PROPERTY LOCATED AT: **284 Ridge Road, Fairfield, ME 04937**

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: **12/1/2021** 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? **Within limits so not necessary**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **behind the garage**

Installed by: **unknown**

Date of Installation: **unknown**

USE: Number of persons currently using system: **3 - winter only**

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

Comments: **Water tests available. PFAS level of 4.95 with 20 as the limit for safely.**

Source of Section I information: **Sellers**

Allied Realty, 915 US Route 2E Wilton ME 04294 Phone: 2077789999 Fax: 2077782222 Jeff Lucas and Corrie Nicole Witt

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PROPERTY LOCATED AT: **284 Ridge Road, Fairfield, ME 04937**

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: **left side of deck** OR ☐ Unknown

Date installed: **unknown** Date last pumped: **6/2026** Name of pumping company: **Stanley**

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: **left front of house**

Date of installation of leach field: **unknown** Installed by: **unknown**

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 ☐ No

If Yes, are they available? ☒ Yes ☐ No

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

Comments: **none**

Source of Section II information: **Sellers**

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PROPERTY LOCATED AT: **284 Ridge Road, Fairfield, ME 04937**

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**	**Direct Vent**		
Age of system(s) or source(s)	**unknown**	**unknown**		
TYPE(S) of Fuel	**propane**	**propane**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**800 gal per Fabian**	**120 gal**		
Name of company that services system(s) or source(s)	**Houg**			
Date of most recent service call	**8-30-2026**			
Malfunctions per system(s) or source(s) within past 2 years	**none**	**none**		
Other pertinent information	**House heat**	**Garage heat**		

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [ ] No [X] Unknown
Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown
Chimney(s): ..... [ ] Yes [X] No
If Yes, are they lined: ..... [ ] 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 [X] No [ ] Unknown
If Yes, date: **n/a**
Date chimney(s) last cleaned: **n/a**
Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown
If Yes, date: **unknown**

Comments: **none**

Source of Section III information: **Sellers**

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:~~

PROPERTY LOCATED AT: **284 Ridge Road, Fairfield, ME 04937**

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

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

Comments: **none known**

Source of information: **Sellers**

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: **none known**	☐ Yes	☒ No	☐ Unknown

Comments: **none known**

Source of information: **Sellers**

C. RADON/AIR - 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:~~

Source of information: **Sellers**

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:~~

Source of information: **Sellers**

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

Comments: **none known**

Source of information: **Sellers**

PROPERTY LOCATED AT: **284 Ridge Road, Fairfield, ME 04937**

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: **n/a**

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

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

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

Comments: **none**

Source of information: **Sellers**

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: **none known**

Source of information: **Sellers**

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: **easement for lower driveway for access from Ridge Road**

Source of information: **Sellers, 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: **Sellers**

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PROPERTY LOCATED AT: **284 Ridge Road, Fairfield, ME 04937**

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: **n/a** Year: **n/a** (Attach a copy)

Comments: **n/a**

Source of Section VI information: **Sellers, FEMA**

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PROPERTY LOCATED AT: **284 Ridge Road, Fairfield, ME 04937**

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:

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: **propane tanks**

From Whom: **Fabian**

Year Principal Structure Built: **2010** What year did Seller acquire property? **2018**

Roof: Year Shingles/Other Installed: **2010**

Water, moisture or leakage: **none**

Comments: **none**

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: **none**

Mold: Has the property ever been tested for mold?	☐ Yes	☒ No	☐ Unknown
If Yes, are test results available?	☐ Yes	☒ No	

Comments: **none**

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

Comments: **circuit & exterior wiring for hot tub, circuits for welder and air compressor**

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**

PROPERTY LOCATED AT: **284 Ridge Road, Fairfield, ME 04937**

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: **none**

Source of Section VII information: **Sellers**

SECTION VIII - ADDITIONAL INFORMATION

Dedicated circuit and exterior wiring for a hot tub.

