PROPERTY LOCATED AT: **7 Land Street, Skowhegan, Me 04976**

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 [ ] 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: _____ 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? **n/a**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **n/a**

Installed by: **n/a**

Date of Installation: **n/a**

USE: Number of persons currently using system: **1**

Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown

Comments: _____

Source of Section I information: **Seller town water**

Allied Realty, 187 Madison Avenue, # 1 Skowhegan ME 4976 Phone: (207)474-9553 Fax: Sally Rollins
Sylvia Turner
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PROPERTY LOCATED AT: **7 Land Street, Skowhegan, Me 04976**

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 [ ] No

If Yes, what results: **n/a**

Have you experienced any problems such as line or other malfunctions? ..... [ ] Yes [ ] No

What steps were taken to remedy the problem? **n/a**

IF PRIVATE (Strike Section if Not Applicable):

Tank: [ ] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Other: **n/a**

[ ] Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: [ ] 500 Gallon [ ] 1000 Gallon [ ] Unknown [ ] Other: **n/a**

Tank Type: [ ] Concrete [ ] Metal [ ] Unknown [ ] Other: **n/a**

Location: **n/a** OR [ ] Unknown

Date installed: **n/a** Date last pumped: **n/a** Name of pumping company: **n/a**

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: _____

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

If Yes, Location: **n/a**

Date of installation of leach field: **n/a** Installed by: **n/a**

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: **n/a**

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 [X] No

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

Comments: _____

Source of Section II information: **Seller town septic**

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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 (Home)**	**HWBB-apartment**		
Age of system(s) or source(s)	**2006 +-**	**unk**		
TYPE(S) of Fuel	**oil**	**oil**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**600 +-**			
Name of company that services system(s) or source(s)	**Dead River**	**Dead River**		
Date of most recent service call	**cleaned 2025**	**cleaned 2025**		
Malfunctions per system(s) or source(s) within past 2 years	**n/a**	**New Burner assembly**		
Other pertinent information				

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: ..... [ ] Yes [ ] No [X] 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 [X] No [ ] Unknown
If Yes, date: _____
Date chimney(s) last cleaned: _____
Direct and/or Power Vent(s): ..... [ ] Yes [ ] No [X] Unknown
Has vent(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown
If Yes, date: _____
Comments: _____
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 [X] 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 [X] No [ ] Unknown
Are tanks registered with DEP? ..... [ ] Yes [X] 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 has no knowledge**

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 has no knowledge**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ 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: _____

Source of information: **seller has no knowledge**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

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: _____

Source of information: **seller has no knowledge**

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

Comments: _____

Source of information: **seller has no knowledge**

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

If Yes, explain: _____

Source of information: **seller and 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 [X] No [ ] Unknown

If No, who is responsible for maintenance? _____

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: _____

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: **seller and Fema Flood Map Center**

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PROPERTY LOCATED AT: 7 Land Street, Skowhegan, Me 04976

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**

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, solar panels, wind turbines): Type: **No**

From Whom: _____

Year Principal Structure Built: **1993** What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **House- 2003 Garage-2022+-**

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: **None**

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

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

Comments: **None**

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

Comments: _____

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

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

Manufactured Housing - Is the residence a:

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

Comments: _____

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PROPERTY LOCATED AT: **7 Land Street, Skowhegan, Me 04976**

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

This home is in good condition. Extra addition gives the space a huge open concept with cathedral ceiling.

3 Bedrooms with 2 baths. Addition has a huge unfinished basement with lot of potential. The back yard is partially fenced in. Detached gambrel garage with apartment upstairs for family, renters or in laws make your possibilities endless. Mobile is 1993 Skyline Md PRO 43144315 S# 1410-8915-FAB

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.

