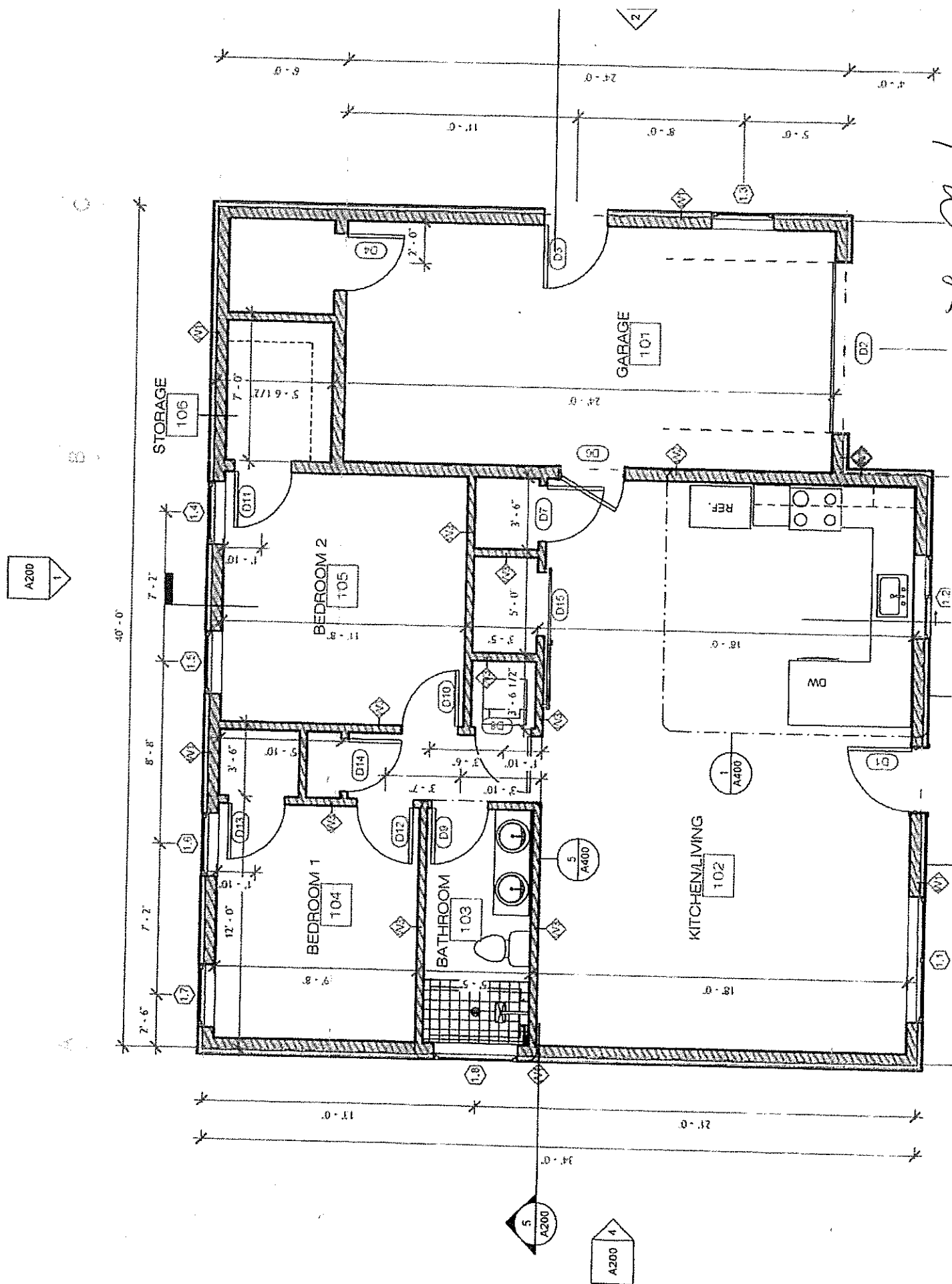


The Fladson



PROPERTY LOCATED AT: Jasmine Lane, 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: ☒ 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 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: None

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials



PROPERTY LOCATED AT: Jasmine Lane, Waterville, ME 04901

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: NA

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

What steps were taken to remedy the problem? NA

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: None

Source of Section II information: Seller

Buyer Initials _____

Page 2 of 8

Seller Initials 

PROPERTY LOCATED AT: Jasmine Lane, 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	Heat Pump	electric baseboard		
Age of system(s) or source(s)	New			
TYPE(S) of Fuel	Electric			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	TBD			
Name of company that services system(s) or source(s)	-----			
Date of most recent service call	-----			
Malfunctions per system(s) or source(s) within past 2 years	-----			
Other pertinent information	Low ambient geared for			

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

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☒ Yes ☐ No ☐ Unknown

Chimney(s): ☐ Yes ☒ No

~~If Yes, are they lined:~~ ☐ Yes ☐ No ☐ Unknown

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

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

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

If Yes, date: NA

Date chimney(s) last cleaned: NA

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

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

If Yes, date: NA

Comments: **None**

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

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

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

Buyer Initials _____

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Seller Initials 

PROPERTY LOCATED AT: Jasmine Lane, Waterville, ME 04901

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

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

Comments: None

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: None ☐ Yes ☒ No ☐ Unknown

Comments: New construction

Source of information: Seller

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: New construction

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 supply

Source of information: Seller

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

Comments: None

Source of information: Seller

Buyer Initials _____

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Seller Initials 

PROPERTY LOCATED AT: Jasmine Lane, Waterville, ME 04901

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

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

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

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

If Yes, describe: NA

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

Comments: New construction

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: None known

Source of information: Seller

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: Deeded covenants

Source of information: Seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? Newman Meadows LLC

Road Association Name (if known): Newman Meadows

Source of information: Seller - Monthly fee takes care of mowing lawn + plowing

Buyer Initials _____

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Seller Initials



PROPERTY LOCATED AT: Jasmine Lane, Waterville, ME 04901

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: NA

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

If Yes, explain: NA

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

If Yes, explain: NA

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: NA

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: NA

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?
NA

Relevant Panel Number: 23011C0162D Year: 2011 (Attach a copy)

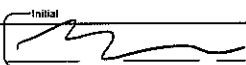
Comments: None

Source of Section VI information: Seller

Buyer Initials _____

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Seller Initials



PROPERTY LOCATED AT: Jasmine Lane, 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?.....
☐ Yes ☒ No ☐ Unknown

If Yes, explain: NA

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: NA

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

Year Principal Structure Built: 2026 What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: 2026

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: None

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

Buyer Initials _____

Page 7 of 8

Seller Initials 

PROPERTY LOCATED AT: Jasmine Lane, 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: None

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

New construction.

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.

Signed by: [Signature] 7/1/2026
SELLER 4714474... DATE SELLER DATE
Newman Meadows, LLC

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

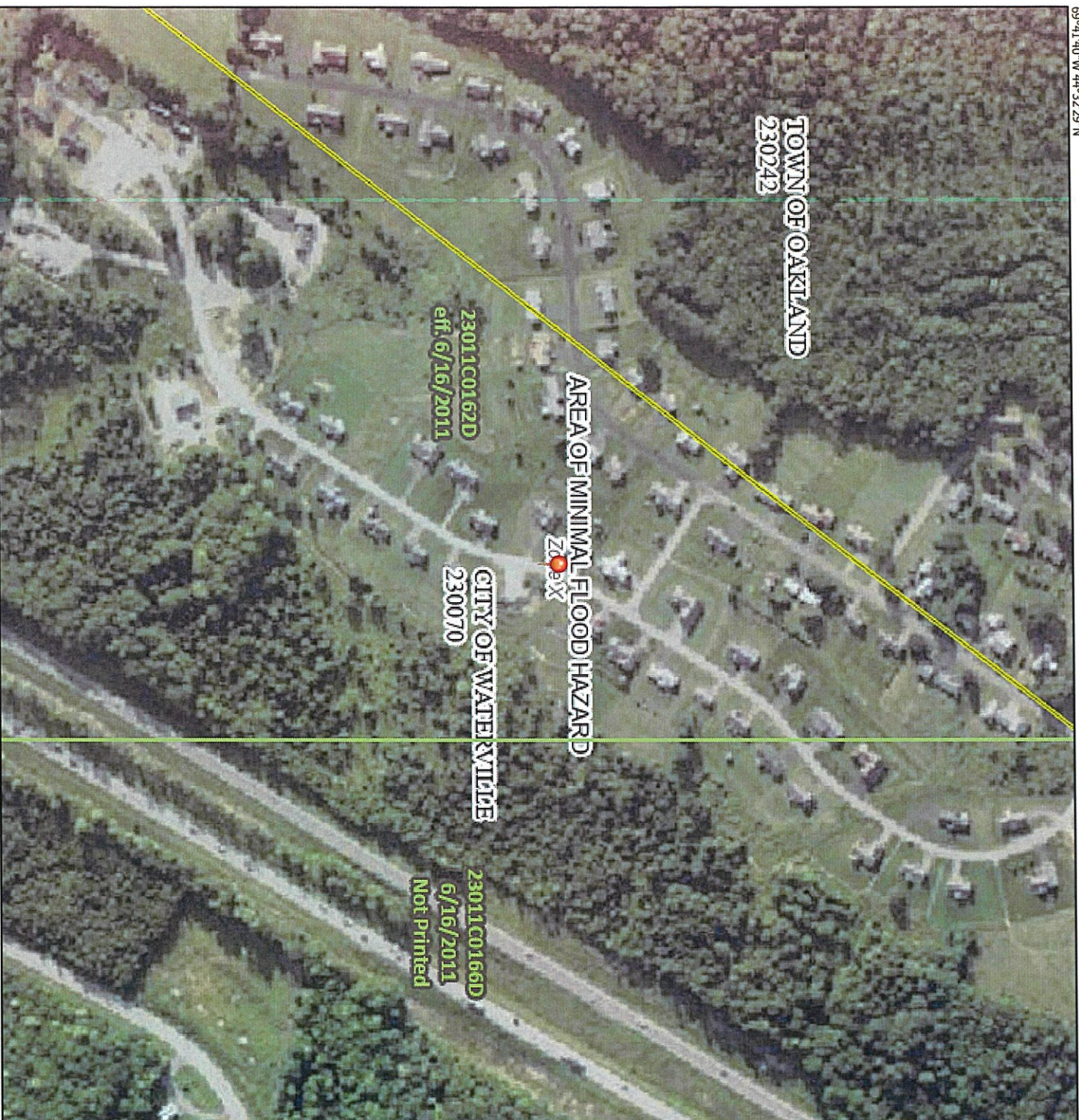
BUYER DATE BUYER DATE



National Flood Hazard Layer FIRMette



69°41'40"W 44°32'29"N



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

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 2)

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 OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

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

OTHER FEATURES

- 202 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- 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

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 2/25/2025 at 8:25 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.

BK15595 PGS 303 - 306 12/22/2025 08:21:01 AM
INSTR#: 2025028568 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

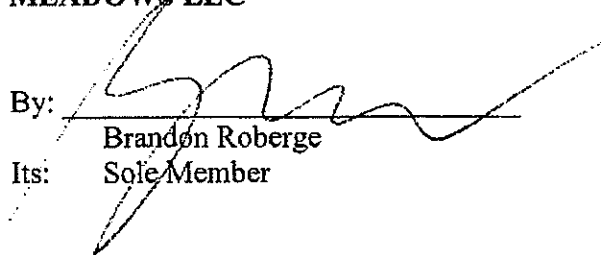
QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)
DLN: 3380603

**MAINE REAL ESTATE
TRANSFER TAX PAID**

NEWMAN HOMES AT FIELDSTONE MEADOWS LLC, a Maine limited liability company with a mailing address of 125 Community Drive, Augusta, Maine 04330 ("Grantor"), without consideration, grants to **NEWMAN MEADOWS, LLC**, a Maine limited liability company with a mailing address of 125 Community Drive, Augusta, Maine 04330 ("Grantee"), with Quitclaim Covenant, the land together with any buildings and improvements thereon, located at or near Meadow Drive in Waterville, Kennebec County, Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **NEWMAN HOMES AT FIELDSTONE MEADOWS LLC** has caused this instrument to be executed by Brandon Roberge, its Sole Member, duly authorized, to be effective as of the 19th day of December, 2025.

**NEWMAN HOMES AT FIELDSTONE
MEADOWS LLC**

By: 

Brandon Roberge

Its:

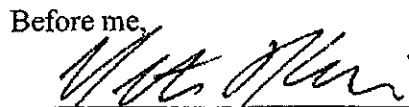
Sole Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 19, 2025

Then personally appeared the above-named Brandon Roberge, Sole Member of Newman Homes at Fieldstone Meadows LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Newman Homes at Fieldstone Meadows LLC.

Before me,


Notary Public/Attorney-at-Law

Print Name: Peter Klein

My Commission Expires:

Bar No 9223

Exhibit A

A certain parcel of land, with any improvements thereon, located in the City of Waterville, County of Kennebec, and State of Maine, more particularly described as follows:

The land partially shown on a plan entitled "Fieldstone Meadows at Fieldstone Landing, A Subdivision Located on the Shores Road, Waterville, Kennebec County, Maine, Sheet 1" by Broken Stone Land Surveyors, dated November 13, 2012, revised August 1, 2023 and recorded at the Kennebec County Registry of Deeds in Plan Book 2023, Page 97. Being located approximately 450 feet southeasterly of the intersection of Shores Road and Meadows Drive, in the City of Waterville, County of Kennebec, State of Maine, more particularly described as follows:

BEGINNING at a 5/8-inch rebar capped (PLS 1318) found in 2024 at the southeasterly corner of William D. & Ruth L. Schoellkopf (Book 11774, Page 33). Said Point of Beginning being N 80°03'04" E and 140.44 feet from a 5/8-inch rebar capped (PLS 1318) found in 2024 on the easterly right-of-way line of Meadow Drive.

Thence N 15°11'08" W along the northeasterly line of said Schoellkopf, a distance of 153.84 feet to a 5/8-inch rebar found in 2024 at an easterly corner of Newman Homes at Fieldstone Meadows, LLC (Book 15032, Page 342, Parcel 1).

Thence N 15°58'51" E along the southeasterly line of said Newman Homes at Fieldstone Meadows, LLC (Book 15032, Page 342, Parcel 1), a distance of 102.73 feet to a 5/8-inch rebar found in 2024 at the southerly corner of Derek S. & Angela N. Jenney (Book 13880, Page 73).

Thence N 38°55'56" E along the southeasterly line of said Jenney, a distance of 163.97 feet to a 1-1/2-inch iron pipe found in 2024 at the southerly corner of Bruce D. Giroux et als (Book 7730, Page 42).

Thence N 37°19'51" E along the southeasterly line of said Giroux et als, a distance of 164.80 feet to the southwesterly line of Patricia Susca (Book 1133, Page 281).

Thence S 78°28'00" E along the southwesterly line of said Susca and a stonewall, a distance of 233.77 feet.

Thence S 18°46'51" W along remaining land of Newman Homes at Fieldstone Meadows, LLC (Book 15032, Page 342, Parcel 2), a distance of 253.07 feet.

Thence S 55°27'28" W along remaining land of said Newman Homes at Fieldstone Meadows, LLC (Book 15032, Page 342, Parcel 2), a distance of 175.73 feet.

Thence S 08°18'18" W along remaining land of said Newman Homes at Fieldstone Meadows, LLC (Book 15032, Page 342, Parcel 2), a distance of 84.46 feet.

Thence S 79°27'29" W along remaining land of said Newman Homes at Fieldstone Meadows, LLC (Book 15032, Page 342, Parcel 2), a distance of 30.56 feet.

Thence S 80°06'37" W along remaining land of said Newman Homes at Fieldstone Meadows, LLC (Book 15032, Page 342, Parcel 2), a distance of 178.60 feet back to the point of beginning.

Meaning and intending to describe 3.08 acres of land as partially shown on a plan entitled "Fieldstone Meadows at Fieldstone Landing, A Subdivision Located on the Shores Road, Waterville, Kennebec County, Maine, Sheet 1" by Broken Stone Land Surveyors, dated November 13, 2012, revised August 1, 2023 and recorded at the Kennebec County Registry of Deeds in Plan Book 2023, Page 97. Directions are Grid North Maine State Plane Coordinate System, West Zone 1802-NAD83 (2011).

BEING a portion of land conveyed by Fieldstone Meadows, LLC to Newman Homes at Fieldstone Meadows, LLC, dated April 19, 2024, and recorded in Book 15032, Page 342.

SUBJECT TO the easements and rights granted to Fieldstone Meadows Homeowners Association, Inc. in Exhibit B of the deed from Fieldstone Meadows, LLC dated May 25, 2023, recorded in said Book 14763, Page 294; and subject to the obligations set forth therein.

Also CONVEYING HERewith the easements and rights reserved by Fieldstone Meadows, LLC in Exhibit C of the aforesaid deed recorded in Book 14763, Page 294.

TOGETHER WITH a right-of-way over Elijah Lane shown on the Subdivision Plan – Phase 1 of Newman Homes at Fieldstone Meadows dated October 22, 2024, revised through January 13, 2025, recorded in Plan Book 2025, Page 36; for all purposes normal to that of a road, including without limitation, ingress and egress by foot or automobile; installation of above and below ground utility services; the right to construct, pave, maintain, plow, and improve said right-of-way leading from Meadow Drive to the land described above, being more particularly described as follows:

BEGINNING at a 5/8-inch rebar capped (PLS 1318) found in 2024 at the southeasterly corner of William D. & Ruth L. Schoellkopf (Book 11774, Page 33). Said Point of Beginning being the same as described above.