Dedicated circuit in the garage for an air compressor and one for a welder.

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: 9/29/2026

SELLER DATE

Jeffery Lucas

SELLER DATE

DocuSigned by: Corrie Marinaro 9/29/2026

SELLER DATE

Corrie Marinaro

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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Docusign Envelope ID: 79B59F51-105E-8A56-81F0-5184918B6142

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Jeffery Lucas, Corrie Marinaro** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **284 Ridge Road, Fairfield, ME 04937**

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.

		DocuSigned by: 9/29/2026	
Buyer	Date	Seller Jeffery Lucas	Date
		Corrie Marinaro 9/29/2026	
Buyer	Date	Seller Corrie Marinaro	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
		DocuSigned by: Nicole Witt 9/29/2026	
Agent	Date	Agent Nicole Witt	Date

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

ORIGINAL

PROPERTY ADDRESS

Town Or Plantation: Fairfield

Street / Subdivision Lot #: 284 Ridge Road

PROPERTY OWNERS NAME

Last: Bolduc, First: Brian & Kimberly

Applicant Name:

Mailing Address of Owner/Applicant (If Different): Rt. 201 Box 55 Fairfield, Maine

FAIRFIELD 1129 TOWN COPY

Date Permit Issued: 10/6/92 $ 60 FEE ☐ If Double Fee Charged

Local Plumbing Inspector Signature

L.P.I. # 1335

284 Ridge Road

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Kimberly A Bolduc 10/1/92

Signature of Owner/Applicant — Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. ☒ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
5. ☐ SYSTEM COMPLIES WITH RULES
6. ☐ CONNECTED TO SANITARY SEWER
7. ☐ SYSTEM INSTALLED – P# _____
8. ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED _____
THE FAILING SYSTEM IS:
1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER: _____

THIS APPLICATION REQUIRES:
1. ☒ NO RULE VARIANCE
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
3. ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
   a. ☐ Requiring Local Plumbing Inspector Approval
   b. ☐ Requires State and Local Plumbing Inspector Approval
4. ☐ MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:
1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

INSTALLATION IS:
COMPLETE SYSTEM
1. ☒ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:
4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK _____ GAL
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

SIZE OF PROPERTY: 3.05 Ac.

ZONING: Rural

TYPE OF WATER SUPPLY: To be a drilled well

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. ☒ SEPTIC: ☒ Regular ☐ Low Profile
2. ☐ AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION
1. ☐ NONE
2. ☒ LOW VOLUME TOILET Req'd
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY: _____

PUMPING
1. ☒ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
4 bedrooms
@ 90 gpd ea = 360
Less 10% for L.V.T.

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
3	C

DEPTH TO LIMITING FACTOR: 20.

SIZE RATINGS USED FOR DESIGN PURPOSES
1. ☐ SMALL
2. ☐ MEDIUM
3. ☒ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. ☒ BED 1100 Sq. Ft.
2. ☐ CHAMBER _____ Sq. Ft.
   ☐ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER: _____

DESIGN FLOW: 324 (GALLONS/DAY)

SITE EVALUATOR STATEMENT

On 9/18/92 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Albert E. Hodsdon — 046 — 9/20/92

Site Evaluator Signature — SE# — Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

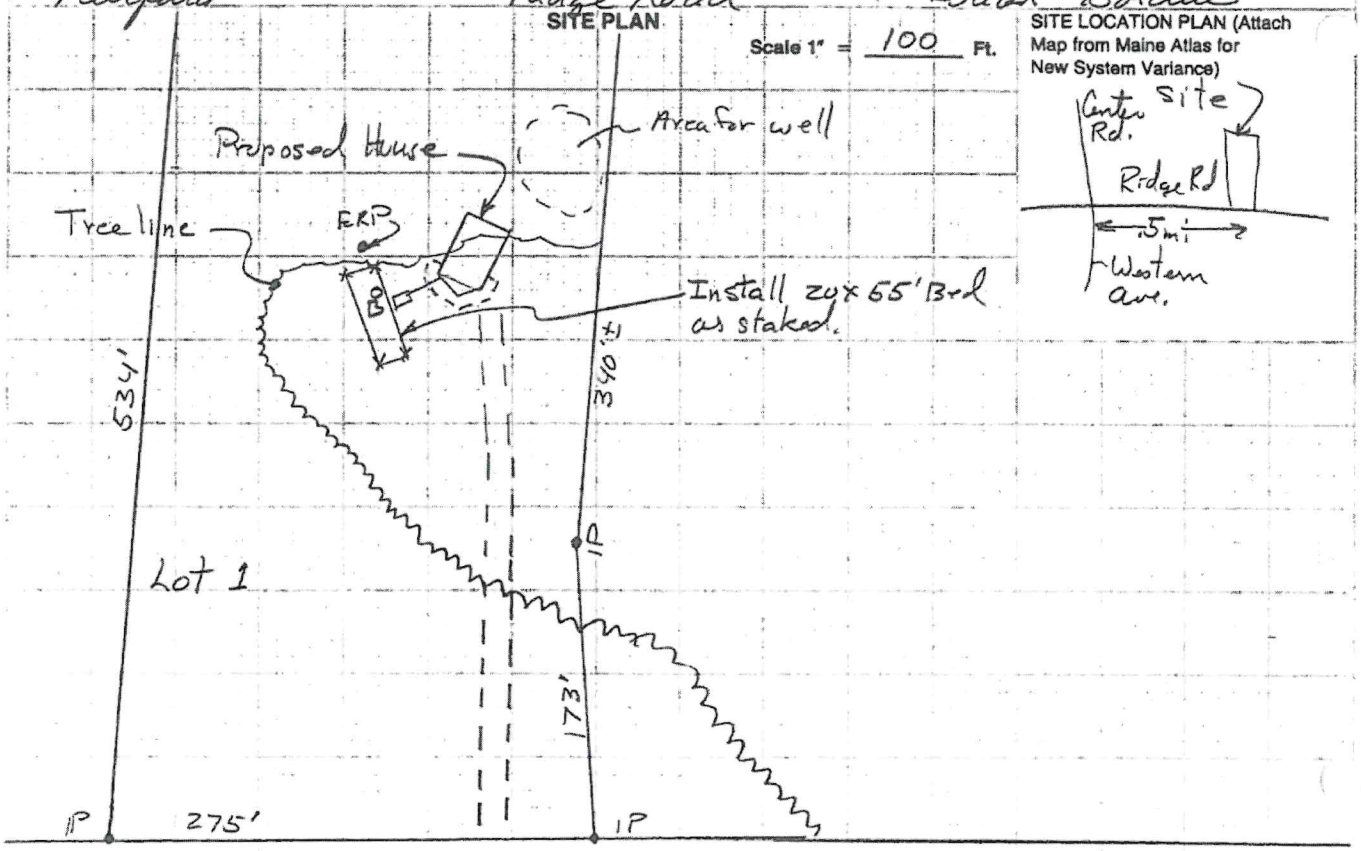
Town, City, Plantation: Fairfield

Street, Road, Subdivision: Ridge Road

Owners Name: Brian Boldue

SITE PLAN

Scale 1" = 100 Ft.



SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole B5 ☐ Test Pit ☒ Boring

21" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

	Texture	Consistency	Color	Mottling
0–6	Sandy loam	Loose	Brn	
6–10			Red Brn	
10–15			Lt Brn	
15–20				None evident
20–30		Firm	Olive Brn	
30–50				

Soil	Classification	Slope	Limiting Factor	
3 (Profile)	C (Condition)	3-5 %	20 "	☐ Ground Water ☒ Restrictive Layer ☐ Bedrock

Observation Hole _____ ☐ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

	Texture	Consistency	Color	Mottling
0–6				
6–10				
10–15				
15–20				
20–30				
30–50				

