PROPERTY LOCATED AT: **195 Ficketts Point Road, Milbridge, ME 04658**

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: **08/31/2026** 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? **Coliform 9. Lab informs that wells with bacteria counts under 10** are not necessary to shock.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **front yard - between home and road**
Installed by: **Lawrence Lord & Sons**
Date of Installation: **September 14, 2007**

USE: Number of persons currently using system: **multiple**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Property currently used as home with commercial studio. No known issues with water.**

Source of Section I information: **Seller & State Well Data - Two water pressure tanks. Sediment filter.**

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: **back yard in fenced garden area** OR ☐ Unknown

Date installed: **1992** Date last pumped: **2022** Name of pumping company: **Preston's Septic**

Have you experienced any malfunctions? ..... ☒ Yes ☐ No

If Yes, give the date and describe the problem: In 2022 when pump was being installed in basement, a backup occurred in full bath & it was recommended to have tank pumped after construction; did so and no issues after.

Date of last servicing of tank: **'22pumped** Name of company servicing tank: **Preston's Septic**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Back yard in & around fenced area. There are two leach areas.**

Date of installation of leach field: **1992&2019** Installed by: **Weaver Construction for 2019 (2nd leachfield). 1992 is 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:~~ _____

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: **3 risers installed in tank for ease of pumping and inspection. *See below.**

Source of Section II information: **HHE-200's from 1992 & 2019.**

* Based on information provided by David Weaver of Weaver Construction, the original 1992 septic system (designed for 2 bedrooms) remains in place. David Weaver installed an additional 2 bedroom leachfield to the existing system in 2019.

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	**Forced Hot Air**	**Forced Hot Air**	**Heat Pump**	
Age of system(s) or source(s)	**New 2021**	**New 2021**	**2022**	
TYPE(S) of Fuel	**Propane**	**Propane**	**electricity**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	10/16/25 - 6/4/26 usage was 1,498 gallons		**unknown - included in electric bill**	
Name of company that services system(s) or source(s)	RH Foster for fuel. Chris Bell for annual service and maintenance.			
Date of most recent service call	October 2025 - Annual service for both systems & generator			
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**		
Other pertinent information	**For great room & 2022 addition**	**For cottage**	**Used mainly for A/C but also has heat/dehumid/fan**	

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

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

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

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

If Yes, date: **New as of 2021**

Comments: **Two RH Foster propane tanks in back of property. Fuel usage includes gas cooktop, gas range & generator.**

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, are tanks in current use?~~ ..... [ ] Yes [ ] 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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What materials are, or were, stored in the tank(s)? _____

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

Comments: _____

Source of information: **Seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ..... ☐ Yes ☒ No ☐ Unknown

In the ceilings? ..... ☐ Yes ☒ No ☐ Unknown

In the siding? ..... ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ..... ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ..... ☐ Yes ☒ No ☐ Unknown

Other: _____ ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **unknown** By: **unknown**

Results: **unknown**

If applicable, what remedial steps were taken? **Radon system was installed in basement room at time of purchase.**

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

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: **Radon system moved to NW side of basement in 2023.**

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: _____

Source of information: **Seller**

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

Comments: _____

Source of information: **Seller**

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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:~~ _____

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: **Original cottage dated 1992; new addition dated 2020-2022**

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: _____

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: **25' x 48' Recreational Easement in Book 4417-54 on SW corner of property. This is private water access to the shore to benefit ***

Source of information: **Seller & recorded Easement** *** Seller and future owners.**

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: **Seller**

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SECTION VI – FLOOD HAZARD

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

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

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

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

During the time the seller has owned the property:

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, indicate the dates of each claim: _____

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

If Yes, indicate the date of each payment: _____

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

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

_____

~~Relevant Panel Number:~~ _____ ~~Year:~~ _____ ~~(Attach a copy)~~

~~Comments~~: _____

Source of Section VI information: **Seller & NFHL FIRMette**

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 ☐ 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, photovoltaics, wind turbines): Type: **two propane tanks owned by RH Foster**

Year Principal Structure Built: **1992 & 2022** What year did Seller acquire property? **Cottage 2017**

Roof: Year Shingles/Other Installed: **Addition 2021. Cottage 2022**

Water, moisture or leakage: **None**

Comments: _____

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: Water is occasionally pushed under garage doors in addition when winds come off the water during a hard rain. Exterior door in cottage basement has occasional minor leakage from deck above. Storm door installed 8/19/26 to address issue.

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, are test results available? ..... ☐ Yes ☐ No~~

Comments: _____

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: **Generac automatic generator** ☐ Unknown

Comments: **Two circuit breakers panels: 1992 one in cottage and 2021 one in addition.**

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: **CB panel in cottage is 100 amp. CB panel in addition is 200 amp.**

PROPERTY LOCATED AT: **195 Ficketts Point Road, Milbridge, ME 04658**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Right fan in great room/studio is finicky and intermittently does not work as of July 2026. Skylight solar shade at far right in studio (identified as #1 on remote) sticks at ...**

Comments: **... just prior to close.**

Source of Section VII information:

SECTION VIII - ADDITIONAL INFORMATION

All appliances convey with sale, including washer & dryer. Note: KitchenAid refrigerator ice maker in process of replacement. Property conveys furnished with the exception of a few of Seller's personal, cherished items. See attached list. Also, see attached list of property additions & improvements. 3.08+/- acre view lot and parking area located across the street conveys with home. Final survey to be completed before sale.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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.

SELLER **Francie D. Shepherd**	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

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

BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

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ATTACHMENT 1

to

Property Disclosure

COTTAGE

Year-built: 1992 (original cottage)

2018 Renovations & Updates in Cottage

New kitchen with new appliances and granite countertops.
New first floor bath with walk-in tiled shower.
New bamboo flooring on first floor.
Entire cottage painted, including doors, window trim and stairs.

2021 Renovations & Updates in Cottage

New FHA propane furnace in cottage laundry room.
Updated plumbing.

2022 Renovations & Updates in Cottage

New front entry.
New front porch with fans, lights & privacy screening.
New 25 year warranted asphalt roof shingles on cottage.
New cordless blinds & shades.
New doors & windows (Andersen hurricane strength, high-impact sliding door and picture window).
New washer & dryer.
New laundry room.
New cedar plank siding primed & painted.

2024 Renovations & Updates in Cottage

2nd floor loft closed in with interior doors, barn door and 3 antique 12-pane awning windows.

ADDITION

Addition started in late 2020 and completed late 2022.

2020 Renovations & Updates in Addition

Dirt work to build 30' retainer wall and circular driveway.
Drainage system around building.
Poured concrete walls and foundation.

2021 Renovations & Updates in Addition

Weather tight with all hurricane strength, high impact Andersen windows & doors
Cedar plank siding primed & painted.
25 year warranted asphalt roof shingles.
New FHA propane furnace in addition.
New plumbing.
Buried electric cables to power pole (both structures).

2022 Renovations & Updates in Addition

Custom woodwork, shelves and cubby wall.
Walnut hardwood flooring.
Two 70" fans in great room/studio (Right fan in great room/studio is finicky and intermittently does not work as of July 2026.)
Heat pump in great room/studio. Mainly used for A/C.
Barn board walls & ceiling - walls are whitewash stain & ceiling is walnut stain.
Tie rods (engineered for structural stability)
Six Velux skylights with remote solar shades.
Cordless blinds and shades.
Coastal/industrial lighting.
Half bath off dining room completed.
Utility bath in garage completed.
Commercial stainless steel sinks in garage and office in great room/studio installed.
KitchenAid stainless steel appliances.
6' x 9' island with "Fantasy Brown", leather textured granite and 5 burner gas cooktop.
Custom KraftMaid cabinetry some with sea glass doors.

2024 Renovations & Updates in Addition

Bi-fold barn doors installed between great room/studio and office.
Lower level full bath completed with paint, vanity & tile. Fixtures are included but need installation.
Vinyl all weather flooring installed in several lower level rooms.

BOTH

2019 Renovations & Updates to Both Structures

New septic and leach field (believed to be an expansion of 1992 system). Services cottage and addition.

2019 Renovations & Updates to Both Structures

New well pump.

2022 Renovations & Updates to Both Structures

All weather decking with aluminum rails and stainless steel cables.
Rock wall on cottage side of driveway.
All new exterior lighting, including flood lights.

2022 & 2023 Renovations & Updates to Both Structures

Frosted, double glass French doors between addition and cottage.
Fence in rear gardens with 8' deer fencing and antique garden door supported by historic barn beams.
Granite beds, granite rock wall, stone patio and fire pit.
Driveway finished with recycled asphalt product.

2024 Renovations & Updates to Both Structures

Generac whole house generator w/circuit breaker installed.