Thence N 80°06'37" E and 178.60 feet.

Thence S 09°53'23" E and 50.09 feet.

Thence S 80°06'37" W and 178.68 feet.

Thence continuing westerly along the northern boundary of Lot 6 as depicted on the above-referenced Subdivision Plan recorded in Plan Book 2025, Page 36 and prior Subdivision Plan recorded in Plan Book 2023, Page 97, to the eastern boundary of the accepted portion of Meadow Drive;

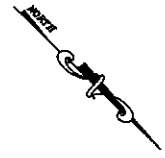
Thence northerly along the eastern boundary of Meadow Drive to the southwesterly corner of Lot 4 of said Subdivision Plans, being the aforesaid property of Schoellkopf;

Thence easterly along the southern boundary of said Lot 4 to the Point of Beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

ALSO GRANTING the following easements to benefit the land conveyed herein, to be shared with Newman Homes At Fieldstone Meadows, LLC ("NHAFM") and others to whom previously granted or granted hereafter by NHAFM or its successors and assigns:

- 1) An easement for the installation, maintenance, replacement, and upgrade of underground utility lines for electricity and communications as depicted on "Site Utility/Grading Plan: Phase 1, of Newman Homes at Fieldstone Meadows" by AE Hodsdon Consulting Engineers, dated 10/22/2024, revised thru 11/20/2025. Said easement crosses other land of NHAFM, depicted as Lot 2 on the subdivision plan entitled "Fieldstone Meadows At Fieldstone Landing", dated November 13, 2012, revised June 1, 2023, recorded in Kennebec County Registry of Deeds Plan Book 2023, Pages 97 and 98. This easement includes the right to grant sub-easements to the successors and assigns of Newman Meadows, LLC, including service to future Phases of development by Newman Meadows, LLC, its successors and assigns.
- 2) An easement for the installation, maintenance, replacement, and upgrade of underground sewer lines, and all attendant utility lines and apparatus for pumps, monitors, etc., from the land conveyed to Newman Meadows, LLC to the existing sewer main located along the easterly edge of NHAFM's remaining property.
- 3) A sewer line easement granted by Quitclaim Easement Deed from Dead River Company dated May 10, 2010, recorded in Book 10415, Page 304.
- 4) Reserved rights and easements reserved to the "declarant" (Fieldstone Meadows, LLC) in Declaration of Restrictive Covenants of "Fieldstone Meadows At Fieldstone Landing" dated May 14, 2013, recorded in Book 11403, Page 163.
- 5) An easement to connect to and draw water from the existing water main located on the land of NHAFM described in #1, above.



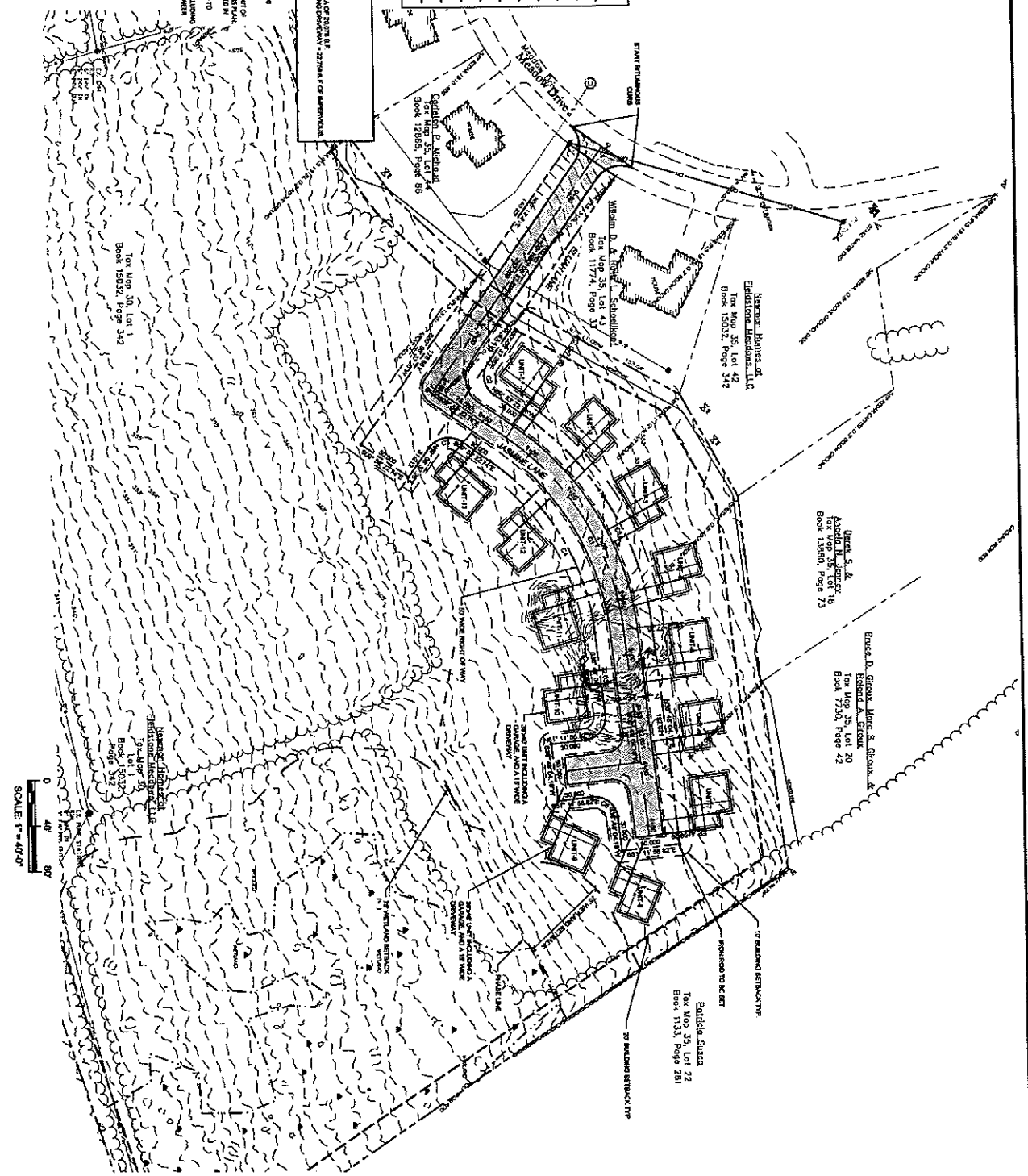
Kennebec, ss. Registry of Deeds
Recorded: January 23, 2024
of ... H. 19 ... M. ... P. ... M.
File No: 2024-001
Attest: *[Signature]*
City Register

APPROVED BY THE CITY OF WATERVILLE PLANNING BOARD
DATE: *[Signature]*
CITY: *[Signature]*
[Signature]

1. RECORD OWNER: NEWMAN HOMES AT FIELDSTONE MEADOWS, LLC
2. PROJECT: MULTI-FAMILY PLAN OF NEWMAN HOMES AT FIELDSTONE MEADOWS (PHASE 1)
3. PROJECT LOCATION: 125 COMMUNITY DRIVE, WATERVILLE, MAINE 04901
4. APPROXIMATE EXISTING LOT AREA: 177,000 SQ. FT. (4.0 ACRES)
5. TOTAL LOTTED AREA: 177,000 SQ. FT. (4.0 ACRES)
6. TOTAL LOTTED AREA: 177,000 SQ. FT. (4.0 ACRES)

- NOTES:
1. THE DEVELOPMENT HAS BEEN CREATED UNDER SECTION 27A-4.30
 2. LOCATION, CONVEYANCE, AND NUMBER OF LOTS TO BE LAYED OUT
 3. THE DEVELOPMENT HAS BEEN CREATED UNDER SECTION 27A-4.30
 4. THE DEVELOPMENT HAS BEEN CREATED UNDER SECTION 27A-4.30
 5. THE DEVELOPMENT HAS BEEN CREATED UNDER SECTION 27A-4.30
 6. THE DEVELOPMENT HAS BEEN CREATED UNDER SECTION 27A-4.30
 7. THE DEVELOPMENT HAS BEEN CREATED UNDER SECTION 27A-4.30
 8. THE DEVELOPMENT HAS BEEN CREATED UNDER SECTION 27A-4.30
 9. THE DEVELOPMENT HAS BEEN CREATED UNDER SECTION 27A-4.30
 10. THE DEVELOPMENT HAS BEEN CREATED UNDER SECTION 27A-4.30

Lot #	Area (sq. ft.)	Area (ac.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23



SCALE: 1" = 40'-0"