Soil	Classification	Slope	Limiting Factor	
(Profile)	(Condition)	%	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Albert S. Hebsbacher
Site Evaluator Signature

046
SE#

9/21/82
Date

HHE-200 Rev.1/84

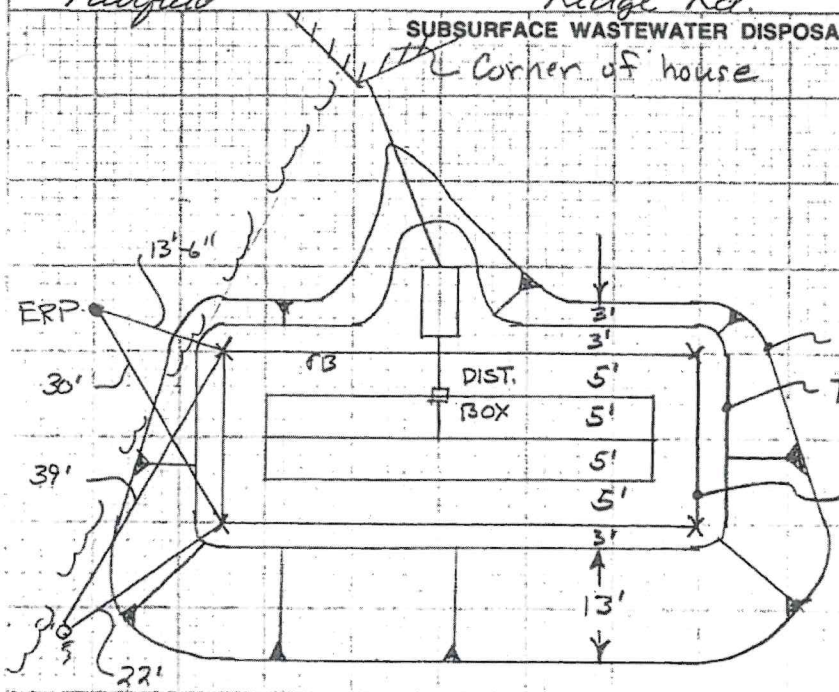
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road, Subdivision	Owners Name
Fairfield	Ridge Rd.	Brian Boldue

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft.

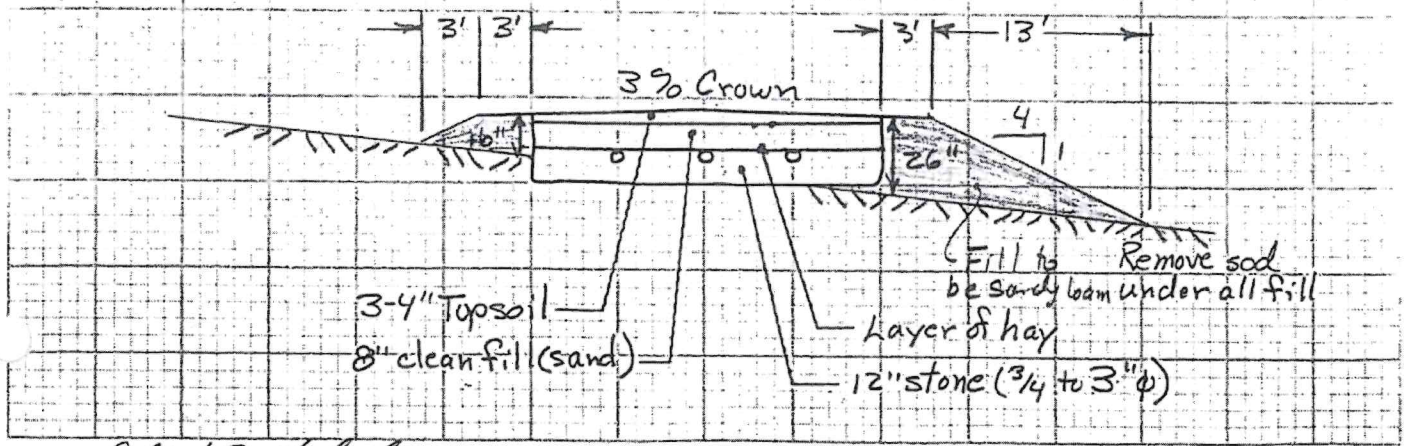


Install 20 x 55 Bed with 3-45 Ft. long 4" ϕ perf. pipes in a continous grid spaced 5' apart.
max. slope = 1"/100'