ATTACHMENT 2

to

Property Disclosure

CONVEYING WITH SALE

1. All appliances including washer/dryer.
2. All furnishings not listed below.

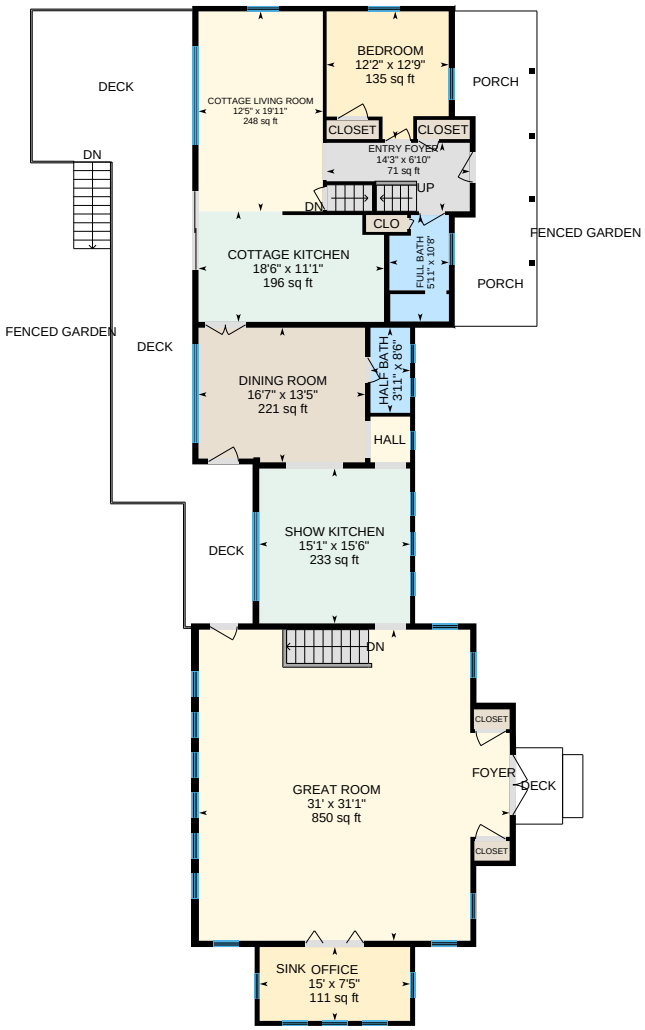
NOT CONVEYING WITH SALE

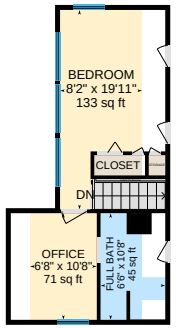
1. Two barrel chairs and small blue table in studio.
2. Blue dresser/bar cabinet in studio.
3. Piano and piano bench in studio.
4. Antique chest in cottage.
5. Antique bench in cottage.
6. Antique rocking chair, drafting table and ironing board in garage.
7. Antique sewing machine in addition.
8. Antique full-size bed and wood desk with white legs with desk chair in cottage lower level bedroom.
9. Desk chair in studio office.
10. White media cabinet in unfinished portion of addition lower level.
11. Boat bookshelf in upstairs extra bedroom/office in cottage.
12. Bee gate in front garden.
13. Some perennials will be divided.
14. Small kitchen appliances, dishes & silverware are negotiable.
15. Antique floor lamp located in the loft bedroom space.

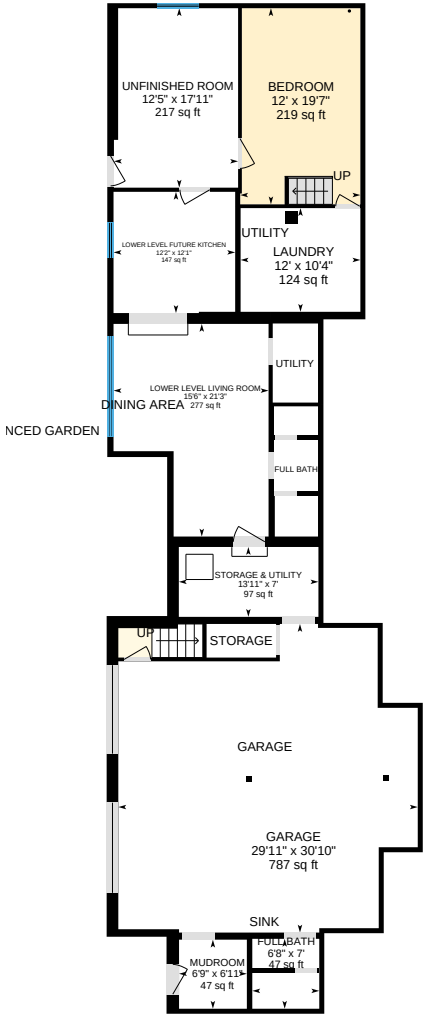
NOTE: Seller reserves the right to add or remove items on this list until a Purchase & Sale Agreement has been fully executed.