Sally Jean Rollins 10/4/26			
SELLER **Sally Jean Rollins**	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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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Sally Jean Rollins** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **7 Land Street, Skowhegan, Me 04976**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

__X__ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

__X__ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

		Sally Jean Rollins	10/1/26
Buyer	Date	Seller **Sally Jean Rollins**	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **Sylvia Turner**	Date

Sylvia Turner 9-30-26

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EQUAL HOUSING OPPORTUNITY

Doc 8305 Bk 5434 Pg 276
Recorded: Somerset County Jul 15,2019 01:23P
Register of Deeds Laura L Price

TRANSFER TAX PAID

WARRANTY DEED
Maine Statutory Short Form

DLN: 1001940063685

KNOW ALL PERSONS BY THESE PRESENTS *That* **Jason P. Greenleaf** (a/k/a Jason R. Greenleaf) of 45 Blue Ridge Drive, Sidney, ME 04330, for consideration paid, grants to **Sally Jean Rollins**, of 263/265 Brackett Street, Portland, ME 04102, with **warranty covenants**, the land in Skowhegan, County of Somerset and State of Maine described on the attached **EXHIBIT A**:

Meaning and intending to convey the same premises conveyed from Mary Greenleaf to Jason Greenleaf by Quitclaim Deed dated April 5, 2019 and recorded in the Somerset County Registry of Deeds in Book 5398, Page 243. References is also made to Divorce Decree dated March 28, 2019 and recorded in the Somerset County Registry of Deeds in Book 5396, Page 89; and Warranty Deed from Jeffrey Perkins and Angel Perkins to Jason R. Greenleaf and Mary R. Greenleaf dated January 26, 2016 and recorded in the Somerset County Registry of Deeds in Book 4995, Page 314.

WITNESS *my hand and seal this 12th day of July, 2019.*

Signed, Sealed and Delivered in presence of:

_____
Witness

Jason P Greenleaf
Jason P. Greenleaf

STATE OF MAINE July 12, 2019

COUNTY OF CUMBERLAND, SS.

Then personally appeared the above named Jason P. Greenleaf and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Cloud B. M

Notary Public
Printed Name:_____
My Commission Expires:

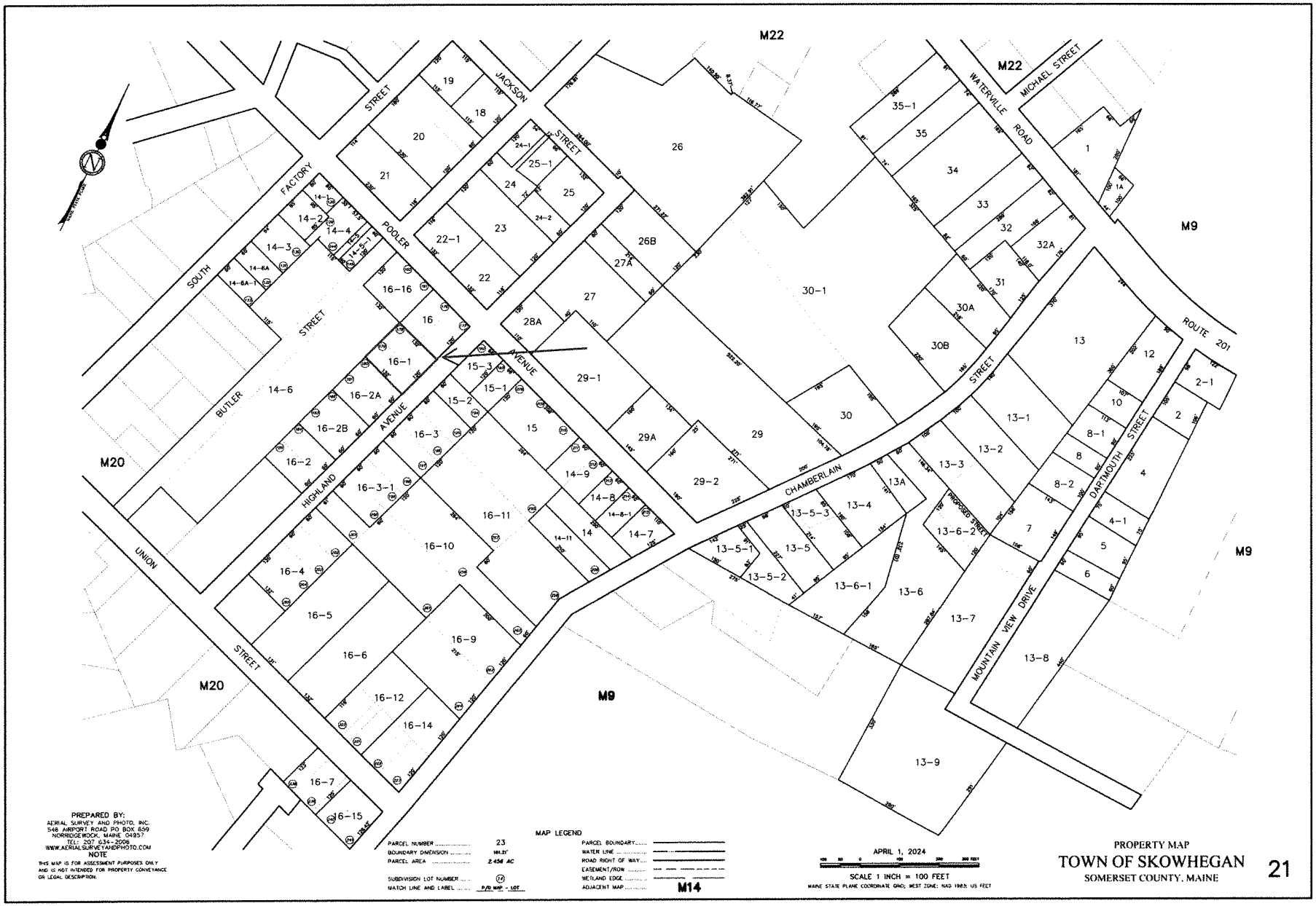
CLOUD B. MORRIS
ATTORNEY AT LAW
MAINE BAR NO. 009585

2

EXHIBIT A

Two certain lots or parcels of land, together with the buildings thereon, situated in Skowhegan, County of Somerset and State of Maine, on the northerly side of Highland Street a/k/a Land Street, and being lots numbered 178 and 179 according to plan of lots recorded in the Somerset County Registry of Deeds, Plan Book 7, Page 8, reference to which is hereby made for more particular description, each of said lots being sixty (60) feet along said Highland Street a/k/a Land Sreet and extending back therefrom a distance of one hundred thirty-two (132) feet.

Together with the right to enter upon adjacent property now or formerly owned by Philip Charrier and Beatrice Charrier for the sole purpose of repairing and maintaining a water line which runs across Philip and Beatrice Charrier's property.



PREPARED BY:
AERIAL SURVEY AND PHOTO, INC.
548 AIRPORT ROAD PO BOX 859
NORRIDGEWOCK, MAINE 04957
TEL: 207-634-2006
WWW.AERIALSURVEYANDPHOTO.COM

NOTE
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT INTENDED FOR PROPERTY CONVEYANCE OR LEGAL DESCRIPTION.

MAP LEGEND

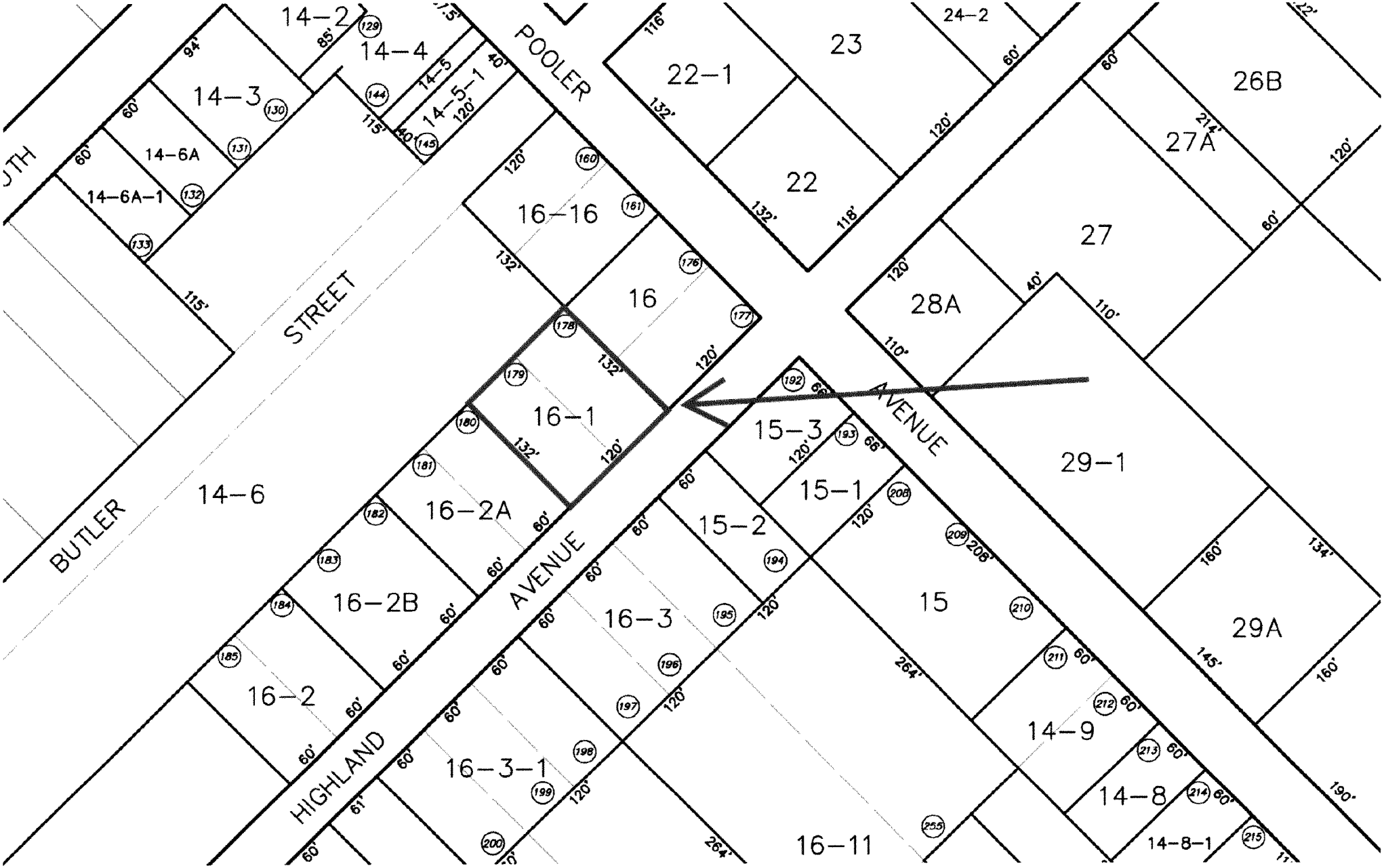
PARCEL NUMBER	23
BOUNDARY DIMENSION	164.21'
PARCEL AREA	2.456 AC
SUBDIVISION LOT NUMBER	(4)
MATCH LINE AND LABEL	P/O MAP - LOT

PARCEL BOUNDARY
WATER LINE
ROAD RIGHT OF WAY
EASEMENT/ROW
WETLAND EDGE
ADJACENT MAP

APRIL 1, 2024
SCALE 1 INCH = 100 FEET
MAINE STATE PLANE COORDINATE GRID; WEST ZONE; NAD 1983; US FEET

PROPERTY MAP
TOWN OF SKOWHEGAN
SOMERSET COUNTY, MAINE

21


14–2
14–4
14–5
14–5–1
14–3
14–6A
14–6A–1
14–6
16–16
16
16–1
16–2A
16–2B
16–2
16–3
16–3–1
16–11
15–3
15–1
15–2
15
14–9
14–8
14–8–1
22–1
22
23
24–2
26B
27A
27
28A
29–1
29A
POOLER
STREET
BUTLER
AVENUE
AVENUE
HIGHLAND
AVENUE

STATE OF MAINE

PLAN PREPARED BY:
Boynton & Pickett L.L.C.
PROFESSIONAL LAND SURVEYOR
Wild Rose Road, Skowhegan, Maine 04976
Phone: (207)474-8825
Email: info@boyntonpickett.com
www.BoyntonPickett.com

