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PROPERTY LOCATED AT: **38 Webb Road , 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:

~~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: _____
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: **home being built some information is TBD**

Source of Section I information: **Seller/Builder**

Coldwell Banker Plourde Real E, 143 Silver Street Waterville ME 04901 Phone: (207) 660-4000 Fax: (207) 877-7005 Webb Road
Emily Caron
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SECTION II - WASTE WATER DISPOSAL

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

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

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

If Yes, what results: **New lines installed in 09/26.**

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

What steps were taken to remedy the problem? **N/A**

IF PRIVATE (Strike Section if Not Applicable):

Tank: [ ] Septic Tank [ ] Holding Tank [ ] Cesspool [ ] Other: _____

[ ] 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: **House is being built, some information is TBD**

Source of Section II information: **Seller/Builder**

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Propane Combi Boiler**			
Age of system(s) or source(s)	**New Installed 2026**			
TYPE(S) of Fuel	**Propane**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown New Construction**			
Name of company that services system(s) or source(s)	**Tim Soucy**			
Date of most recent service call	**N/A**			
Malfunctions per system(s) or source(s) within past 2 years	**N/A**			
Other pertinent information	**Brand New System**			

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [ ] Yes [X] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [ ] Yes [X] 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: _____

Direct and/or Power Vent(s): ..... [ ] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown

If Yes, date: _____

Comments: **House being built, some information is TBD.**

Source of Section III information: **Seller/Builder**

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 [X] Unknown

If Yes, are tanks in current use? ..... [ ] Yes [ ] No [X] 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 [X] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [X] Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: **Unknown, seller has no knowledge of underground tanks.**

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What materials are, or were, stored in the tank(s)? **N/A**

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

Comments: **House is being built, some information is TBD.**

Source of information: **Seller/Builder**

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: **N/A**

Source of information: **Seller/builder**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: **Will be tested prior to closing.**

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: **Not inspected yet.**

Source of information: **House is being built, some info is TBD.**

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: **House is being built, some information is TBD.**

Source of information: **Seller/Builder**

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

Comments: **Brand New Build**

Source of information: **Seller/Builder**

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

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... ☐ Yes ☒ 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 ☒ No

If Yes, describe: **N/A**

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

Comments: **Brand New Build**

Source of information: **Seller/Builder**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **Seller is unaware of any materials, newly purchased land.**

Source of information: **Seller/Builder**

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: _____

Source of information: **Builder/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? _____

Road Association Name (if known): _____

Source of information: **Builder/Seller**

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ……... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? …… ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? …….. ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

N/A

Relevant Panel Number: **23011C0168D** Year: **2011** (Attach a copy)

Comments: **Not in flood zone.**

Source of Section VI information: **Fema Maps**

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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: **Bobs Cash Fuel**

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

Roof: Year Shingles/Other Installed: **2026**

Water, moisture or leakage: **None**

Comments: **Brand New Build**

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: **On a slab.**

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

Comments: **N/A**

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

Comments: **New Build, some information TBD.**

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: **N/A**

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PROPERTY LOCATED AT: **38 Webb Road , 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.**

Comments: **N/A**

Source of Section VII information: **Seller/Builder.**

SECTION VIII - ADDITIONAL INFORMATION

The home is brand new construction. Some custom upgrades may be negotiated depending on the stage of construction. The Property Disclosure is subject to change as the project progresses.

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:
9/23/2026
SELLER DATE SELLER DATE
Emerson Real Estate

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

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BK15766 PGS 163 - 165 06/23/2026 09:56:31 AM
INSTR#: 2026013268 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

MAINE REAL ESTATE TRANSFER TAX PAID

QUITCLAIM DEED

DLN: 3996451

New England Rent to Own, LLC a Limited Liability Company organized and existing under the laws of the State of Maine, whose mailing address is 65 River Road, Chelsea, ME 04330,

for consideration paid, grant to **Emerson Real Estate, LLC** a Limited Liability Company organized and existing under the laws of the State of Maine, whose mailing address is 35 Smithfield Road, Norridgewock, ME 04957, with **QUITCLAIM COVENANTS,**