195 Ficketts Point Road, Milbridge, ME

Main Building: Above Grade Finished Area 2835.22 sq ft







1st Floor
Finished Area 2505.40 sq ft

2nd Floor
Finished Area 329.82 sq ft

Lower Level (Below Grade)
Finished Area 275.09 sq ft

0 8 16 ft

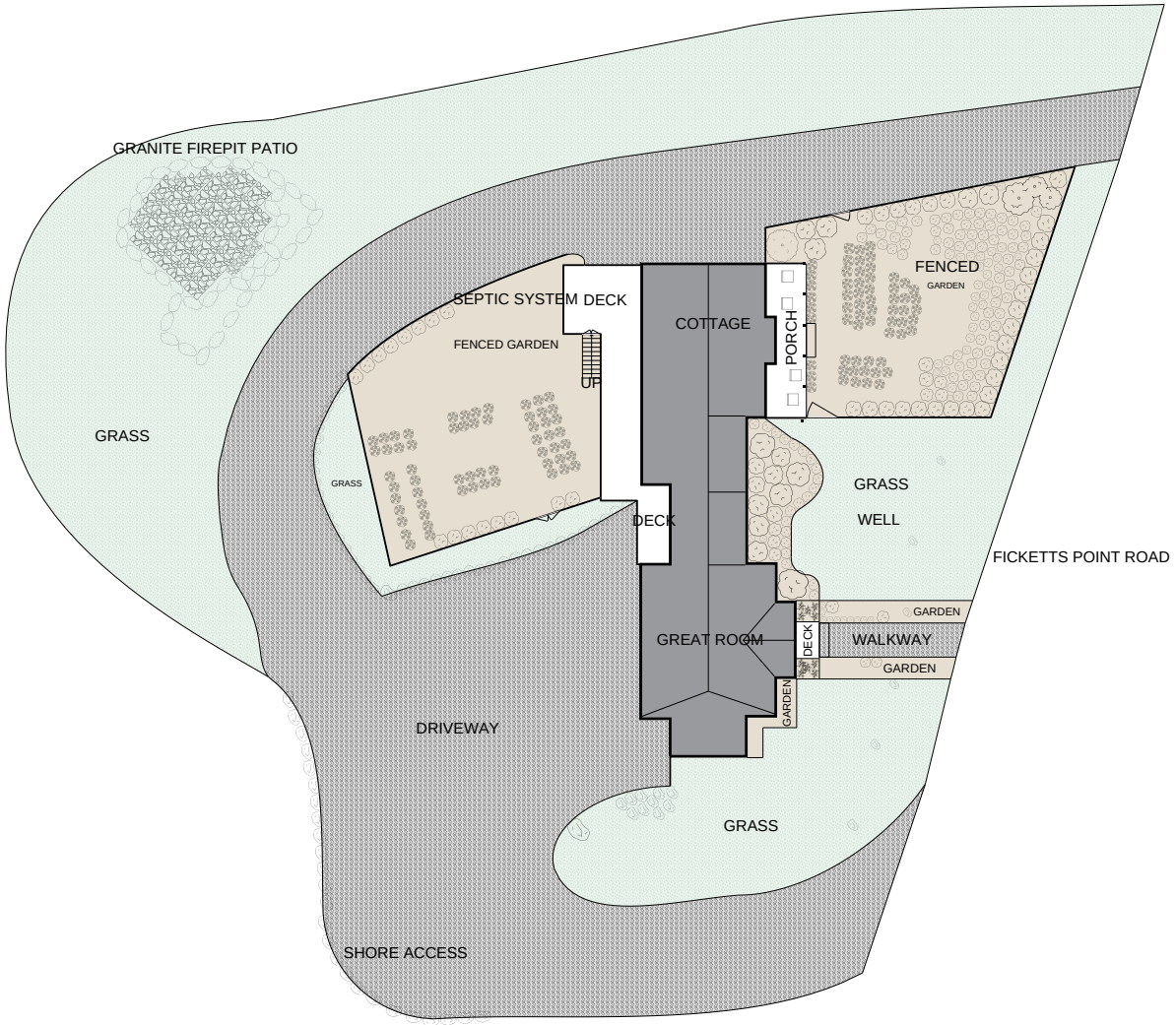
PREPARED: 2026/08/21

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

195 Ficketts Point Road, Milbridge, ME

Site Plan Lot Size 3.82 acres



0 15 30 ft

PREPARED: 2026/08/21

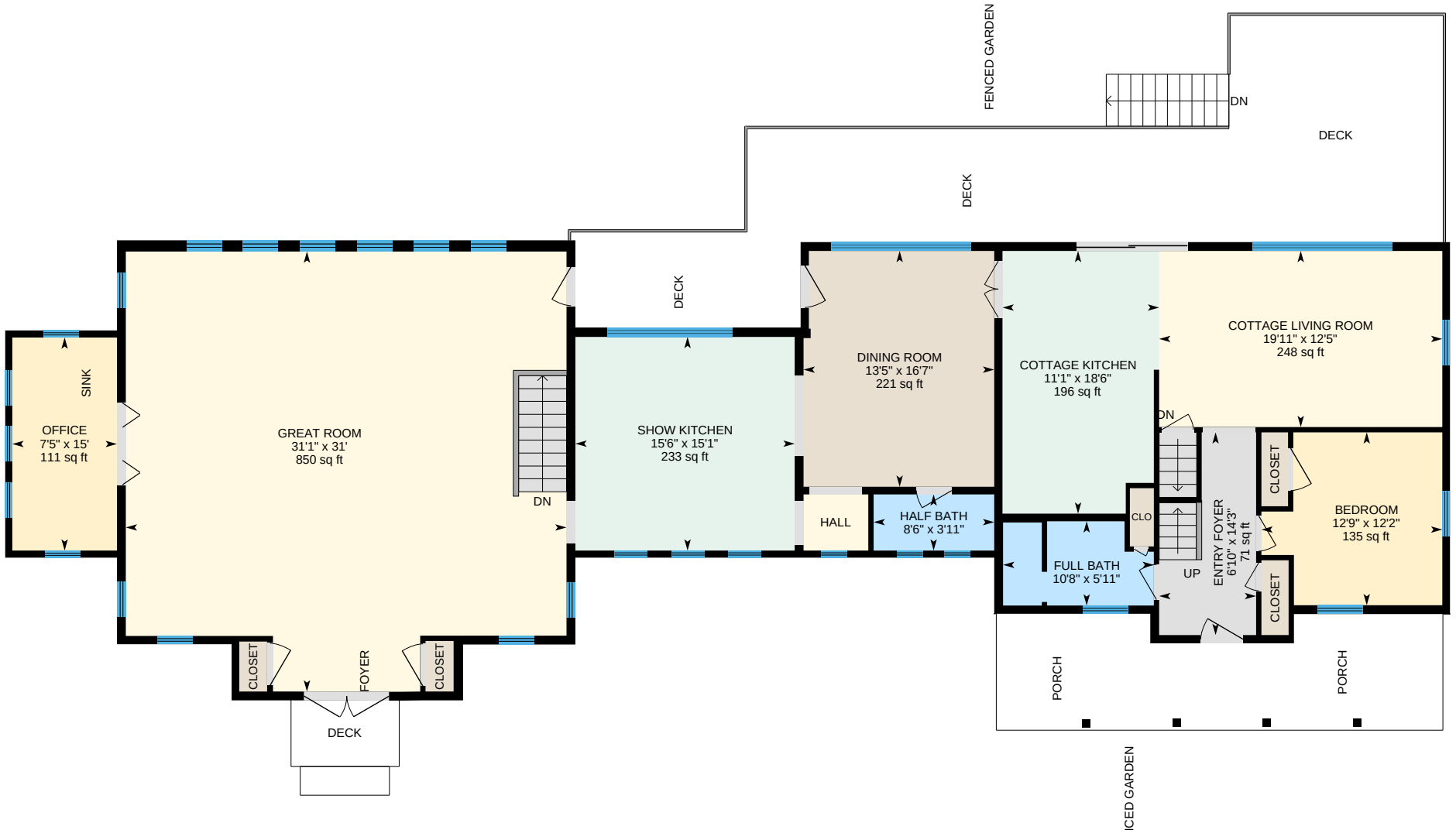
N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

195 Ficketts Point Road, Milbridge, ME

1st Floor Finished Area 2505.40 sq ft



0 8 16 ft

PREPARED: 2026/08/21

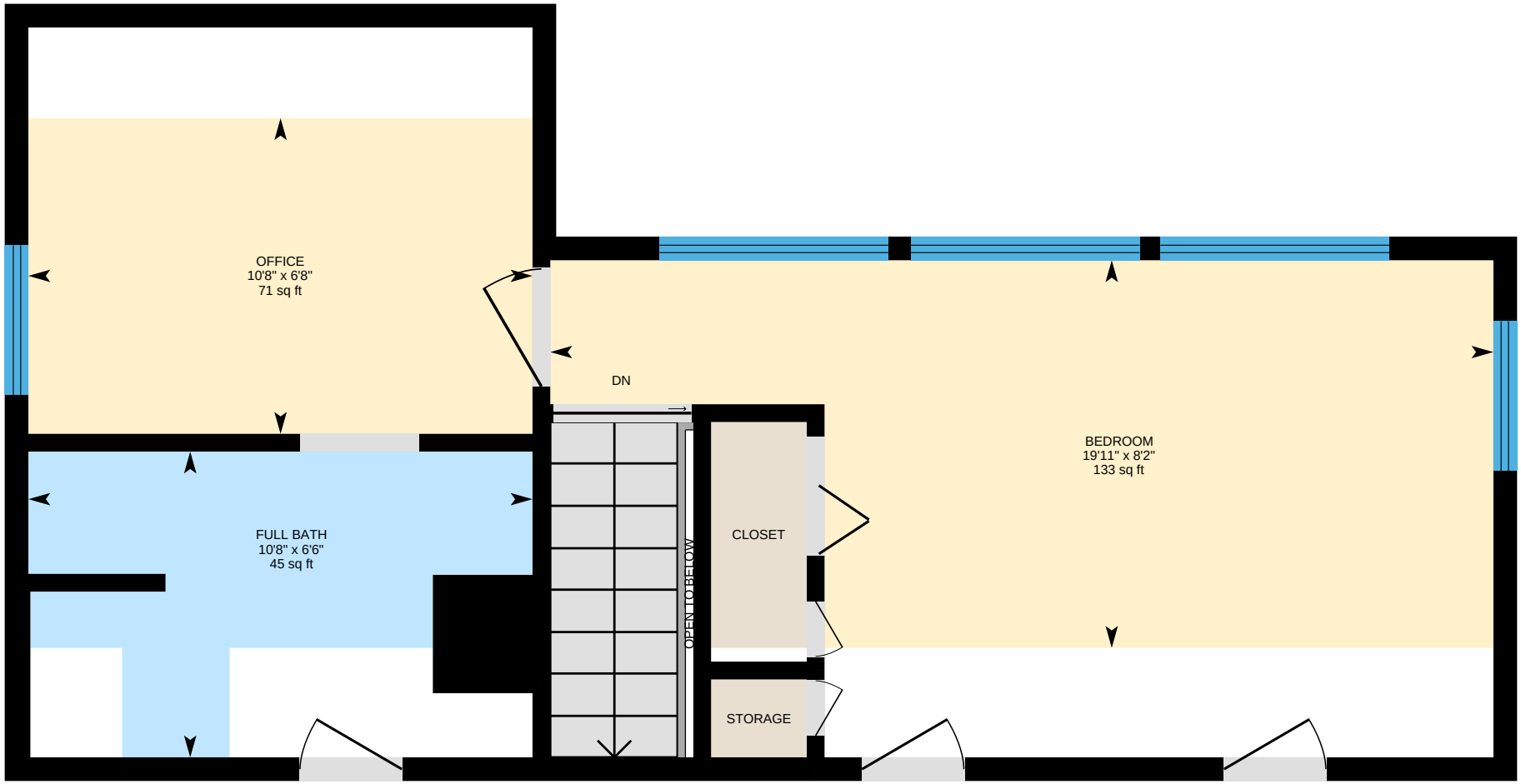
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White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

195 Ficketts Point Road, Milbridge, ME

2nd Floor Finished Area 329.82 sq ft
Unfinished Area 93.13 sq ft



0 3 6 ft

PREPARED: 2026/08/21

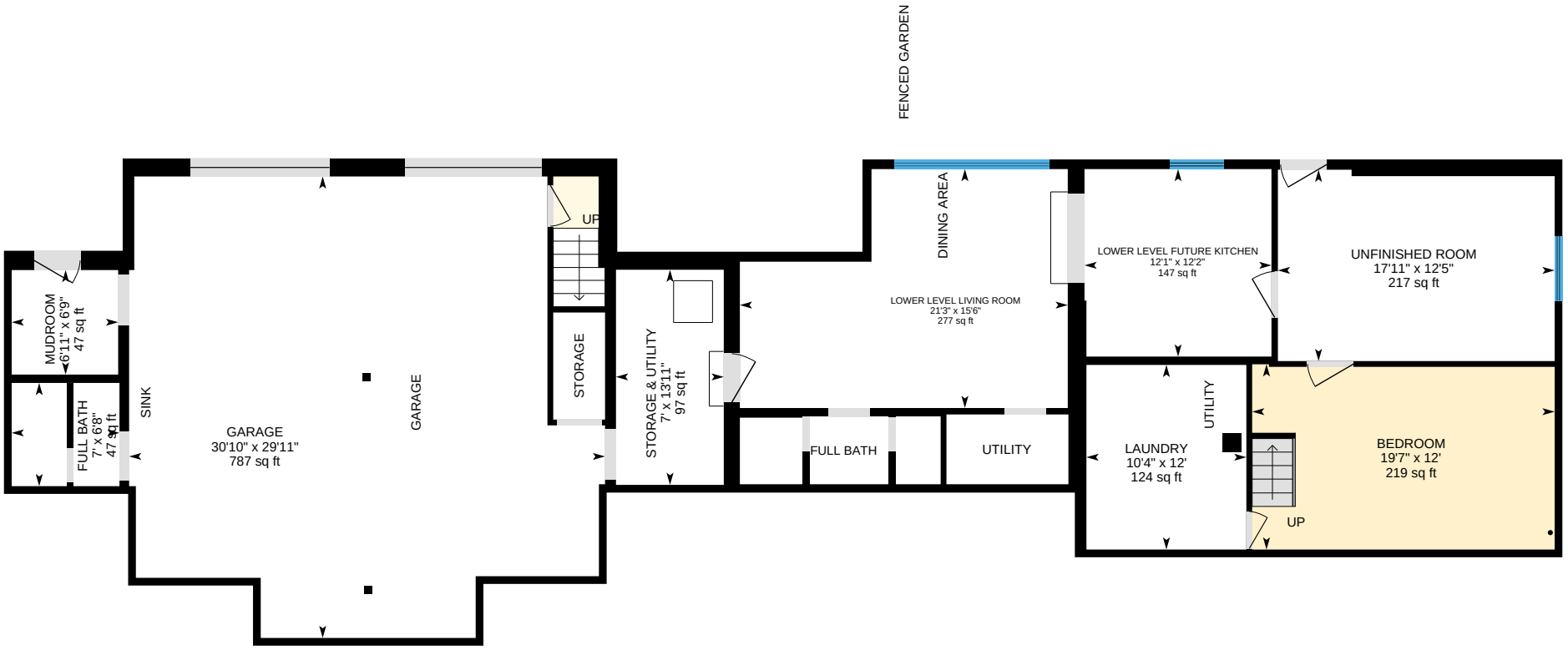
N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

195 Ficketts Point Road, Milbridge, ME

Lower Level (Below Grade) Finished Area 275.09 sq ft
Unfinished Area 2087.34 sq ft



0 7 14 ft

PREPARED: 2026/08/21

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

195 Ficketts Point Road, Milbridge, ME

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

- Bedroom: 12'2" x 12'9" | 135 sq ft
- Cottage Kitchen: 18'6" x 11'1" | 196 sq ft
- Cottage Living Room: 12'5" x 19'11" | 248 sq ft
- Dining Room: 16'7" x 13'5" | 221 sq ft
- Entry Foyer: 14'3" x 6'10" | 71 sq ft
- Full Bath: 5'11" x 10'8" | 57 sq ft
- Great Room: 31' x 31'1" | 850 sq ft
- Half Bath: 3'11" x 8'6" | 34 sq ft
- Office: 15' x 7'5" | 111 sq ft
- Show Kitchen: 15'1" x 15'6" | 233 sq ft

2ND FLOOR

- Bedroom: 8'2" x 19'11" | 133 sq ft
- Full Bath: 6'6" x 10'8" | 45 sq ft
- Office: 6'8" x 10'8" | 71 sq ft

LOWER LEVEL

- Bedroom: 12' x 19'7" | 219 sq ft
- Full Bath: 4'5" x 13' | 57 sq ft
- Full Bath: 6'8" x 7' | 47 sq ft
- Garage: 29'11" x 30'10" | 787 sq ft
- Laundry: 12' x 10'4" | 124 sq ft
- Lower Level Future Kitchen: 12'2" x 12'1" | 147 sq ft
- Lower Level Living Room: 15'6" x 21'3" | 277 sq ft
- Mudroom: 6'9" x 6'11" | 47 sq ft
- Storage & Utility: 13'11" x 7' | 97 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

- Finished Area: 2505.40 sq ft
- Unfinished Area: N/A

2ND FLOOR

- Finished Area: 329.82 sq ft
- Unfinished Area: 93.13 sq ft

LOWER LEVEL (Below Grade)

- Finished Area: 275.09 sq ft
- Unfinished Area: 2087.34 sq ft

ANSI Z765-2021, Main Building

- Lot Size: 3.82 acres
- Above Grade Finished Area: 2835.22 sq ft
- Above Grade Unfinished Area: 93.13 sq ft
- Below Grade Finished Area: 275.09 sq ft
- Below Grade Unfinished Area: 2087.34 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

195 Ficketts Point Road, Milbridge, ME

Property Details

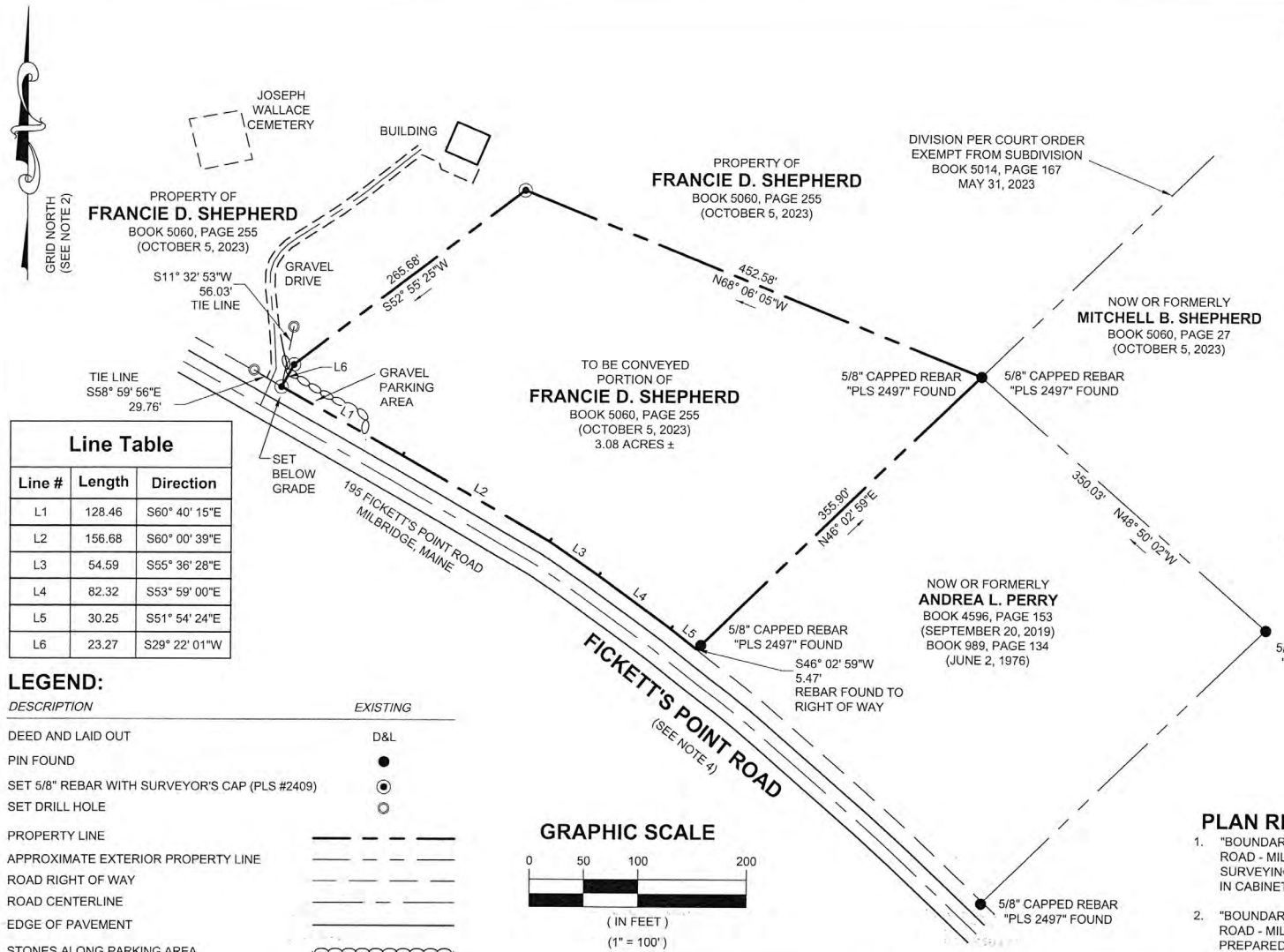
Room Measurements

Unfinished Room: 12'5" x 17'11" | 217 sq ft

Floor Area Information

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



Line Table

Line #	Length	Direction
L1	128.46	S60° 40' 15"E
L2	156.68	S60° 00' 39"E
L3	54.59	S55° 36' 28"E
L4	82.32	S53° 59' 00"E
L5	30.25	S51° 54' 24"E
L6	23.27	S29° 22' 01"W

LEGEND:

DESCRIPTION	EXISTING
DEED AND LAID OUT	D&L
PIN FOUND	●
SET 5/8" REBAR WITH SURVEYOR'S CAP (PLS #2409)	◉
SET DRILL HOLE	○
PROPERTY LINE	— — —
APPROXIMATE EXTERIOR PROPERTY LINE	— — —
ROAD RIGHT OF WAY	— — —
ROAD CENTERLINE	— — —
EDGE OF PAVEMENT	———
STONES ALONG PARKING AREA	○○○○○○○○○

GRAPHIC SCALE

0 50 100 200

(IN FEET)

(1" = 100')

NOTES:

1. SOURCE DEED:
   A. MITCHELL B. SHEPHERD TO FRANCIE D. SHEPHERD, DATED OCTOBER 5, 2023 AND RECORDED IN BOOK 5060, PAGE 255 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
2. BEARINGS REFER TO GRID NORTH, MAINE EAST ZONE (1801) - REFERENCE FRAME: NAD 83 (2011) (EPOCH: 2010.0000)
3. ALL BOOK AND PAGE NUMBERS SHOWN REFER TO THE WASHINGTON COUNTY REGISTRY OF DEEDS.
4. NO LAYOUT DESCRIPTION WAS FOUND FOR FICKETT'S POINT ROAD. THEREFORE, THE SIDELINES, AS SHOWN, ARE BASED ON THE OBSERVED CENTERLINE OF THE TRAVELED WAY, SIDELINE EVIDENCE FOUND (PINS, PIPES, ETC.) AND AN ASSUMED RIGHT OF WAY WIDTH OF 3 RODS (49.5'). (SEE M.R.S.A. TITLE 23, CHAPTER 205, SECTION 2103).
5. THIS SURVEY IS LIMITED TO THE SUBJECT PROPERTY AS SHOWN. THIS SURVEY PLAN REFLECTS INFORMATION DISCOVERED BY HALEY WARD IN THE NORMAL COURSE OF WORK IN ACCORDANCE WITH THE RULES AND STANDARDS OF PRACTICE ADOPTED BY MAINE'S BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, BUT DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE SUBJECT PROPERTY. EASEMENTS AND RIGHTS-OF-WAY OF RECORD ARE SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED. BUILDING ORDINANCES, ZONING ORDINANCES, SUBDIVISION ORDINANCES, PROBATE ISSUES, AND OTHER LEGAL ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY. HALEY WARD RECOMMENDS THAT LEGAL ADVICE BE SOUGHT CONCERNING THESE AND OTHER TITLE ISSUES BEFORE PROPERTY IS CONVEYED OR IMPROVEMENTS ARE CONSIDERED RELATING TO THIS PROPERTY.
6. DATE OF LAST FIELD VISIT: AUGUST 26, 2026

STATE OF MAINE
DANIEL F. LIVINGSTONE
No. 2409
8-31-26
PROFESSIONAL LAND SURVEYOR

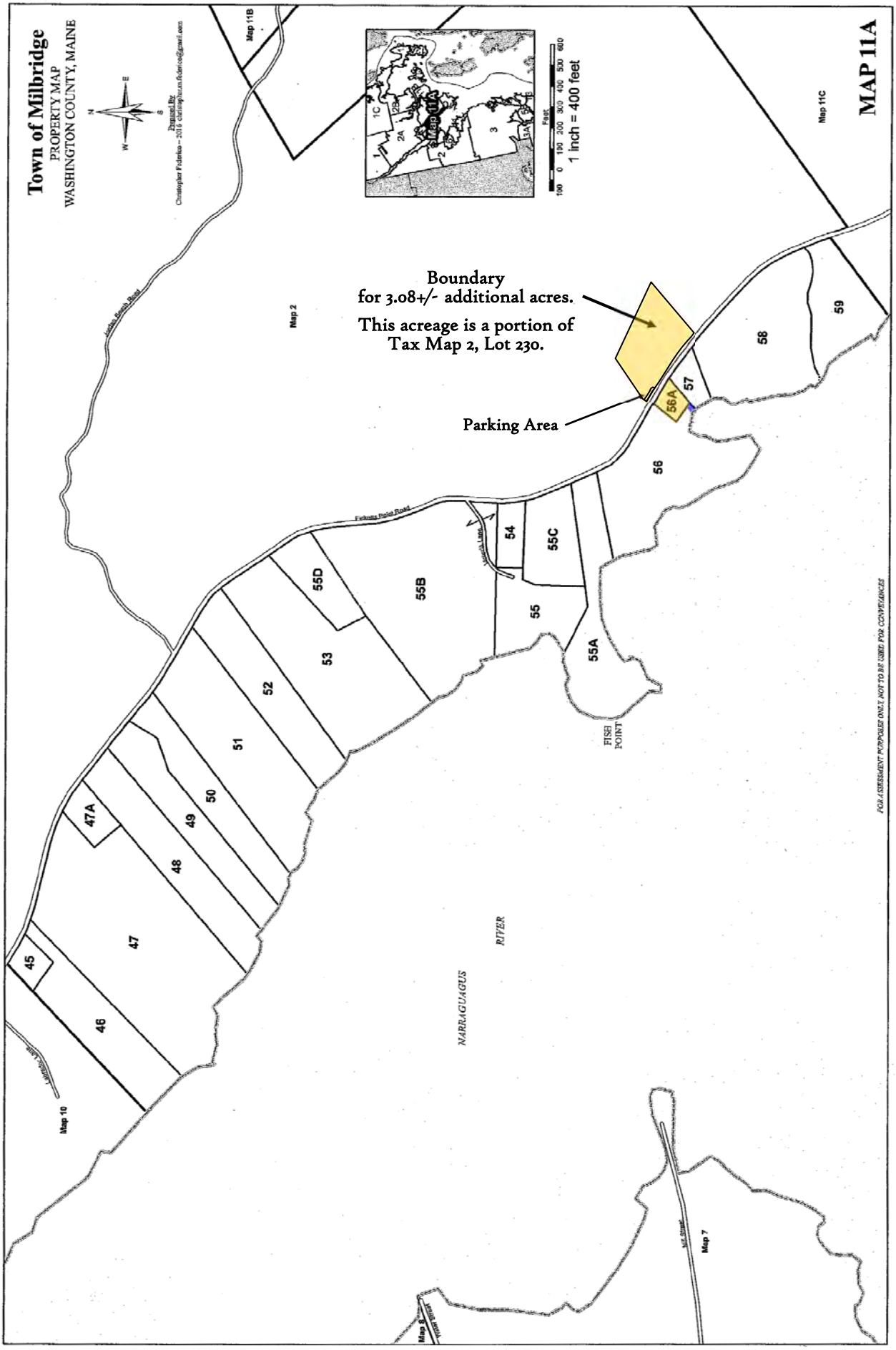
PLAN REFERENCES:

1. "BOUNDARY SURVEY PLAN - FOR 11243 DISTRIBUTION, LLC - FICKETT'S POINT ROAD - MILBRIDGE, WASHINGTON COUNTY, MAINE", PREPARED BY WEST FALLS SURVEYING AND DATED APRIL 16, 2018. THIS PLAN IS RECORDED AS SLIDE #65 IN CABINET 3, DRAWER 24 OF THE WASHINGTON COUNTY REGISTRY OF DEEDS.
2. "BOUNDARY SURVEY PLAN - FOR FRANCIE D. SHEPHERD - FICKETT'S POINT ROAD - MILBRIDGE, WASHINGTON COUNTY, MAINE - SKETCH OF LOT DIVISION", PREPARED BY HALEY WARD, INC AND DATED MARCH 4, 2024, PN 14609.001. THIS PLAN IS NOT RECORDED.

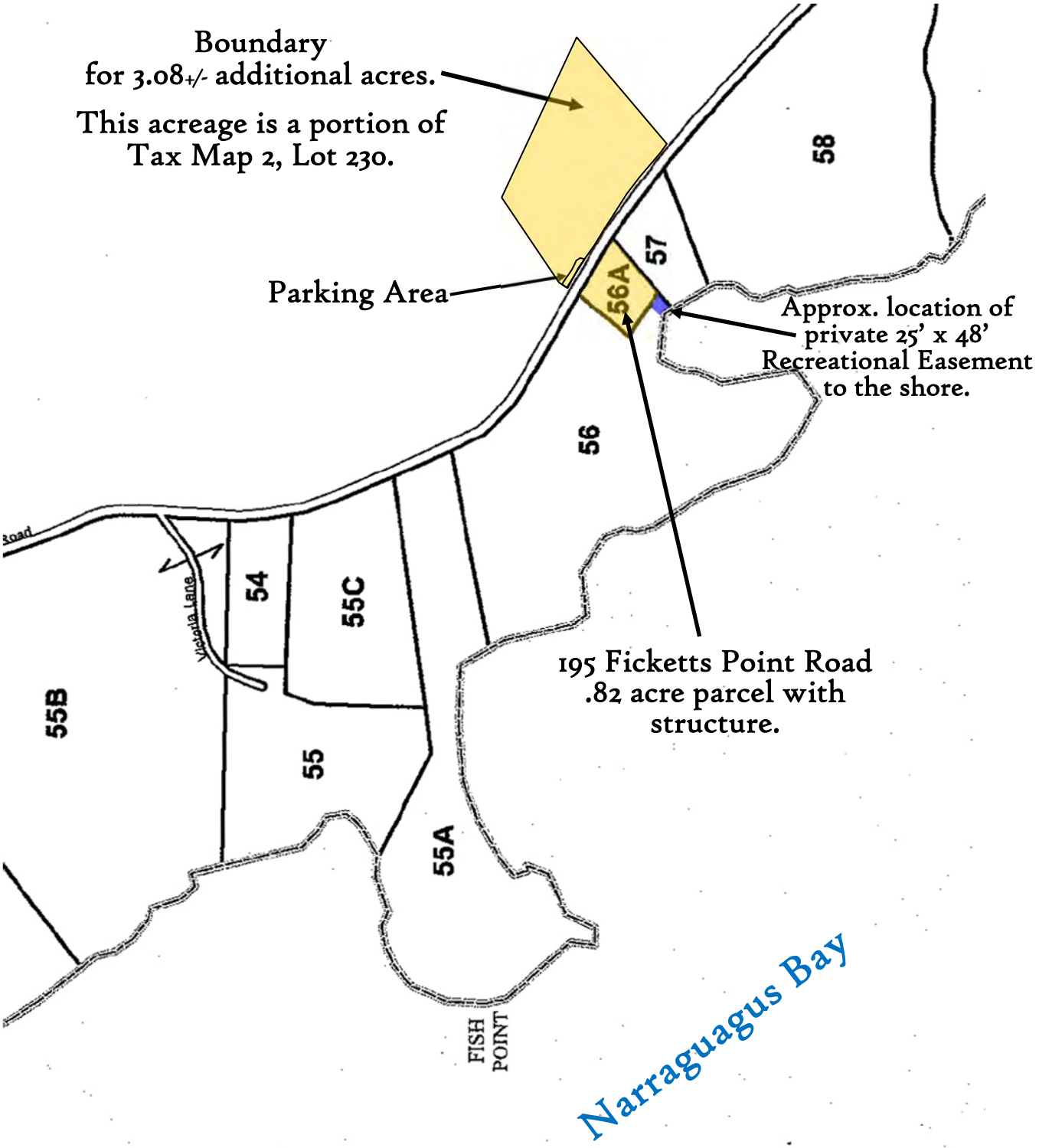
PROJECT: FRANCIE D. SHEPHERD FICKETT'S POINT ROAD, MILBRIDGE. MAINE 04658	DWG No. V102	BY RHM/DFL	DRAWING STATUS: FINAL
		DATE 2026.08.20	
TITLE: SURVEY SKETCH - LOT DIVISION	JN 14609.002	REV.	HALEY WARD
	SCALE AS NOTED	REV. DATE	

G:\ME\14609-FRANCIE_D_SHEPHERD\0002-LOT DIVISION MILBRIDGE-DFL\02-CAD_FILES\SURVEY\14609.002-V-XP.DWG

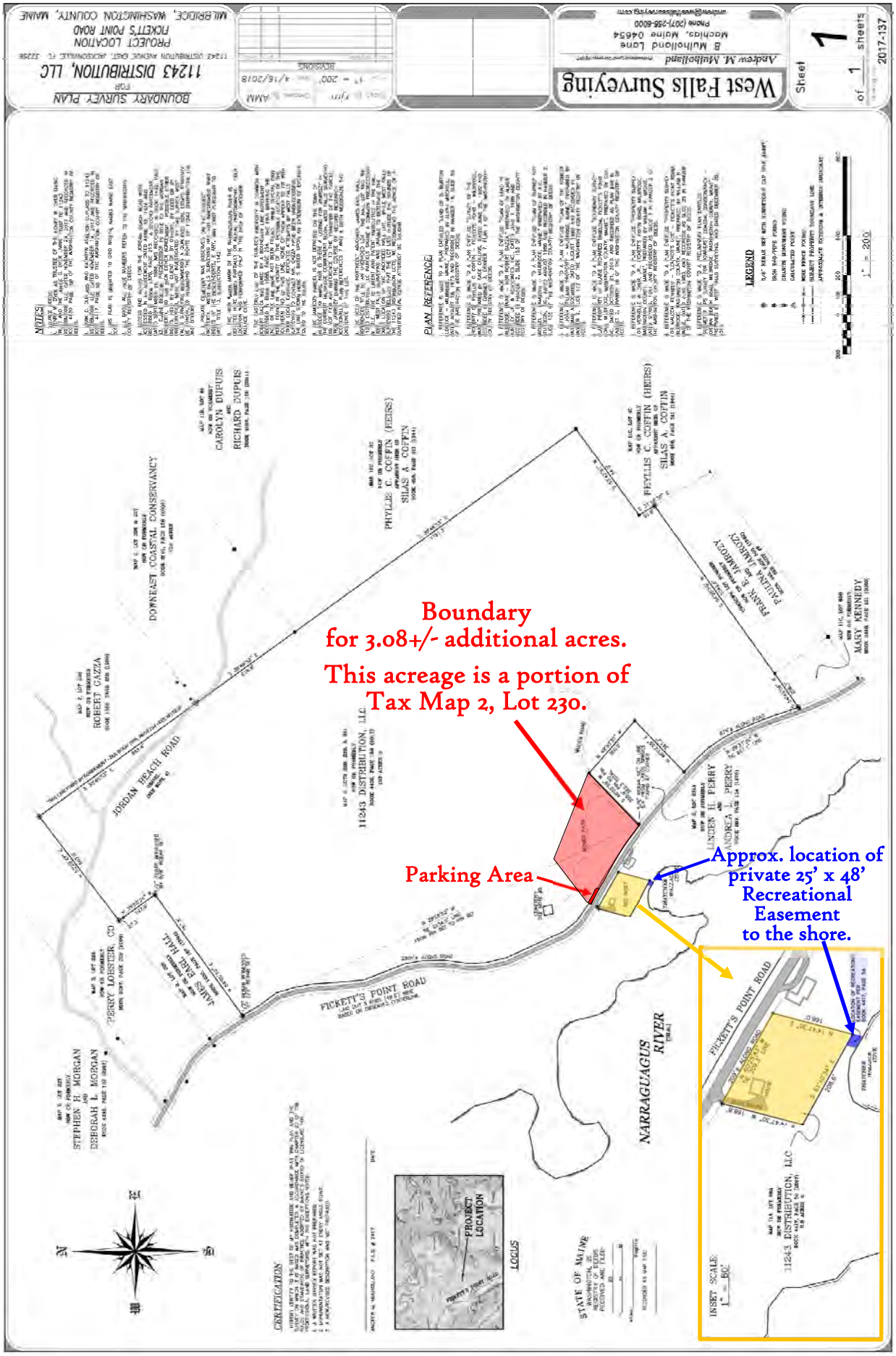
Tax Map 11A, Lot 56A



Tax Map 11A, Lot 56A

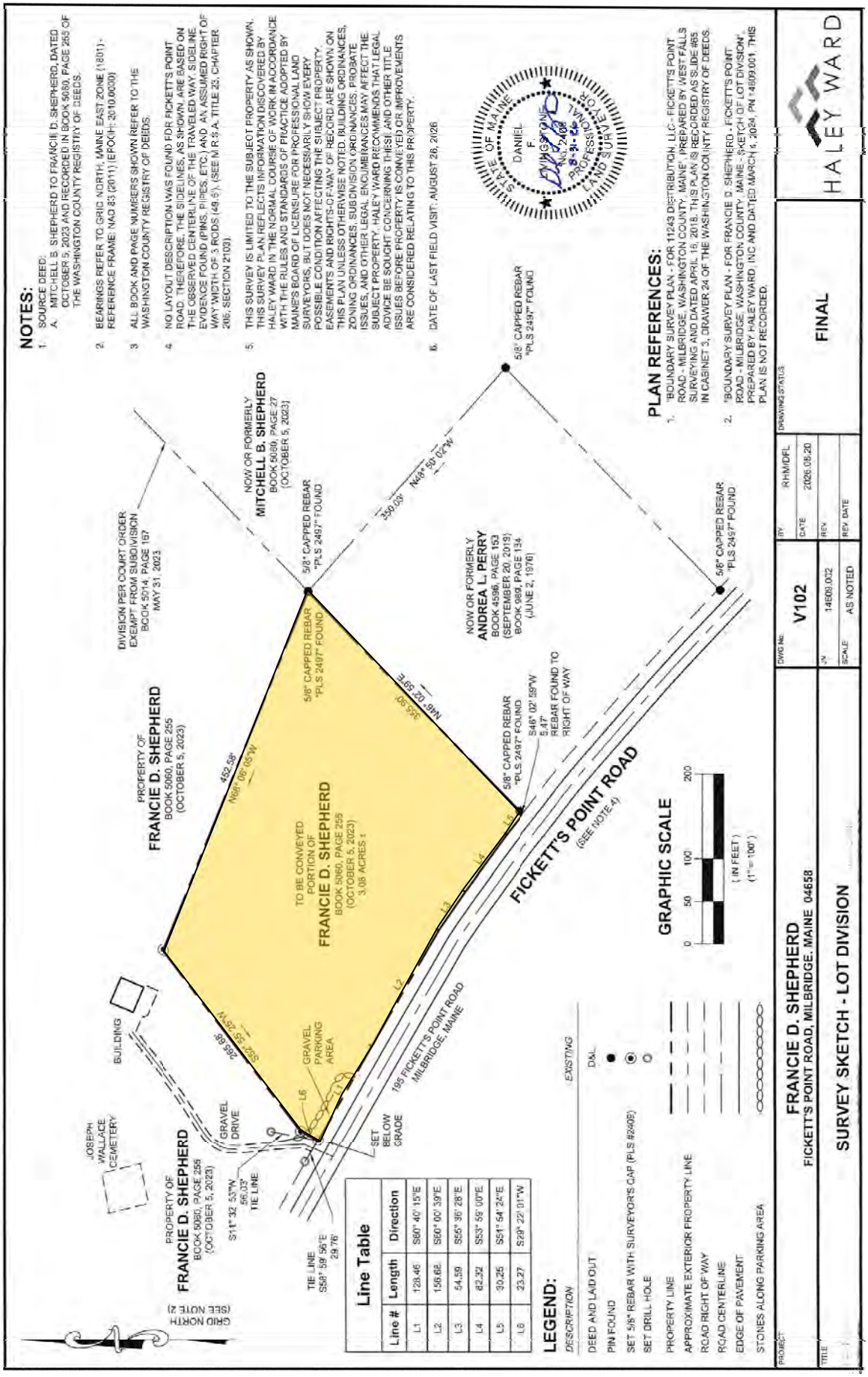


Survey

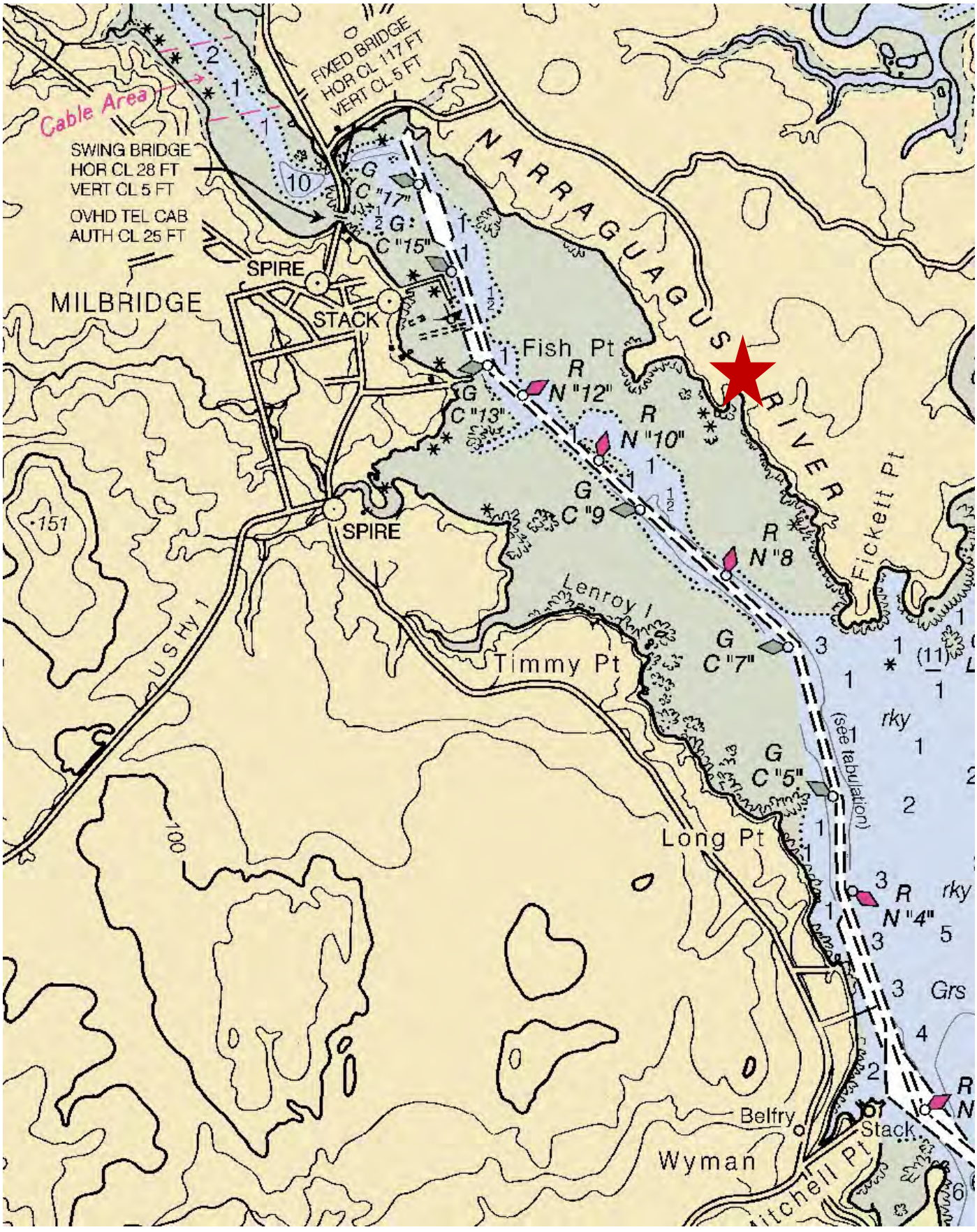


Survey inset shows .82 acre parcel with original 1992 cottage structure.
Across the street is location of 3.08+/- acre additional acreage.

Survey of additional 3.08+/- acre lot & parking



Portion of Nautical Chart 13324



Deed Book 4957, Page 201

Doc#: 9648
Bk: 4957 Pg: 201

RELEASE DEED

NO TRANSFER TAX PAID

I, **MITCHELL B. SHEPHERD**, with a mailing address of 11243 Distribution Avenue, Jacksonville, FL 32256, hereby release to **FRANCIE D. SHEPHERD**, with a mailing address of P.O. Box 343, Milbridge, Maine, 04658, all of my right, title and interest in and to a certain lot or parcel of land, together with any improvements thereon, situated in the Town of Milbridge, Washington County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

For the purposes of the Maine Improvident Transfer Act, the Releasor confirms that he has received independent legal advice in connection with this deed from attorney Justin Michael Bennett, Esq, of Hale and Hamlin, 4 State Street, Ellsworth, Maine, 04605.

The Releasor has set his hand and seal this 3RD day of OCTOBER 2022.

Mitchell B. Shepherd

STATE OF
COUNTY OF

October 3rd, 2022

Personally appeared before me, the above-named Mitchell B. Shepherd and acknowledged the foregoing instrument to be his free act and deed.

STEVEN JONES
Notary Public - State of Florida
Commission # HH 271032
My Comm. Expires Sep 25, 2026
Bonded through National Notary Assn.

Notary Public/Attorney at Law

Steven Jones

Type/print name of Notary Public
Commission expires: Sept 25, 2026

Deed Book 4957, Page 202

Doc#: 9648
Bk: 4957 Pg: 202

EXHIBIT A
MITCHELL B. SHEPHERD TO FRANCIE D. SHEPHERD

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of Milbridge, County of Washington, State of Maine, and being more particularly bounded and described in a deed from 11243 Distribution, LLC to Mitchell B. Shepherd and Francie D. Shepherd, dated September 8, 2021, and recorded in the Washington County Registry of Deeds in Book 4840, Page 145, as follows, to wit:

> "BEGINNING at a point marked by a one and one-fourth (1.25) inch diameter iron rod found set in a large rock, said point being at the end of the fourth or "South thirty-two degrees thirty-three minutes West… 19 feet" line in the description of a parcel of land which by deed dated August 24, 1983, and recorded in the Washington County Registry of Deeds in Book 1240, Page 272, was conveyed by Vernelle W. Dyer, Jr. to Andrew J. Meade and Frances W. Meade;
>
> "THENCE running with and binding always on and along the fifth (5th) line in the above-cited Dyer-Meade deed South thirty-two degrees thirty-three minutes West (S 32° 33' W) one hundred sixty-six and one tenth (166.1) feet to a point marked by a three fourths (3/4) inch diameter rebar found driven into the ground, said point bears South ten degrees thirty-eight minutes fifty-one seconds East (S 10° 38' 51" E) one hundred ninety-nine and twelve hundredths (199.12) feet from a point at the southwest corner of the concrete foundation underlying the dwelling now (1993) located on the herein described parcel;
>
> "THENCE leaving the sideline of the above-mentioned Dyer-Meade Parcel and running for the following two (2) lines of division made across the land of Andrew J. and Frances W. Meade: (1) North forty-four degrees zero minutes West (N 44° 00' W) two hundred twenty and zero tenths (220.0) feet to a point now (1993) marked by a number four (4) concrete reinforcing rod (re-bar) with a yellow plastic cap stamped P.L. S. 1331and driven into the ground, said point (A) bears South fifty-eight degrees twenty-two minutes forty-six seconds West (S 58° 22' 46" W) one hundred four and six tenths (104.6) feet from a point at the northwest corner of the foundation underlying the above-mentioned dwelling , the length of the building being (32.1) feet; thence running (2) North thirty-two degrees thirty-three minutes West (N 32° 33' W), parallel the first course of the herein-described parcel, one hundred sixty-six and one tenth (166.1) feet to a point also marked by a number four (4) rerod, capped as before and driven into the ground, said point (A) bears due North eighty-five and sixteen hundredths (85.16) feet from the above-described point at the northwest corner of the said foundation, and (B) bears North forty-four degrees, zero minutes West (N 44° 00' W) two hundred twenty and zero tenths (220.0) feet from the point of beginning of the herein described parcel, and on the westerly sideline of said Ficketts Point Road a normal distance of 24.75 feet from its centerline;

Deed Book 4957, Page 203

Doc#: 9648
Bk: 4957 Pg: 203

"THENCE continuing the last-mentioned course North thirty-two degrees, thirty-three minutes East (N 32° 33' E) thirty-nine and twenty-one hundredths (39.21) feet to a point at the centerline of the traveled way of the said Ficketts Point Road; thence running along the said centerline South thirty-nine degrees East (S 39° 00' E) two hundred twenty -five and fifty-five hundredths (225.55) feet to a point.

"THENCE leaving the said centerline and running South thirty-two degrees, thirty-three minutes West (S 32° 33' W) nineteen (19.0) feet to the point of beginning, the orientation being the magnetic meridian of 1980 shown on a plan by William R. Mague entitled "Property Survey for Vernell W. Dyer, Jr., Ficketts Point Road, Milbridge, Maine." Containing eighty-two hundredths (0.82) acre, more or less.

"Reference is made to a recreational Easement benefitting the above-described parcel dated November 3, 2017, and recorded at said Registry in Book 4417, Page 54."

Received
Recorded Register of Deeds
Oct 11,2022 11:33:52A
Washington County
Tammy C. Gay

Recreational Easement

Deed Book 4417, Page 54

Doc#: 12385
Bk: 4417 Pg: 54

RECREATIONAL EASEMENT

FICKETT'S POINT LLC, a Maine limited liability company, whose mailing address is 3267 Bee Caves Rd, Ste. 107-509 Austin, TX 78746,

for consideration,

grants unto 11243 DISTRIBUTION, LLC, a Florida limited liability company, with a mailing address of 11243 Distribution Avenue, Jacksonville, FL 32256,

a recreational easement appurtenant to that certain real estate in Milbridge, County of Washington and State of Maine described in a deed from Matt D. Duplass and Kathryn A. Duplass to Matt D. Duplass and Kathryn Aselton Duplass, Trustees of the Shine Girl Living Trust, dated October 11, 2013 and recorded in Book 4007, Page 278 of the Washington County Registry of Deeds.

Said easement shall permit the Grantee and its individual members, its and their heirs, successors and assigns, as appurtenant to the above real estate, to cross and re-cross by foot and to engage in recreational activities upon the beach and shore, including the launching of hand-carried small watercraft, within the easement area extending to low water mark, said easement area described as follows:

Beginning at the southerly corner of the benefitted property above described marked by an iron re-rod on the line of land now or formerly of Haroutinian and thence running S 32° 33' W by and along land of the Grantors and the boundary of land now or formerly of Haroutinian a distance of forty eight (48) feet, more or less, to mean high water mark of Thatcher Wallace Cove and thence continuing on same course to low water mark;

Thence running in a generally northwesterly direction following low water mark of Thatcher Wallace Cove to its intersection with a line twenty five (25) feet distant from and parallel to the line of land of Haroutinian;

Thence bearing N 32° 33' E through land of the Grantor to the southwesterly sideline of the benefitted property above described;

Thence bearing S 44° 00' E by and along the southwesterly sideline of the benefitted property twenty five (25) feet, more or less, to the point or place of beginning.

The Grantee herein and its members, successors, heirs or assigns, shall conduct such recreational activities in the easement area in such a manner as not to cause or permit excessive noise or disturbance to the ground surface and shall not cause or permit any damage or erosion to occur within the easement area in the exercise of this easement.

The property burdened by this easement is located in Milbridge, County of Washington, State of Maine and described in a deed from Andrew J. Meade and Frances W. Meade to

Recreational Easement

Deed Book 4417, Page 55

Doc#: 12385
Bk: 4417 Pg: 55

Fickett's Point LLC dated November 26, 2008 and recorded in Book 3475, Page 222 of the Washington County Registry of Deeds.

Delivery and recordation of this easement shall be and is conditional upon acquisition by the Grantee of that certain real estate in said Milbridge described in the aforesaid deed recorded in Book 4007, Page 278 of said Registry of Deeds.

SIGNED, SEALED AND DELIVERED
In the presence of

Witness

FICKETT'S POINT ~~LLC~~

BY

its

Andrew Meade

STATE OF Texas
County of Travis 3rd of November, 2017

Personally appeared the above named Andrew Meade, in his capacity Manager, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Limited Liability Company.

Before me,

Notary Public

ADAM WADE POPE
Notary Public, State of Texas
My Commission Expires
JULY 10, 2018

Adam Wade Pope
Type/print name of Notary Public

s\119-785\easement.doc

Received
Recorded Register of Deeds
Nov 17,2017 10:27:22A
Washington County
Sharon D. Strout

3+/- Acre Lot is a Portion of Deed Book 5060, Page 255

DocuSign Envelope ID: A4FED702-C77A-449D-8903-6DB4392521D1

Receipt # 172088
BK 5060 PG 255
Instr # 2023-9111
11/02/2023 01:01:20 PM
Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

NO TRANSFER TAX PAID

QUITCLAIM WITH COVENANT DEED

I, **MITCHELL B. SHEPHERD**, with a mailing address of 11243 Distribution Avenue, Jacksonville, FL, 32256, hereby GRANT to **FRANCIE D. SHEPHERD**, with a mailing address of P.O. Box 343, Milbridge, Maine, 04658, with Quitclaim Covenant, a certain lot or parcel of land, together with any improvements thereon, situated in the Town of Milbridge, Washington County, Maine, described and attached hereto as Exhibit A and incorporated herein by reference.

This deed is pursuant to the terms of a court order pursuant to divorce of the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida, dated September 26, 2022 (docket number 2022-DR-006029; Division FM-D).

For the purposes of the Maine Improvident Transfer Act, the Grantor confirms that he has received independent legal advice in connection with this deed from attorney Justin Michael Bennett, Esq, of Hale & Hamlin, 4 State Street, Ellsworth, Maine, 04605.

The Grantor has set his hand and seal this 5TH day of OCTOBER, 2023.

Mitchell B. Shepherd, Grantor

STATE OF Florida
COUNTY OF Duval

October 5TH, 2023

Personally appeared before me, the above-named Mitchell B. Shepherd and acknowledged the foregoing instrument to be his free act and deed.

STEVEN JONES
Notary Public - State of Florida
Commission # HH 271032
My Comm. Expires Sep 25, 2026
Bonded through National Notary Assn.

Notary Public/Attorney at Law

Steven Jones
Type/print name of Notary Public
Commission expires: 9-25-26

3+/- Acre Lot is a Portion of Deed Book 5060, Page 255

DocuSign Envelope ID: A4FED702-C77A-449D-8903-6DB4392521D1

EXHIBIT A
MITCHELL B. SHEPHERD TO FRANCIE D. SHEPHERD

A certain lot or parcel of land, together with the buildings and improvements thereon, situated in the Town of Milbridge, County of Washington, State of Maine, and being a portion of the real estate described in the deed from 11243 Distribution, LLC to Mitchell B. Shepherd and Francie D. Shepherd, dated November 12, 2021, and recorded in the Washington County Registry of Deeds in Book 4853, Page 282, more particularly described as follows, to wit:

All of that real estate which is described in the said deed from 11243 Distribution, LLC to Mitchell B. Shepherd and Francie D. Shepherd, dated November 12, 2021, and recorded in the Washington County Registry of Deeds in Book 4853, Page 282, which is situated northwesterly of the following internal division line:

Beginning at a rebar set on the easterly side of Ficketts Point Road, said rebar being set six and four tenths feet from a large Spruce found at the intersection of Ficketts Point Road and the westerly corner of the real estate which is described in the deed from Joseph H. Haroutunian and Gabriella B. Haroutunian (a.k.a. Gabrielle B. Haroutunian) to Linden H. Perry and Andrea L. Perry, dated June 2, 1976, and recorded at the Washington County Registry of Deeds in Book 989, Page 134;

Thence, North forty-six degrees two minutes and fifty-nine seconds East (N 46° 02′ 59" E) three hundred and fifty-five and nine tenths (355.9) feet to a pin which marks the northerly corner of the said real estate which is described in the deed from Joseph H. Haroutunian and Gabriella B. Haroutunian (a.k.a. Gabrielle B. Haroutunian) to Linden H. Perry and Andrea L. Perry, dated June 2, 1976, and recorded at the Washington County Registry of Deeds in Book 989, Page 134;

Thence, continuing North forty-six degrees two minutes and fifty-nine seconds East (N 46° 02′ 59" E) one thousand and four hundred and seventy and five tenths (1,470.5) feet to the intersection with the boundary line of the real estate which is now or formerly owned by Phyllis C. Coffin, and described in the deed from Sarah S. Kelley to Silas A. Coffin, dated September 18, 1944, recorded at the Washington County Registry of Deed in Book 456, Page 511.

Together with all rights of the Grantor to the center of the road adjoining the herein described premises.

Meaning and intending to describe a parcel of real estate containing approximately eighty-eight acres; and being Tax Map 2, lots 229 and 230 for the Town of Milbridge.

3+/- Acre Lot is a Portion of Deed Book 5060, Page 255

DocuSign Envelope ID: A4FED702-C77A-449D-8903-6DB4392521D1

The above-described real estate is conveyed TOGETHER WITH all rights, privileges and appurtenances belonging to the granted estate.

The above-described real estate is conveyed SUBJECT TO all easements, restrictions, covenants and burdens of record.

Legend	
Passes	✓
Fails EPA Primary	✗
Fails EPA Secondary	▼
Fails State Guideline	✕
Attention	⚠

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

CLIENT SAMPLE ID: 195 Ficketts Point Road, Milbridge, ME 04658
SAMPLE ID #: 295-18372-1
CLIENT JOB #:
OTHER SAMPLE INFO: Drilled well/Studio sink
SAMPLED BY: Sampler name not given
COLLECTION DATE/TIME: 08/31/26 11:55

Test Description (SM 4500 H+ B)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
pH	7.37	SU	✓	HF	0.01	1	6.5-8.5	JR - AUB		09/01/26 15:47

Test Description (SM7500_Rn_B)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
Radon	894	pCi/L	✓		100	1	4000	HP - AUB		09/01/26 19:31

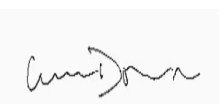
Test Description (SM 2340B)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
Hardness as calcium carbonate	46.0	mg/L			0.25	1	No Limit	JR - DER		09/03/26 10:02

MEDIA TYPE: Colilert-18 Quanti-Tray

Test Description (SM 9223B)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
Coliform, Total	9	MPN/100mL	⚠		1	1	1	JR - AUB	09/01/26 13:30	09/02/26 09:05
Escherichia coli	<1	MPN/100mL	✓		1	1	1	JR - AUB	09/01/26 13:30	09/02/26 09:05

Test Description (EPA 200.8)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
Arsenic	<0.0010	mg/L	✓		0.0010	1	0.01	NG - DER	09/02/26 08:00	09/02/26 16:11
Calcium*	11.6	mg/L			0.10	1	No Limit	NG - DER	09/02/26 08:00	09/02/26 16:11
Copper	0.019	mg/L	✓		0.0010	1	1.3	NG - DER	09/02/26 08:00	09/02/26 16:11
Iron*	<0.10	mg/L	✓		0.10	1	0.3	NG - DER	09/02/26 08:00	09/02/26 16:11
Lead	<0.0010	mg/L	✓		0.0010	1	0.015	NG - DER	09/02/26 08:00	09/02/26 16:11
Magnesium*	4.13	mg/L			0.10	1	No Limit	NG - DER	09/02/26 08:00	09/02/26 16:11
Manganese	<0.0010	mg/L	✓		0.0010	1	0.05	NG - DER	09/02/26 08:00	09/02/26 16:11
Sodium*	6.26	mg/L			0.10	1	No Limit	NG - DER	09/02/26 08:00	09/02/26 16:11
Uranium	<1.00	ug/L	✓		1.00	1	30	NG - DER	09/02/26 08:00	09/02/26 16:11
Uranium, Calc*	<0.670	pCi/L			0.670	1	No Limit	JR - DER		09/03/26 10:02

Test Description (EPA 300.0)	Results	Units	Pass/ Fail	DQ Flag	RL	DF	Limit	Analyst /Lab	Date & Time Prepared	Date & Time Analyzed
Chloride	12.3	mg/L	✓		2.00	1	250	JR - AUB		09/01/26 20:26
Fluoride	<0.20	mg/L	✓		0.20	1	4	JR - AUB		09/01/26 20:26
Nitrate as N	0.68	mg/L	✓		0.20	1	10	JR - AUB		09/01/26 20:26
Nitrite as N	<0.20	mg/L	✓		0.20	1	1	JR - AUB		09/01/26 20:26



Job ID: 295-18372-1

Authorized By: Emma Donovan, Project Manager
Phone: (207)784-5354