RECORD OWNER:
Sally Jean Rollins

ADDRESS:
7 Canal Street
Skowhegan, Maine 04976

SURVEY FOR:
Sally Jean Rollins

SITE LOCATION:
7 Canal Street
Skowhegan, Somerset County, Maine 04976

SCALE: 1" = 20'

DATE: July 10, 2018

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the premises shown on this plan and that this plan is true and correct to the best of my knowledge and belief. I further certify that this plan was prepared in accordance with the provisions of Chapter 90 of the Standards of Practice adopted by the Maine Board of Licensure for Professional Land Surveyors.

Date: July 10, 2018

Robert G. Boynton
Professional Land Surveyor
No. 2027

Page 1 of 1

Aerial View Not to Scale

Location Map Not to Scale

LEGEND

- Property Line
- Existing Pole
- Existing Guy Wire
- Existing Tree Line
- Building Line
- Right of Way
- Existing Fence
- Iron Pin Found
- Iron Pin Set

PLAN REFERENCES

1) Survey entitled "Boundary and Topo" made and drawn by Thomas Addison Associates, dated July 5, 2018 and recorded in the Somerset County Registry of Deeds, Plan File 2, Page 6.

SURVEYOR NOTES

1) All elevations of this plan are by reference to the Somerset County Registry of Deeds index benchmark, being a 5/8" rebar and cap set on the westerly sideline of Canal Street, as shown on Plan File 2, Page 6.

2) All land and plan references are to the Somerset County Registry of Deeds unless otherwise noted.

3) This plan is based on a field survey conducted using Topcon GTS-235 Total Station equipment. Bearings are referenced to grid north as defined by the Somerset County coordinate system. Distances are in U.S. Survey feet or decimals thereof.

4) Any and all easements, covenants and restrictions of record affecting the subject premises have not been investigated by this surveyor, with the exception of those shown hereon.

5) Utilities shown are from above ground evidence only. Underground utilities may exist.

6) Flood Insurance Rate Map Community Panel Number 230101 0010 B, effective date July 16, 1979, indicates that the subject premises is located entirely within Zone C.

7) Iron pins are set 5/8" rebar, capped and marked "John R. Pickett PLS 1027".

8) Property lines are based on deeds of record and existing occupation lines.

9) Total area of parcel is 0.14 acres, more or less.

10) Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone (NAD 83).

11) Utility poles are numbered as shown. Pole numbers are assigned by Pole and Service Center personnel and may not be visible.

12) Distances are measured horizontally.

13) Elevations are based on NAVD 88 datum.

14) Underground utilities were not located as part of this survey.

15) Zoning information was provided by the Town of Skowhegan and is subject to change. Please contact the Code Enforcement Officer for the most current zoning information.

16) Parcel is subject to all rights, rights-of-way, restrictions and easements, whether of record or not.

17) Parcel is subject to any rights of the public or any utility in and to the use of Canal Street.

18) Parcel abuts adjacent properties as shown hereon.

19) Parcel is subject to rights of others in and to the use of the driveway as shown hereon.

20) Parcel is subject to rights of others in and to the use of the parking area as shown hereon.

21) Parcel is subject to rights of others in and to the use of the sewer line as shown hereon.

22) Parcel is subject to rights of others in and to the use of the water line as shown hereon.

23) Parcel is subject to rights of others in and to the use of the electric line as shown hereon.

24) Parcel is subject to rights of others in and to the use of the telephone line as shown hereon.

25) Parcel is subject to rights of others in and to the use of the cable line as shown hereon.

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Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.
- Watch a video on how to do a water test: youtube.com/user/MainePublicHealth

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services
Paul R. LePage, Governor
Mary C. Mayhew, Commissioner
April 2015

Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation

MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called **"single agency"**);
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called **"appointed agency"**);
- ✓ The company may offer limited agent level services as a **disclosed dual agent.**

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency.** *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

_____

by _____
Licensee's Name

on behalf of **Allied Realty**
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.