics

Area - 1,673 acres
Temperatures
Surface - 70 degrees F.
100 feet - 43 degrees F.
Principal fishery: brown trout, lake trout, smallmouth bass, largemouth bass, white perch, pickerel, rainbow smelts.
Maranacook Lake's two basins have only a few things in common. Both basins, for instance, have excellent public landings and both are heavily developed with many summer homes, year-round residences and rental cabins. However, from a fishery management standpoint the lakes' two basins constitute distinctly different ecological types.

The North basin, located in Readfield, is about 700 acres in surface area and has a highly irregular shoreline. This basin is relatively shallow and homothermous (water temperatures are similar, top to bottom). Since the habitat in the North basin favors such species as smallmouth and largemouth bass, chain pickerel, and white and yellow perch; management emphasizes warmwater gamefish.

Surveyed - August, 1940
(Revised - 1963, 1970, 1976, 1987)
Maine Department of Inland Fisheries and Wildlife
Published under Appropriation Number 4550
A contribution from Dingell-Johnson Federal Aid Project
F-28-P, Maine

On the other hand, management of the 1,000 acre South basin focuses on coldwater fish species. Maximum depth in this basin is 118 feet; it stratifies (a substantial drop in the temperature of the water column occurs, top to bottom) each summer and its large volume of cold water contains ample quantities of oxygen to support coldwater gamefish.

The primary goals of fishery management in the South basin of Maranacook Lake are toward providing a brown trout fishery based on annual plantings of fall yearlings and a lake trout fishery based on natural reproduction. The former goal seems to have been successful as anglers who fish the South basin have moderate success for brown trout. The outcome of the lake trout program is, as yet, in doubt.

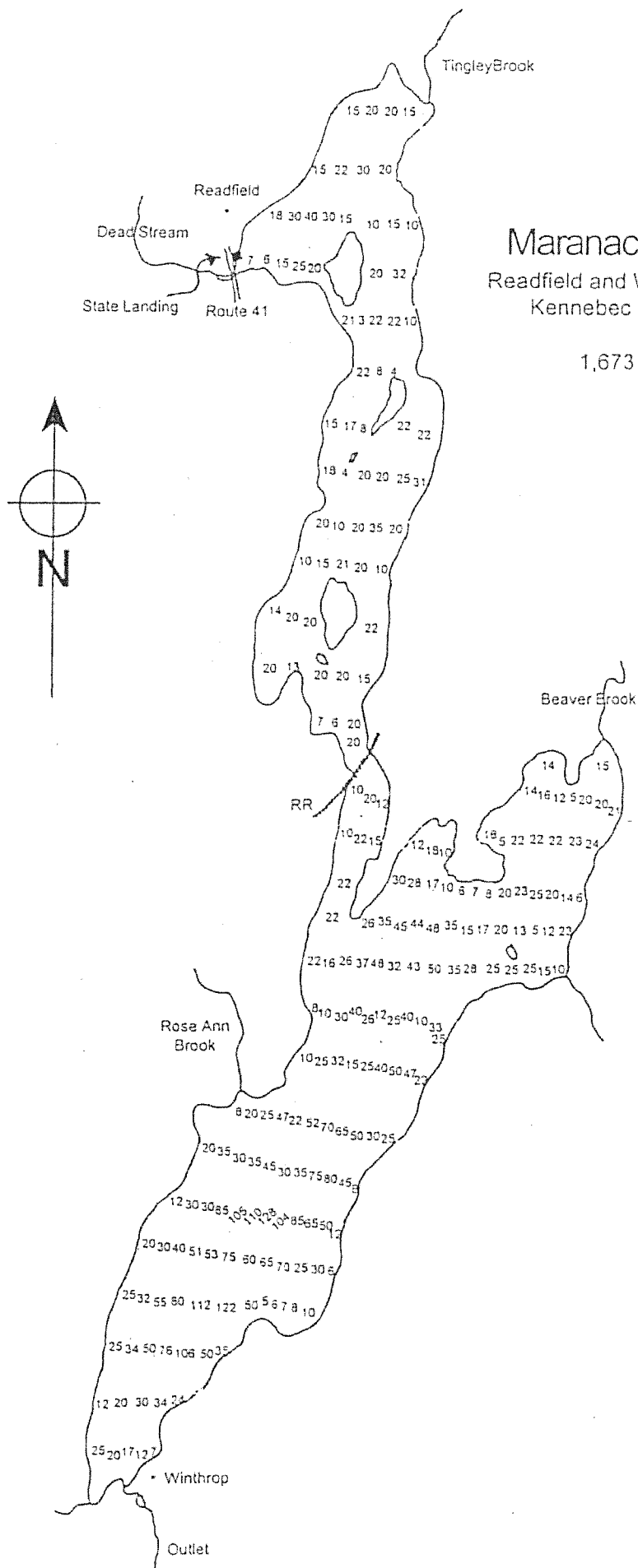
Local anglers know that lake trout (logue) are not native to Maranacook. Our attempt to establish a self-perpetuating logue fishery in the South basin commenced in 1975 with the first of 5 planned annual stockings. The program was curtailed after 4 stockings since the excellent survival of the first few plantings led to a crash in the smelt population and a decline in lake trout and brown trout growth.

Termination of the lake trout stocking program, reduction in brown trout stocking rates, the stocking of smelt eggs, and a ban on smelt population and an improvement in growth rate of its salmonid (coldwater gamefish) population. Unfortunately, the excellent survival and growth of the initial plantings to logue led to greatly increased fishing pressure and heavy exploitation of the pond's logue population. Most of the logue we had stocked were removed from the lake by fishermen before the trout had reached sexual maturity. Consequently, although some large lake trout are still caught each year, evidence of lake trout spawning success has not yet been observed.

Currently, the Department is considering another attempt to establish a wild logue population in Maranacook. However, such a program would have little chance of success unless very restrictive regulations are established to prevent the removal of lake trout until they have had the opportunity to spawn.

The improvement in Maranacook's smelt population has resulted in the development of a hook-and-line fishery for smelts in the South basin. Anglers are advised that the taking of smelts in Maranacook is limited to hook and line and the sale of smelts is forbidden without possession of a bait dealers license.

Anglers are urged to assist the Department in monitoring our Maranacook Lake management program by keeping a record of their fishing efforts. Record booklets suitable for maintaining a fishing diary are available, free of charge, upon request to the Department of Inland Fisheries and Wildlife, Augusta, Maine.



Maranacook Lake

Readfield and Winthrop Twps.
Kennebec Co., Maine

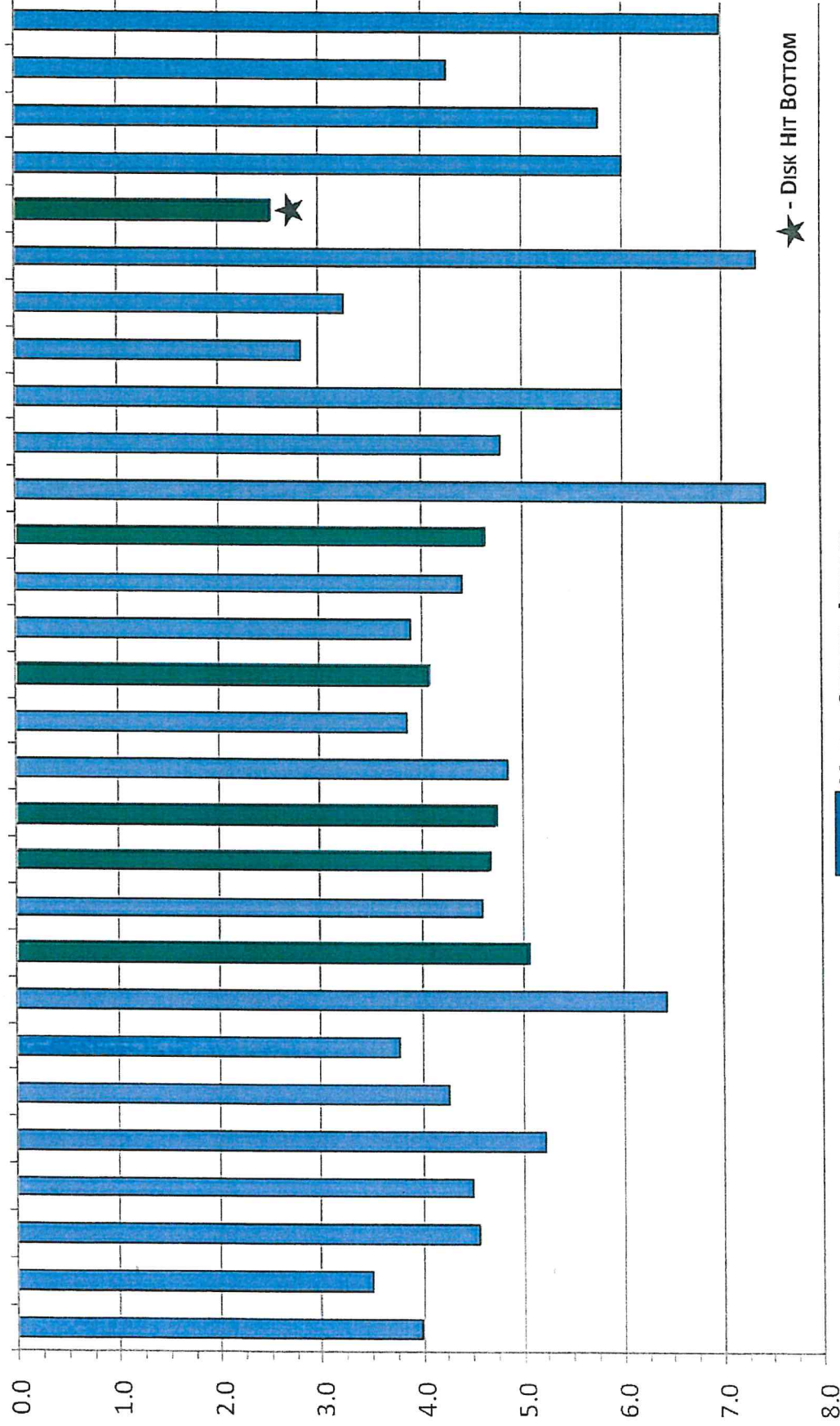
1,673 acres

2013 Secchi Disk Readings



Depth (meters)

Annabessacook (N)
 Annabessacook (S)
 Berry
 Buker
 Carlton
 Cobossee (N)
 Cobossee (S)
 Cochinewagon
 Desert
 Dexter
 Horseshoe
 Hutchinson
 Jamies
 Jimmy
 Kezar
 L Cobossee
 L Purgatory
 Loon
 Lower Narrows
 Maranacook (N)
 Maranacook (S)
 Pleasant
 Upper Pleasant
 Sand
 Shed
 Torsey
 Upper Narrows
 Wilson
 Woodbury



★ - Disk Hit Bottom

■ MAY — OCTOBER AVERAGE
 ■ SINGLE VISIT IN AUGUST