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	16"	Reference Elevation is	100'-0"	Nail in 10" Oak Tree
Depth of Fill (Downslope)	26"	Bottom of Disposal Area	95'-8"	
		Top of Distribution Lines or Chambers	96'-8"	

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 Inch = 5 Ft.
Horizontal: 1 Inch = 10 Ft.



Albert E. Holden Jr. — Site Evaluator Signature
046 — SE#
9/21/92 — Date

Doc 5569 Bk 5282 Ps 210
Recorded: Somerset County May 23,2018 01:02P
Deputy Register of Deeds Laura L Price

TRANSFER TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

I, KEVIN R. GERVAIS of 248 Ridge Road, Fairfield, County of Somerset, State of Maine 04937,

do hereby acknowledge, give, grant, bargain, sell and convey **WITH WARRANTY COVENANTS,** to **JEFFERY LUCAS and CORRIE MARINARO**, both of 1112 Main Street, Clinton, Kennebec County, State of Maine 04927, as **joint tenants** and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land situated in **Fairfield**, County of Somerset and State of Maine, bounded and described as follows, to wit:

Lot #1 as shown on a Plan and survey of land entitled "Final Subdivision Plan of Property of Wilson & Eileen Chinnock", prepared by K & K Land Surveyors, Inc. dated 5/89, recorded in the Somerset County Registry of Deeds, more particularly described as follows:

Beginning at an iron pin set on the westerly highway line of the Ridge Road at the southeasterly corner of the land conveyed to Wilson Chinnock and Eileen Chinnock by William Chinnock and Terry Chinnock, as recorded in the Somerset County Registry of deeds at Volume 1468 Page 61, said iron pin also marks the northeasterly corner of land now or formerly of Gary M. and Linda K. Michaud.

Thence in a general northeasterly direction along the said westerly highway line of the Ridge Road following an arc concave to southeast, a curved distance of two hundred seventy-five and zero hundredths (275.00) feet to an iron pin set on said highway line, said arc has a radius of twenty-two thousand eight hundred eighty-five and thirty-eight hundredths (22885.38) feet and a central angle of zero degrees, forty-one minutes, nineteen seconds (00° 41' 19");

Thence North seventy-four degrees, thirty minutes, twenty-eight seconds West (N 74° 30' 28" W) along the southerly line of Lot 2 as shown on said Plan, a distance of one hundred seventy-three and seventy hundredths (173.70) feet to an iron pin set at an angle point in said southerly line;

Thence North sixty-six degrees, twenty-seven minutes, fifty-five seconds West (N 66° 27' 55" W) continuing along the southerly line of said Lot 2, a distance of three hundred forty and zero hundredths (340.00) feet to an iron pin set on the easterly line of land now or formerly of Robert Gilbert at the southwesterly corner of said Lot 2;

Thence South seventeen degrees, thirty-one minutes, seven seconds West (S 17° 31' 07" W) along the easterly line of said Gilbert land, as marked by a wire fence, a distance of thirty-two and sixty-nine hundredths (32.69) feet to a 3" Maple tree at an angle point in said line and fence;

Thence South twenty-six degrees, one minute, thirty-two seconds West (S 26° 01' 32" W) continuing along said line and fence, a distance of one hundred seventy-six and thirty-four hundredths (176.34) feet to a 6" Maple tree at another angle point in said line and fence;

Thence South twenty-one degrees, twenty-eight minutes, fifty-three seconds West (S 21° 20' 53" W) continuing along the easterly line of said Gilbert land, a distance of forty-one and thirty-five hundredths (41.35) feet to a 30" Beech tree marking the northwesterly corner of land now or formerly of Russell and Janet Belanger;

Thence South sixty-six degrees, twenty-seven minutes, fifty-five seconds East (S 66° 27' 55" E) along the northerly line of said Belanger land and northerly line of said Michaud land a distance of five hundred thirty-four and thirty hundredths (534.30) feet to the iron pin at the point of beginning.

The above described parcel of land contains three and five hundredths (3.05) acres, more or less.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed. This would include an easement benefitting the above described property over the hatched area of Lot 2 as depicted on the Plan recorded at Somerset Plan File B89-077, which easement is for the purpose of access from the Ridge Road, so-called, across Lot 2 to said Lot 1. This easement is described in a deed recorded at Book 1945, Page 268.

Being the same premises conveyed by **Brian T. Bolduc** and **Kimberly A. Bolduc** to **Kevin R. Gervais** by Warranty Deed dated September 20, 2000 and recorded in the Somerset County Registry of Deeds in Book 2720, Page 156.

IN WITNESS WHEREOF, the said **KEVIN R. GERVAIS**, has hereunto set his hand and seal this 18 day of May, 2018.

Signed, Sealed and Delivered
in the presence of:

Witness

KEVIN R. GERVAIS

ACKNOWLEDGEMENT

STATE OF MAINE
County of Kennebec

May 18, 2018

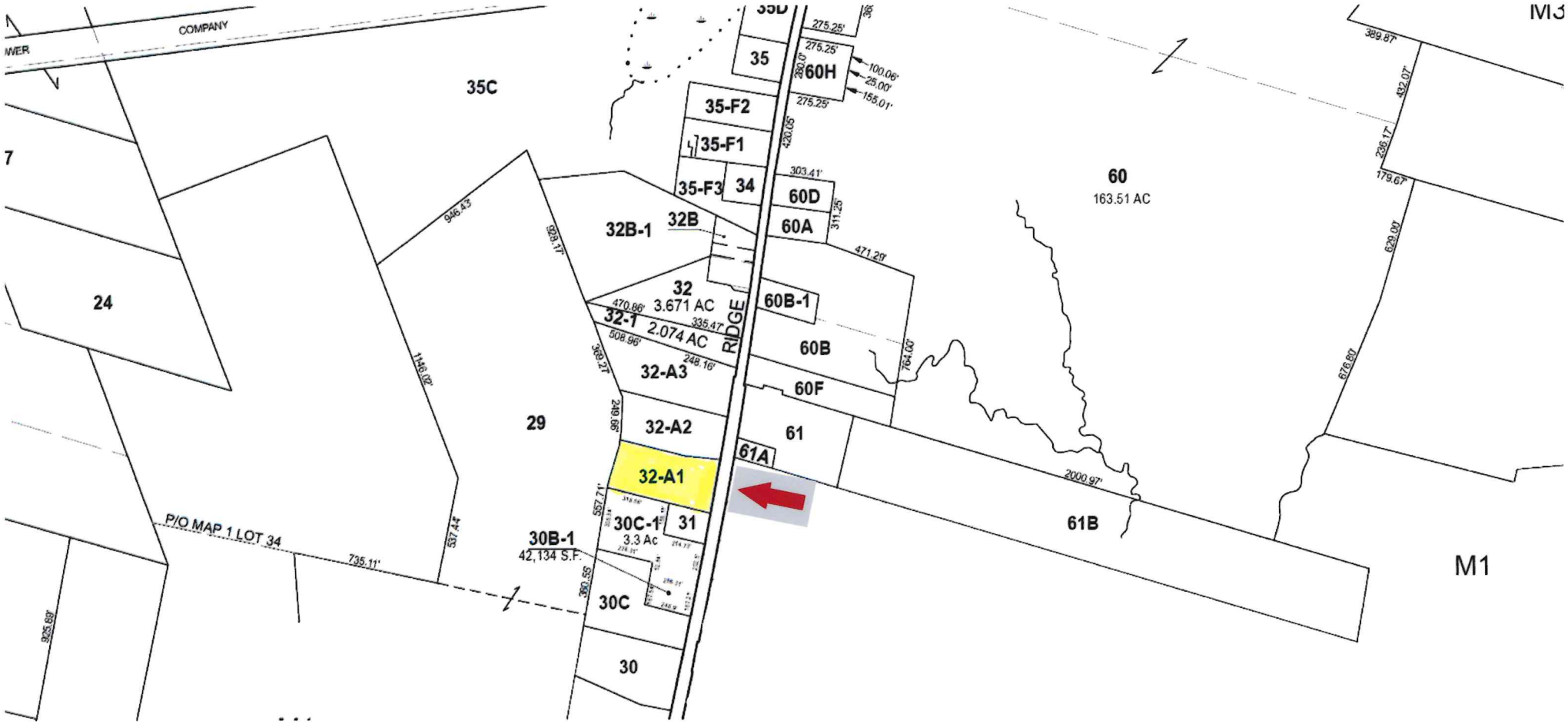
Personally appeared the above named **KEVIN R. GERVAIS** and acknowledged the foregoing instrument to be his free act and deed.

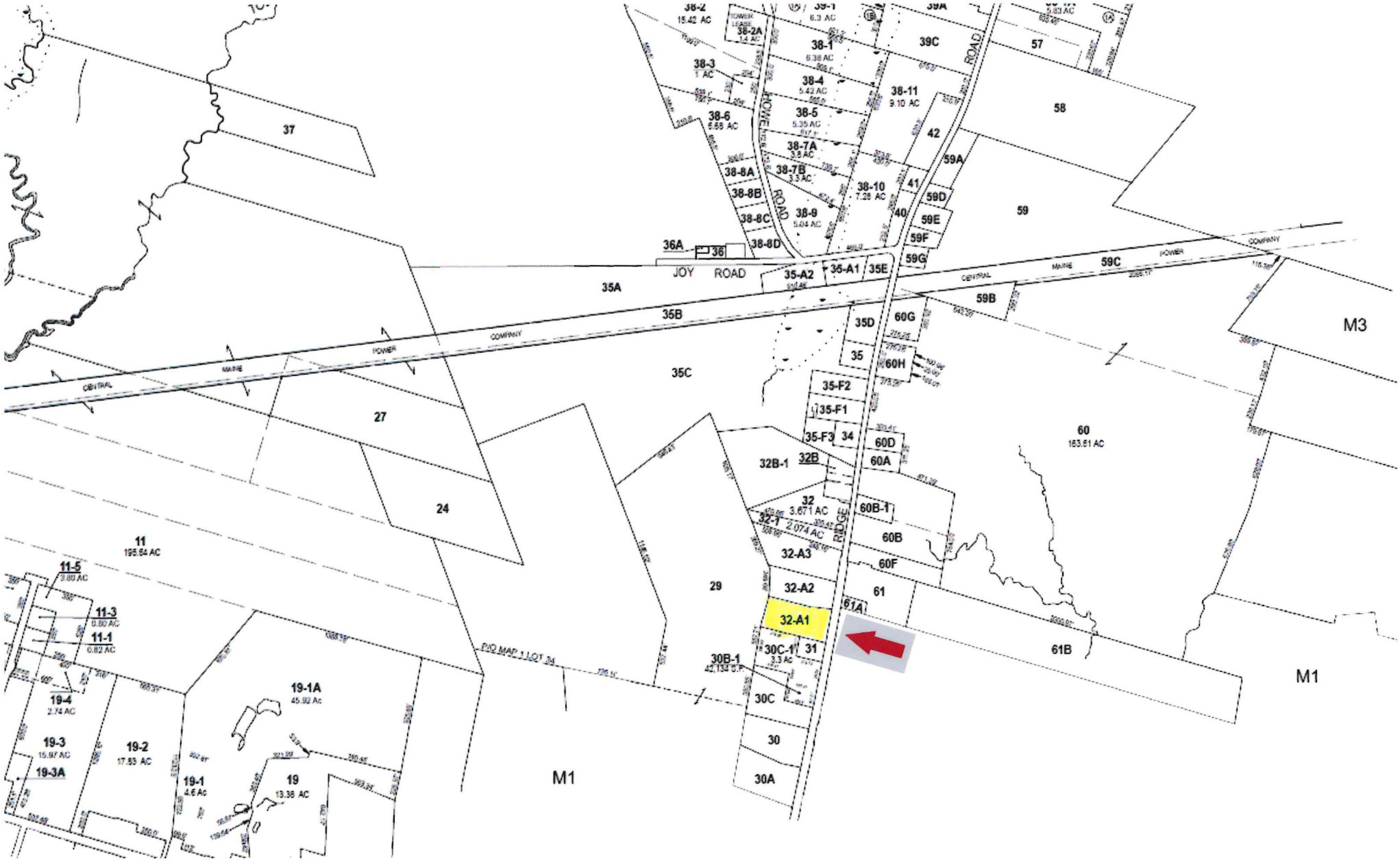
Before me,

NOTARY PUBLIC

Anthony Rhoades
Notary Public, Maine
My Commission Expires November 6, 2022

(Printed Name/Expiration of Commission)


COMPANY
35C
7
24
29
946.43'
928.17'
1146.02'
537.44'
925.68'
P/O MAP 1 LOT 34
735.11'
30B-1
42,134 S.F.
30C
30
35D
35
35-F2
35-F1
35-F3
34
32B
32B-1
32
3.671 AC
32-1
2.074 AC
32-A3
32-A2
32-A1
30C-1
3.3 Ac
31
RIDGE
60H
60D
60A
60B-1
60B
60F
61
61A
61B
60
163.51 AC
M1
275.25'
280.0'
100.06'
25.00'
155.01'
420.05'
303.41'
311.25'
471.29'
470.86'
335.47'
508.96'
369.27'
248.16'
249.95'
557.71'
360.55'
764.00'
2000.97'
389.87'
432.07'
236.17'
179.67'
629.00'
676.80'


38-2
15.42 AC
38-1
6.3 AC
38-2A
1.4 AC
38-3
1 AC
38-4
5.42 AC
38-5
5.35 AC
38-6
6.55 AC
38-7A
3.8 AC
38-7B
3.3 AC
38-8A
38-8B
38-8C
38-8D
38-9
5.04 AC
38-10
7.28 AC
38-11
9.10 AC
39A
39C
57
58
59
59A
59B
59C
59D
59E
59F
59G
42
41
40
36A
36
JOY ROAD
35-A2
35-A1
35E
35A
35B
35C
35D
35
35-F2
35-F1
35-F3
34
60G
60H
60D
60A
60B-1
60B
60F
60
163.51 AC
61
61A
61B
32B
32B-1
32
3.671 AC
32-1
2.074 AC
32-A3
32-A2
32-A1
31
30C-1
3.3 AC
30B-1
42.134 S.F.
30C
30
30A
29
27
24
37
11
195.64 AC
11-5
0.80 AC
11-3
0.80 AC
11-1
0.82 AC
19-4
2.74 AC
19-3
15.97 AC
19-3A
19-2
17.53 AC
19-1
4.6 Ac
19-1A
45.92 Ac
19
13.38 AC
M1
M3
HOWE
ROAD
RIDGE
ROAD
POWER
COMPANY
CENTRAL
MAINE
POWER
COMPANY
PID MAP 1 LOT 34

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.

Docusign Envelope ID: DEFB6C66-A5D7-8B61-8048-060F5AA0A3C3

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.