A certain parcel of land, with any buildings or improvements thereon, situated in the city of **Waterville**, County of Kennebec and State of Maine, bounded and described as follows:

Multiple Parcels of land, known by Map and Lot in the City of Waterville as follows: Map 16 Lots 101, 101-1, 101-2 and 101-3 and Map 17 Lots 072, 074, and 076 more particularly described as follows:

Beginning at the northwesterly corner of land, now or formerly, of James W. McKeen and Linda S. McKeen, on the south side of Webb Road, so-called, marked by a ½" rebar capped #1132; thence S 45° 12' 06" W a distance of three hundred and ninety-four hundredths feet (300.94') along land of said McKeen to a point marked by an iron pin; thence S 40° 41' 43" W a distance of two hundred twenty-nine feet (229.00') along land, now or formerly, of Jared Beers and Jessica C. K. Beers to a point marked by an iron pin; thence S 47° 21' 54" W a distance of four hundred fifty-five and thirteen hundredths feet (455.13') along land, now or formerly, of C37 Capital Waterville LLC to a point marked by an iron pin; thence N 78° 47' 39" W a distance of six hundred one and ten hundredths feet (601.10') along land also of said C37 Capital Waterville LLC to a point marked by a ½" rebar capped #1132; thence N 12° 07' 30" E a distance of six hundred sixty-one and forty hundredths feet (661.40') along land, now or formerly, of John Green to a point marked by a ½" rebar capped #1132; thence N 12° 07' 36" E a distance of one hundred fifty-seven and seventy-seven hundredths feet (157.77') to a point marked by a ½" rebar capped #1132 on the south side of said Webb Road; thence S 78° 39' 22" E a distance of one thousand one hundred five and forty hundredths feet (1,105.40) along the south side of said Webb Road to the point of beginning.

The above description being depicted on a subdivision plan entitled "Plan of Survey Made for L/A Properties, LLC, Webb Road, Waterville, ME" prepared by K & K Land Surveyors, Inc. on February 13, 2023 and recorded in the Kennebec County Registry of Deeds at Book 2023, Page 62.

Excepting and reserving any right, title and interest in a strip of land fifty (50) feet in width and eight hundred thirty-one (831) feet in length, more or less, now or formerly of David Green.

Reference is made to a deed recorded in the Kennebec County Registry of Deeds in Book 2157, Page 33 and in Book 2500, Page 205.

The land in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an elm tree situated at the northeast corner of land of John Dustin on the south side of Webb Road, so-called, thence in a southwesterly direction about one thousand five (1005) feet to an iron pin driven in the ground; thence westerly along the northerly line of the land of said John Dustin, about six hundred sixty-two (662) feet to a stone monument; thence northerly along the easterly line of land of David Vigue about eight hundred thirty-one (831) feet to an iron pin driven in the ground on the south side of said Webb Road; thence easterly along the southerly side of said Webb Road about one thousand two hundred (1,200) feet to an elm tree being the point of beginning.

Excepting and reserving any right, title and interest David Green has in a strip of land fifty (50) feet in width and eight hundred thirty-one (831), more or less. Reference is made to deeds recorded in the Kennebec County Registry of Deeds in Book 2157, Page 33 and in Book 2500, Page 205.

Being the same premises conveyed to New England Rent to Own, LLC by Quitclaim Deed of L/A Properties, LLC dated December 10, 2024 and recorded at the Kennebec County Registry of Deeds in Book 15248, Page 231.

IN WITNESS WHEREOF, New England Rent to Own, LLC has caused this deed to be signed in its name by Jeremy Turner, Its Member, duly authorized, this 23rd day of June, 2026.

New England Rent to Own, LLC

By: _____
Jeremy Turner
Its: Member
Duly Authorized

STATE OF MAINE

Somerset, ss. June 23, 2026

Then personally appeared the above-named Jeremy Turner and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of New England Rent to Own, LLC.

Before me,

Notary Public

Notary Printed Name

Lisa M. Bean
Notary Public - Maine
My Commission Expires
September 13, 2026