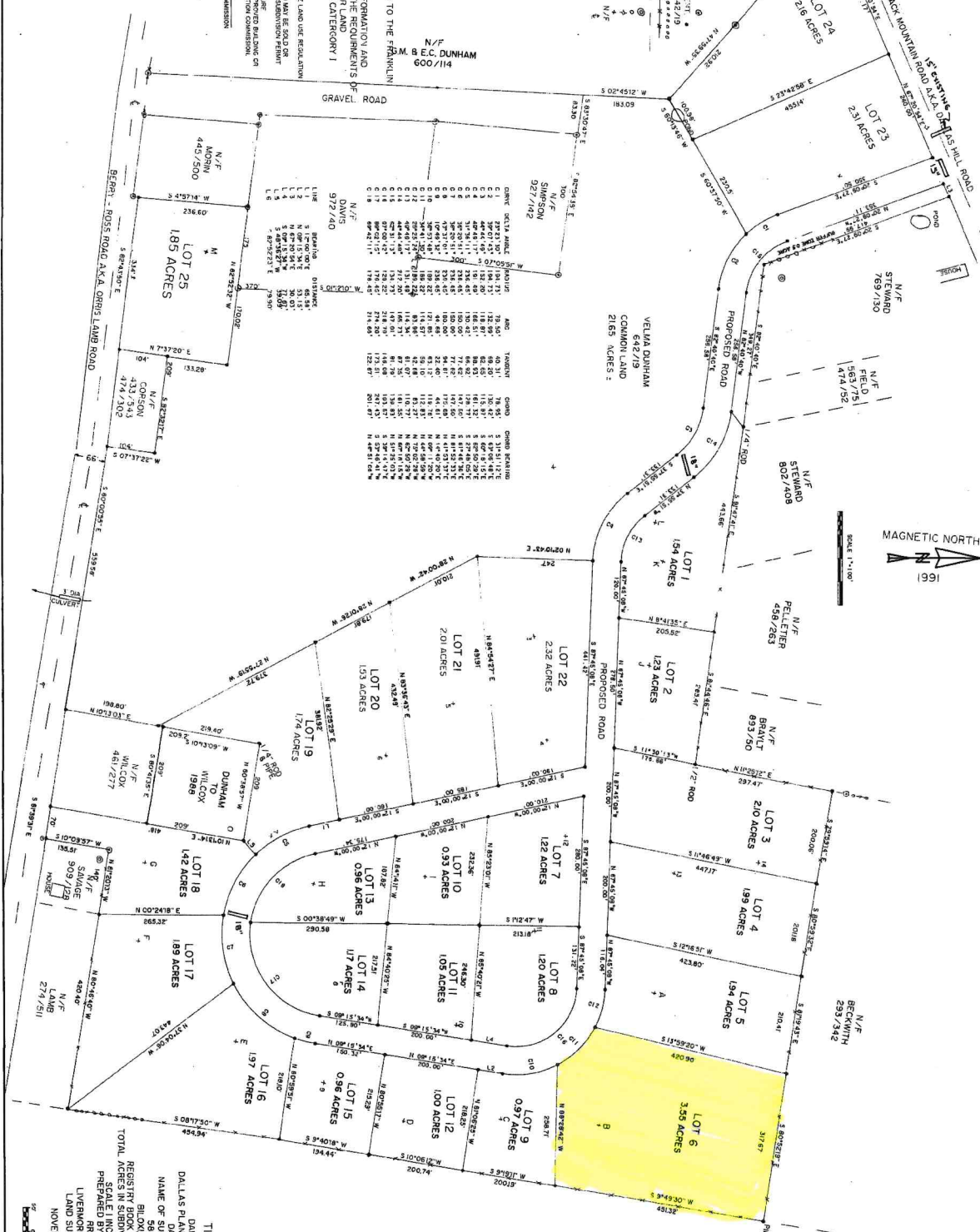


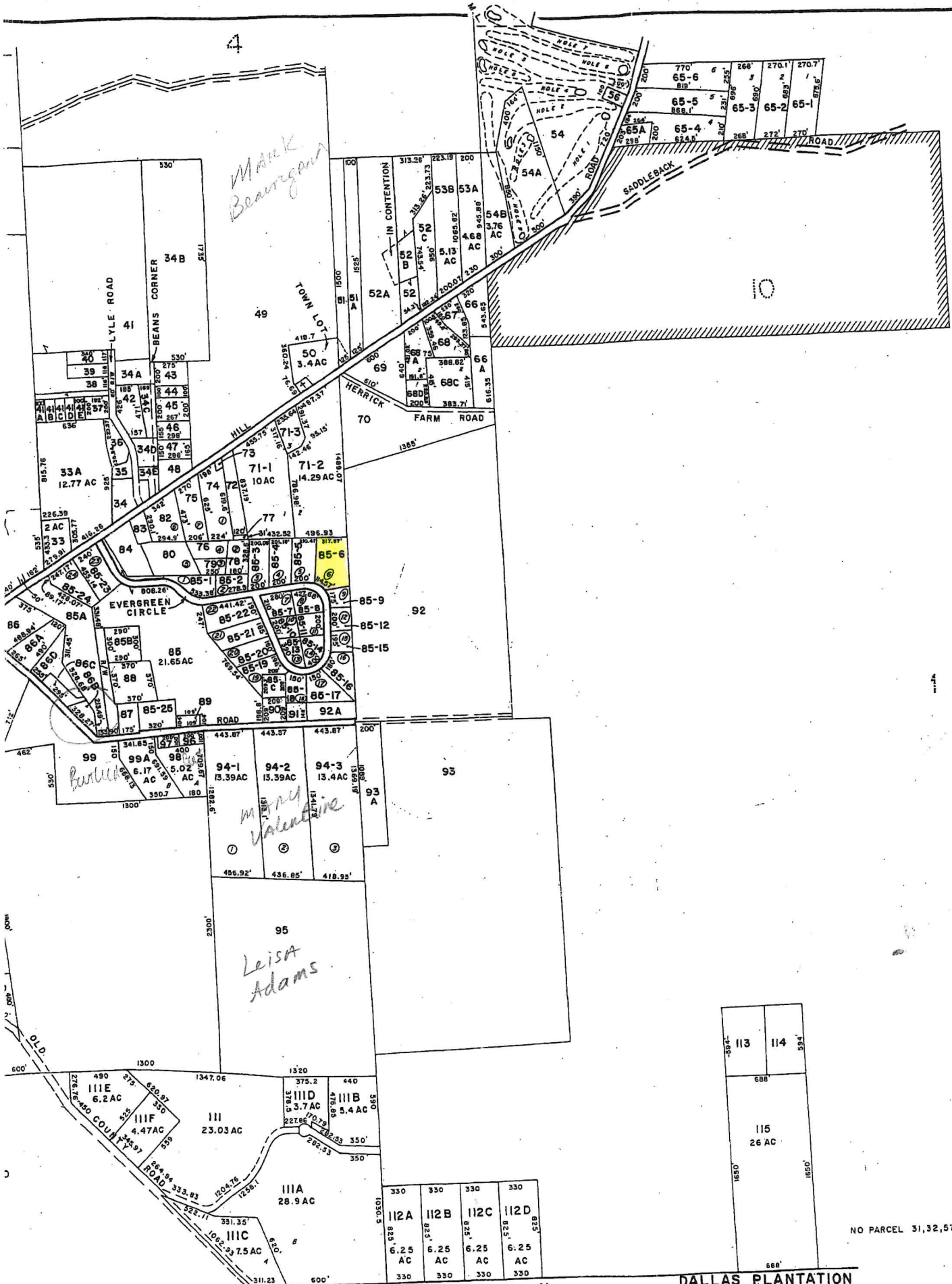
A detailed plat map of a portion of Section 36, Township 36N, Range 10E. The map shows the proposed road and surrounding land parcels. Key features include:

- Proposed Road:** A road running generally north-south, labeled "PROPOSED ROAD".
- Lot 24:** A parcel of 2.16 ACRES, bounded by the proposed road to the west and south, and by the 15th Avenue Road to the east.
- Lot 23:** A parcel of 2.31 ACRES, bounded by the proposed road to the west and south, and by the 15th Avenue Road to the east.
- 15th Avenue Road:** A road running generally north-south, labeled "15th AVENUE ROAD".
- Steward 769/130:** A parcel of land, labeled "N/F STEWARD 769/130".
- Steward 802/408:** A parcel of land, labeled "N/F STEWARD 802/408".
- Field 563/75:** A parcel of land, labeled "N/F FIELD 563/75".
- Field 474/52:** A parcel of land, labeled "N/F FIELD 474/52".
- Other Land:** Various other parcels are shown, including "N/F" (Not For Sale) and "C" (Common Land).
- Boundaries:** The map shows various boundaries with bearings and distances, such as "S 02°45'12\" W 182.09", "S 27°42'56\" E 405.14", and "S 40°17'00\" W 225.5".
- Other Features:** The map includes a "WATER" area, a "WELL" (represented by a circle), and a "DITCH" (represented by a line with cross-ticks).

[illegible][illegible]

ROSS ROAD AKA ORRIS LAMB ROAD

[illegible]



DALLAS PLANTATION
FRANKLIN COUNTY, MAINE

PREPARED BY
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 500 ± FEET

PROPERTY LOCATED AT: 145 Evergreen Circle, Dallas Plantation, ME 04970**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:~~

~~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? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: By entrance to garage

Installed by: Goodwin Well Drilling, Turner ME

Date of Installation: 2002

USE:

Number of persons currently using system: 2

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

Comments: 110' deep and 9 gal/min.

Source of Section I information: Seller

Buyer Initials _____

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RPL

DS
LAL

PROPERTY LOCATED AT: 145 Evergreen Circle, Dallas Plantation, ME 04970

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: Behind house OR ☐ Unknown

Date installed: 2002 Date last pumped: unknown Name of pumping company: Brackett's

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: unknown Name of company servicing tank: Brackett's

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Behind house

Date of installation of leach field: 2002 Installed by: Roger Levasseur

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

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 _____

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PROPERTY LOCATED AT: 145 Evergreen Circle, Dallas Plantation, ME 04970

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	FHWBB	Rinnai		
Age of system(s) or source(s)	October 2025	2003		
TYPE(S) of Fuel	Oil	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	700 gallons	Backup heat only		
Name of company that services system(s) or source(s)	Covenant Heating	None		
Date of most recent service call	July 2026	unknown		
Malfunctions per system(s) or source(s) within past 2 years	None	None		
Other pertinent information	None	Backup heater in basement		

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: _____

Date chimney(s) last cleaned: unknown

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

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

~~If Yes, date: _____~~

Comments: Metalbestos chimney

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: _____~~

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PROPERTY LOCATED AT: 145 Evergreen Circle, Dallas Plantation, ME 04970

~~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: ☐ Yes ☒ No ☐ Unknown

Comments: None

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: None

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: None

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None

Source of information: Seller

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PROPERTY LOCATED AT: 145 Evergreen Circle, Dallas Plantation, ME 04970

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:~~ _____

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

Comments: None

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

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: Dallas Hill Farm HOA

Source of information: Seller, Deed

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

If No, who is responsible for maintenance? Dallas Hill Farm Association

Road Association Name (if known): Dallas Hill Farm Association

Source of information: Seller

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PROPERTY LOCATED AT: 145 Evergreen Circle, Dallas Plantation, ME 04970

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: No digital data available

Source of Section VI information: FEMA

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PROPERTY LOCATED AT: 145 Evergreen Circle, Dallas Plantation, ME 04970**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: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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: NoneFrom Whom: N/AYear Principal Structure Built: 2002 What year did Seller acquire property? 2001Roof: Year Shingles/Other Installed: 2005 (metal roof)Water, moisture or leakage: NoneComments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: NoneMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: Standby generator installedHas all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

☐ Yes ☒ No ☐ UnknownComments: None

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PROPERTY LOCATED AT: 145 Evergreen Circle, Dallas Plantation, ME 04970

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

Garage concrete slab designed to support a lift.

