PROPERTY LOCATED AT: **31 Forest Park, Waterville, ME 04901**

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: [X] 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	[X] No	[ ] Unknown
Quantity:		[ ] Yes	[X] No	[ ] Unknown
Quality:		[ ] Yes	[X] 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 [X] No
If Yes, Date of most recent test: **n/a** Are test results available? .. [ ] Yes [X] 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: _____~~
~~Installed by: _____~~
~~Date of Installation: _____~~

USE: ~~Number of persons currently using system: _____~~
~~Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown~~

Comments: _____

Source of Section I information: **Seller**

Coldwell Banker Plourde Real E, 143 Silver Street Waterville ME 04901 Phone: (207) 660-4010 Fax: 207-877-7005 James Champine
Chris Marcoux
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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: [X] Public [ ] Private [ ] Quasi-Public _____ [ ] Unknown

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

Have you had the sewer line inspected? ..... [ ] Yes [X] No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [X] 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: _____ OR [ ] Unknown~~

~~Date installed: _____ Date last pumped: _____ Name of pumping company: _____~~

~~Have you experienced any malfunctions? ..... [ ] Yes [ ] No~~

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

~~Date of last servicing of tank: _____ Name of company servicing tank: _____~~

~~Leach Field: ..... [ ] Yes [ ] No [ ] Unknown~~

~~If Yes, Location: _____~~

~~Date of installation of leach field: _____ Installed by: _____~~

~~Date of last servicing of leach field: _____ Company servicing leach field: _____~~

~~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 [ ] No~~

~~If Yes, are they available? ..... [ ] Yes [ ] No~~

~~Is System located in a Shoreland Zone? ..... [ ] Yes [ ] No [ ] Unknown~~

Comments: _____

Source of Section II information: **Seller**

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PROPERTY LOCATED AT: **31 Forest Park, Waterville, ME 04901**

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	**HWBB**	**Wood Stove**		
Age of system(s) or source(s)	**Unkown**	**Unkown**		
TYPE(S) of Fuel	**Oil**	**Wood**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**800 +/-**			
Name of company that services system(s) or source(s)	**Dead River Company**			
Date of most recent service call	**October2026**			
Malfunctions per system(s) or source(s) within past 2 years	**None**			
Other pertinent information		**Never Used**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [X] No [ ] Unknown
Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown
Chimney(s): ..... [X] Yes [ ] No
If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown
Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown
Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown
Has chimney(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown
If Yes, date: **unkonw**
Date chimney(s) last cleaned: _____
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown
If Yes, date: **Unkown**

Comments: **Seller used fire place in the winter for the first few years.**
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 [X] 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: **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:	☐ Yes	☒ No	☐ Unknown

Comments:

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **August 2022** By: **Unkown**

Results: **Uknown**

If applicable, what remedial steps were taken? **Radon air mitigation system was installed 9/2026**

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

Are test results available? ☐ Yes ☒ No

Results/Comments:

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

~~If Yes: Date: By:~~

~~Results:~~

~~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: **Public Water**

Source of information: **Seller/Public Records**

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

Comments:

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 [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: _____

Source of information: **Seller**

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: **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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **restrictive covenants**

Source of information: **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? ..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? **n/a**

Road Association Name (if known): **n/a**

Source of information: **Public Record**

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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: **23011C0167D** Year: **2011** (Attach a copy)

Comments: _____

Source of Section VI information: **FEMA Flood Maps**

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PROPERTY LOCATED AT: 31 Forest Park, Waterville, ME 04901

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?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Homestead and Veteran**

Is a Forest Management and Harvest Plan available?..... [ ] Yes [X] 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 [X] 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: **none**

Year Principal Structure Built: **1992** What year did Seller acquire property? **2022**

Roof: Year Shingles/Other Installed: **2006**

Water, moisture or leakage: **None**

Comments: _____

Foundation/Basement:

Is there a Sump Pump? ..... [X] Yes [ ] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [ ] Yes [X] No [ ] Unknown

Prior water, moisture or leakage? ..... [ ] Yes [X] No [ ] Unknown

Comments: _____

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

If Yes, are test results available? ..... [ ] Yes [X] No

Comments: _____

Electrical: [X] Fuses [ ] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: _____

Has all or a portion of the property been surveyed? ..... [ ] Yes [ ] No [X] Unknown

If Yes, is the survey available? ..... [ ] Yes [ ] No [X] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

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

Comments: _____

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PROPERTY LOCATED AT: **31 Forest Park, Waterville, ME 04901**

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

Comments: _____

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

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.

James Champine 8-6-26

SELLER DATE SELLER DATE

James Champine

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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MAINE REAL ESTATE TRANSFER TAX PAID

BK14576 PGS 55 - 56 09/16/2022 12:22:45 PM
INSTR#: 2022022794 ATTEST: DIANE WILSON
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

DLN: 1002240210304

WARRANTY DEED

DEEP S. ACHARYA AND ANJARANI ACHARYA, formerly known as **ANJARANI AHONGSANGHAM** of 31 Forest Park, Waterville, ME 04901 for consideration paid, grant to **JAMES CHAMPINE AND MARIA CHAMPINE** of 1 Richards Way, Apartment 306, Scarborough, ME 04074, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Waterville, County of Kennebec and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS our hands and seals this 15 day of September, 2022.

Deep S. Acharya

Anjarani Acharya

State of Maine
County of Kennebec September 15, 2022

Personally appeared before me the above-named Deep S. Acharya and Anjarani Acharya and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public:
Printed Name: Kylie Lynn Mack
My Commission Expires: 10-14-2028

H-CHAMPINE.31

Kylie L. Mack
Notary Public, State of Maine
My Commission Expires 10-14-28

Exhibit A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows:

Lot 30 of the Forest Park Subdivision, as shown on a plan entitled "Plan of Forest Park located in the City of Waterville, Kennebec County, Maine", dated April 21, 1987 and recorded in the Kennebec County Registry of Deeds in File #E-87056.

This conveyance is made subject to a Declaration of Protective Covenants of Forest Park by Kirkwood Development, Inc. as declarant dated May 12, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3346, Page 320.

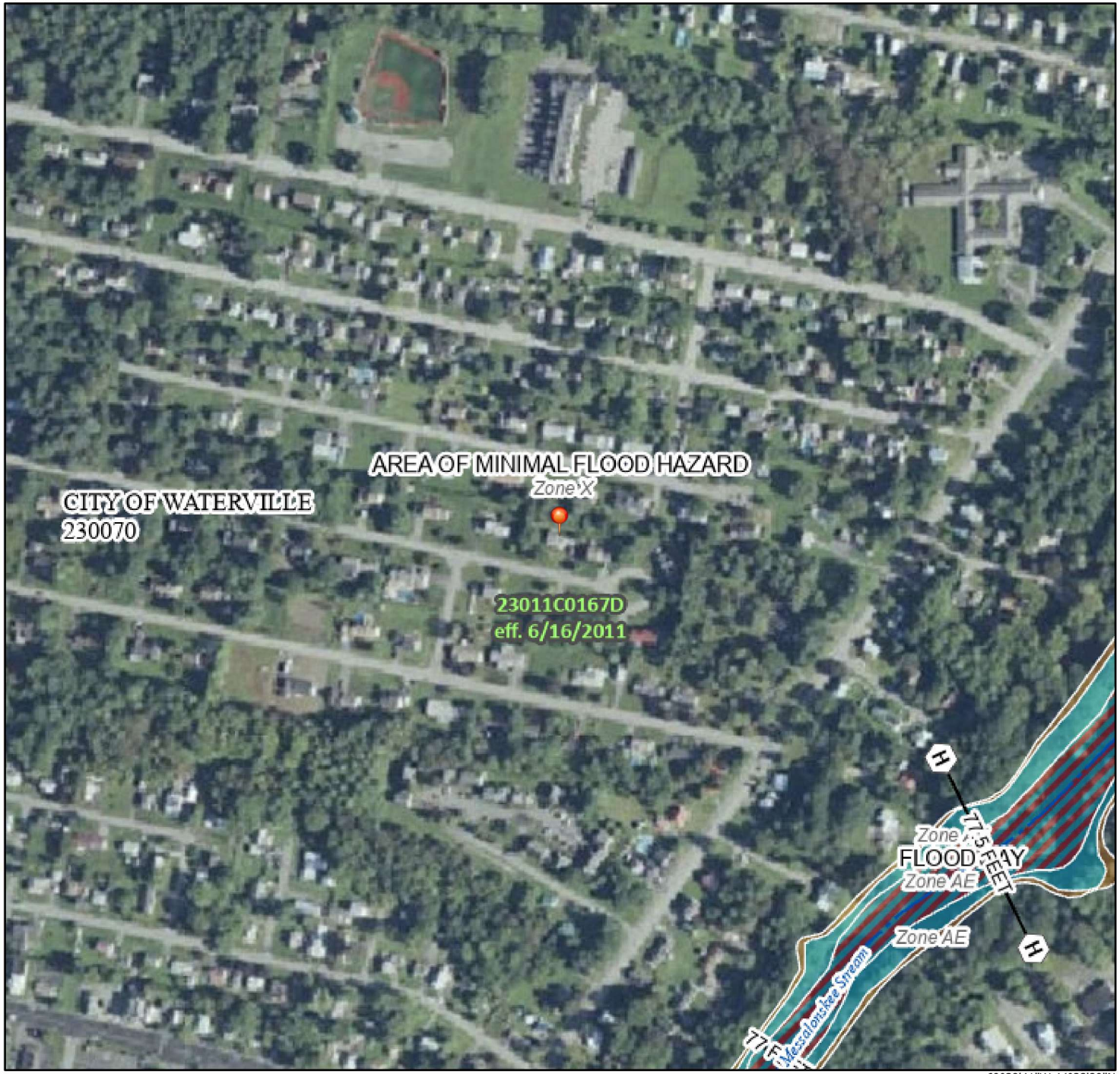
Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

For title reference see deed given by Susan J. Latimer and John B. Roberts to Deep S. Acharya and Anjarani Ahongsangham (n/k/a Anjarani Acharya), dated September 18, 2008, and recorded in the Kennebec County Registry of Deeds in Book 9859, Page 347.

National Flood Hazard Layer FIRMette

FEMA

69°39'18"W 44°32'54"N



69°38'41"W 44°32'29"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/6/2026 at 3:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.