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: Roger P. Levasseur 9/15/2026
SELLER DATE
Roger P. Levasseur

SELLER DATE

Signed by: LYNDA H. LEVASSEUR 9/15/2026
SELLER DATE
Lynda H. Levasseur

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



1002340244100

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Roger P. Levasseur of 70 Chandler Mill Road, New Gloucester, ME 04260, for consideration paid grant(s) to Roger P. Levasseur and Lynda Levasseur, 70 Chandler Mill Road, New Gloucester, ME 04260, as Joint Tenants with Rights of Survivorship, with WARRANTY COVENANTS:

A certain lot or parcel of land with buildings thereon, located in Dallas Plantation, County of Franklin, and State of Maine, and being Lot No. 6 as shown on a plan entitled "Dallas Hill Farm, Dallas Plantation, Franklin County, Dallas Hill Road, November 25, 1991" and recorded in the Franklin County Registry of Deeds as P-2709.

Lot No. 6 is part of a subdivision approved pursuant to Maine Land Use Regulation Commission Subdivision Permit SP 3224 which is recorded in the Franklin County Registry of Deeds in Book 1337, Page 43, as amended by Maine Land Use Regulation Commission Amendment A to Subdivision Permit SP 3224 which is recorded in the Franklin County Registry of Deeds in Book 1347, Page 323.

This conveyance is further subject to the following conditions:

1. No building or other such construction may be undertaken on any lot without first obtaining an approved building permit from the Maine Land Use Regulation Commission;
2. All structures must be set back a minimum of 100 feet from the normal high water mark of all water bodies, 50 feet from all access roads and rights of way, and a minimum of 15 feet from all other property boundary lines; and
3. No lot shall be further divided or reconfigured without the written approval of the Maine Land Use Regulation Commission in accordance with 12 M.R.S.A., Sec. 681, et seq. and applicable requirements of the Commission.
4. All structures shall be completed within one year of starting, with exception of second floor and basement areas. Exterior coverings/sidings shall be completed within one year of time.
5. Minimal landscaping and vegetation of lawn areas, etc., shall be completed within one year.
6. No unsightly fences, barns or shed. No part of the property shall be used for the storage of items that will cause such lot to appear to be in an unclean or unkempt condition. No unregistered vehicles, trailers, etc.
7. A lot Owners Association shall be formed and each lot owner shall have one vote as an association member. Rules and regulations shall be set up by the Association for the purpose of maintenance and assessing costs of road repairs until such time if any that the Association submits the roads for Town acceptance. The Association shall elect officers annually. An agent shall be engaged annually by vote of the parties to contract for and oversee the repairs and maintenance authorized under this agreement.
8. No mobile homes shall be allowed. One week visit is permitted but not to be used as a permanent dwelling.

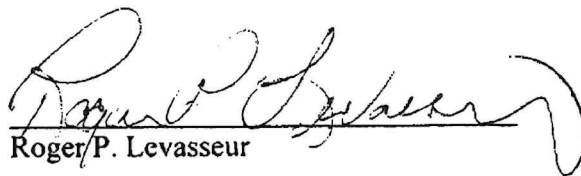
By acceptance of this deed, the grantee, for himself and his heirs and assigns, agrees and covenants to become a member of the Dallas Hill Farms Homeowners' Association, to abide by

the by-laws of said Association, to maintain the road in said subdivision, and to preserve the "Common Land" therein as undeveloped open space in accordance with Subdivision Permit approval condition No. 9, when said association comes into existence.

Excepting and reserving the fee interest in the roads and ways shown on said plan of Dallas Hill Farm.

These premises were conveyed to Grantor(s) Roger P. Levasseur by virtue of a warranty deed from Plantation Development Enterprises dated 12/20/2001 and recorded at the Franklin County Registry of Deeds in Book 2092, Page 45.

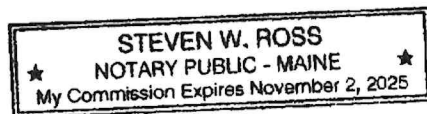
Executed this 1st day of August, 2023.

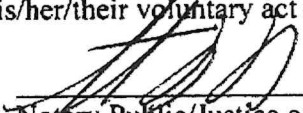

Roger P. Levasseur

State of Maine
County of Cumberland

August 1, 2023

Then personally appeared before me on this 1st day of August, 2023, the said Roger P. Levasseur and acknowledged the foregoing to be his/her/their voluntary act and deed.




Notary Public/Justice of the Peace
Commission expiration: