Docusign Envelope ID: FE4BE675-8174-8703-826E-65AF577FBAD7

PROPERTY LOCATED AT: **33 Harmon Rd , Bridgton, ME 04009**

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 **N/A** ☐ Unknown
☒ Drilled ☐ Dug ☐ Other **N/A**

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: **Jan 2026** 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? **N/A**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Back of Home**

Installed by: **Unk**

Date of Installation: **Unk**

USE: Number of persons currently using system: **2**

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

Comments: **Radon Water system installed by Seller also water softener and well was bleached**

Source of Section I information: **Replaced water pump to well in 2017 & motor prev owner**

American Real Estate, 654 Main St. Westbrook ME 04092 Phone: 2076714697 Fax: 33 Harmon Rd
Steve Levine
Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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PROPERTY LOCATED AT: **33 Harmon Rd , Bridgton, ME 04009**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public **N/A** ☐ Unknown

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

Have you had the sewer line inspected? ☒ Yes ☐ No

If Yes, what results: **Inspected in 2020 when purchased**

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ 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: **N/A**

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: **N/A**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: **N/A**

Location: **Front of Home** OR ☐ Unknown

Date installed: **1-2005** Date last pumped: **2023** Name of pumping company: **Dyer**

Have you experienced any malfunctions? ☐ Yes ☐ No

If Yes, give the date and describe the problem: **None Known**

Date of last servicing of tank: **Unk** Name of company servicing tank: **Unk**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Front of Home**

Date of installation of leach field: **2005** Installed by: **Unk**

Date of last servicing of leach field: **Unk** Company servicing leach field: **Unk**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

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

Comments: **None Known**

Source of Section II information: **Seller**

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PROPERTY LOCATED AT: **33 Harmon Rd , Bridgton, ME 04009**

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	**FHW**	**Gas Fireplace**		
Age of system(s) or source(s)	**2005**	**Unk**		
TYPE(S) of Fuel	**Oil**	**Propane**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**560 Gallons**	**Unk**		
Name of company that services system(s) or source(s)	**Dead River**	**Suburban**		
Date of most recent service call	**Jan 2026**	**2021**		
Malfunctions per system(s) or source(s) within past 2 years	**None Known**	**None Known**		
Other pertinent information	**None Known**	**Stove moved 2021**		

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

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

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

Chimney(s): ..... [ ] Yes [X] No

If Yes, are they lined: ..... [ ] Yes [X] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [ ] No [X] Unknown

Had a chimney fire: ..... [ ] Yes [ ] No [X] Unknown

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

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

Date chimney(s) last cleaned: **N/A**

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

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

If Yes, date: **2021**

Comments: **Stove was moved in 2021 to a different spot in the living room by Suburban**

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 [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? **N/A**

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): **N/A** Size of tank(s): **N/A**

Location: **N/A**

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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: **None Known**

Source of information: **Seller Previous Disclosures**

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 Known**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **2019** By: **Radon Rangers**

Results: **2600 2700**

If applicable, what remedial steps were taken? **None Known**

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

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

Results/Comments: **Previous Disclosures when Seller purchased Home**

Source of information: **Seller /previous disclosures**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **1-2026** By: **Ward Water**

Results: **Unk**

If applicable, what remedial steps were taken? **Radon water system installed**

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

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

Results/Comments: **Levels were within guidelines chloroform bacteria system bleached**

Source of information: **Seller was traveling and not using the system**

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

Comments: **None known**

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: **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: **None Known**

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: **N/A**

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: **N/A**

Source of information: **Seller**

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

If No, who is responsible for maintenance? **N/A**

Road Association Name (if known): **N/A**

Source of information: **Seller/Deed**

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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: **N/A** Year: **N/A** (Attach a copy)

Comments: **None Known**

Source of Section VI information: **Seller**

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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: **N/A**

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 Tank**

From Whom: **Dead River**

Year Principal Structure Built: **2006+/-** What year did Seller acquire property? **2020**

Roof: Year Shingles/Other Installed: **2005**

Water, moisture or leakage: **None Known**

Comments: **None Known**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☐ Yes ☐ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☐ No ☒ Unknown

Comments: **None Known**

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

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

Comments: **Previous Owner found mold in the basement area and mitigated in Jan 2020**

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

Comments: **None Known**

Has all or a portion of the property been surveyed? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available? ..... ☐ Yes ☐ No ☒ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☐ No ☒ Unknown

Comments: **None Known**

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PROPERTY LOCATED AT: **33 Harmon Rd , Bridgton, ME 04009**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **No material defects known**

Comments: **None Known**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Many improvements and upgrades have been done by the Seller. See additional upgrades as part of the disclosure packet.

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.

DocuSigned by:
Ann M Morrell
78598BFF8DFC469...

9/25/2026

SELLER DATE SELLER DATE

Morrell-Goodell Family Trust,

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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Thoughtfully Updated & Designed for Enjoyment

This beautifully cared-for home has been thoughtfully enhanced over the years, blending comfort, functionality, and inviting indoor-outdoor living. Numerous improvements provide peace of mind while adding to the character and enjoyment of the property. Highlights include a new radon water treatment system, water softener, and pressure tank in 2020; generator hookup and a charming picket-fenced front yard in 2021; and a striking floor-to-ceiling fieldstone hearth wall with gas stove, creating a warm and welcoming focal point in the living area.

Outdoor living has been thoughtfully expanded as well. In 2022, rear trees were cleared to open the property to more natural sunlight and support insurance considerations, and a convenient RV hookup was added. In 2023, a second lower deck was added with sliding gates and lighting, creating an exceptional outdoor setting with access toward Fire Island. A new 8' x 10' mudroom entry with porch and new siding further enhanced the home's function and curb appeal.

More recent improvements include a new oven and front brick patio in 2024, along with a spacious 10' x 16' greenhouse for gardening and year-round enjoyment. In 2026, the property received fresh pavement and new upper decking, completing a series of meaningful updates that make this home ready to enjoy. From the warmth of the fieldstone hearth to the multiple outdoor spaces, greenhouse, and beautifully maintained grounds, this property offers a wonderful combination of comfort, character, and outdoor lifestyle.

2020 Radon water, softener, new pressure tank

2021 New Generator hook up, Picket fenced front yard

2021 floor to ceiling field stone hearth wall in living area with gas stove

2022 Cleared trees in back which helped with sunlight and insurance.

2022 New RV hook up

2023 Second deck added lower. Sliding gates, lighting, deck leads to Fire Island”

2023 8x10 Mud room entry with porch, New siding

2024 new oven, front brick patio

2024 10 x 16 Greenhouse

2026 Fresh pavement, new upper decking

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WORK 13

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	BRIDGTON
Street or Road	HARMON DRIVE
Subdivision, Lot #	

>> Caution: Permit Required -- Attach in Space Below <<

BRIDGTON PERMIT # 4018 TOWN COPY

Date Permit Issued: 6/10/05 $ 100.00 FEE ☐ If Double Fee Charged

Local Plumbing Inspector Signature L.P.I. # 4.11

OWNER/APPLICANT INFORMATION

Name (last, first, MI) (Owner / Applicant)	GIBBONS, JAMES
Mailing Address of ☒ Owner ☐ Applicant	RR1, Box 731A
	BRIDGTON, ME. 04009
Daytime Tel. #	838-6845

Municipal Tax Map # 13 Lot # 71(P2)

Owner or Applicant Statement

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

James Gibbons 6/8/05
Signature of Owner or Applicant Date

Caution: Inspections Required

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

Local Plumbing Inspector Signature

(1st) Date Approved 8-12-05

(2nd) Date Approved 8-12-05

TYPE OF APPLICATION

1. ☒ First Time System
2. ☐ Replacement System
   Type Replaced: _____
   Year Installed: _____
3. ☐ Expanded System
   a. ☐ One-time exempted
   b. ☐ Non-exempted
4. ☐ Experimental System
5. ☐ Seasonal Conversion

THIS APPLICATION REQUIRES

1. ☒ No Rule Variance
2. ☐ First Time System Variance
   a. ☐ Local Plumbing Inspector Approval
   b. ☐ State & Local Plumbing Inspector Approval
3. Replacement System Variance
   a. ☐ Local Plumbing Inspector Approval
   b. ☐ State & Local Plumbing Inspector Approval
4. ☐ Minimum Lot Size Variance
5. ☐ Seasonal Conversion Approval

DISPOSAL SYSTEM COMPONENT(S)

1. ☒ Complete Non-engineered System
2. ☐ Primitive System (graywater & pit toilet)
3. ☐ Alternative Toilet, specify: _____
4. ☐ Non-Engineered Treatment Tank (only)
5. ☐ Holding Tank, _____ gallons
6. ☐ Non-engineered Disposal Field (only)
7. ☐ Separated Laundry System
8. ☐ Complete Engineered System (2000 gpd or more)
9. ☐ Engineered Treatment Tank (only)
10. ☐ Engineered Disposal Field (only)
11. ☐ Pre-treatment, specify:
12. ☐ Miscellaneous components

SIZE OF PROPERTY

☐ sq. ft.
☐ acres

SHORELAND ZONING

☐ Yes ☒ No

DISPOSAL SYSTEM TO SERVE

1. ☒ Single Family Dwelling Unit, No. of Bedrooms: 3
2. ☐ Multiple Family Dwelling, No. of Units: _____
3. ☐ Other: _____
   SPECIFY

TYPE OF WATER SUPPLY

1. ☒ Drilled Well 2. ☐ Dug Well 3. ☐ Private
4. ☐ Public 5. ☐ Other:

TREATMENT TANK

1. ☒ Concrete
   a. ☒ Regular
   b. ☐ Low Profile
2. ☐ Plastic
3. ☐ Other: _____
   CAPACITY 1000 gallons

DISPOSAL FIELD TYPE & SIZE

1. ☒ Stone Bed 2. ☐ Stone Trench
3. ☐ Proprietary Device
   a. ☐ Cluster array c. ☐ Linear
   b. ☐ Regular load d. ☐ H-20 load
4. ☐ Other: _____
   SIZE 900 ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

1. ☒ No 3. ☐ Maybe
2. ☐ Yes >> Specify one below:
   a. ☐ Multi-compartment Tank
   b. ☐ Tanks in Series
   c. ☐ Increase in Tank Capacity
   d. ☐ Filter on Tank Outlet

DESIGN FLOW

270 gallons per day

BASED ON:

1. ☒ Table 501.1 (dwelling unit(s)
2. ☐ Table 501.2 (other facilities)
   SHOW CALCULATIONS
   -- for other facilities --

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN
3 / D /

at Observation Hole # TP1
Depth 24 " Elevation _____
OF MOST LIMITING SOIL FACTOR

DISPOSAL FIELD SIZING

1. ☐ Small -- 2.0 sq. ft./gpd
2. ☐ Medium -- 2.6 sq. ft./gpd
3. ☒ Medium-Large -- 3.3 sq. ft./gpd
4. ☐ Large -- 4.1 sq. ft./gpd
5. ☐ Extra Large -- 5.0 sq. ft./gpd

PUMPING

1. ☒ Not Required "ELEVATE"
2. ☐ May Be Required "DRAW"
3. ☐ Required >> Specify only for engineered or experimental systems:
   DOSE: gallons

3. ☐ Section 603.0 (meter readings)
   ATTACH WATER-METER DATA

SITE EVALUATOR CERTIFICATION

I Certify that on 1/12/05 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

James G. Mancini 247 JAN. 18, 2005
Site Evaluator Signature SE # Date

JAMES G. MANCINI 892-9498

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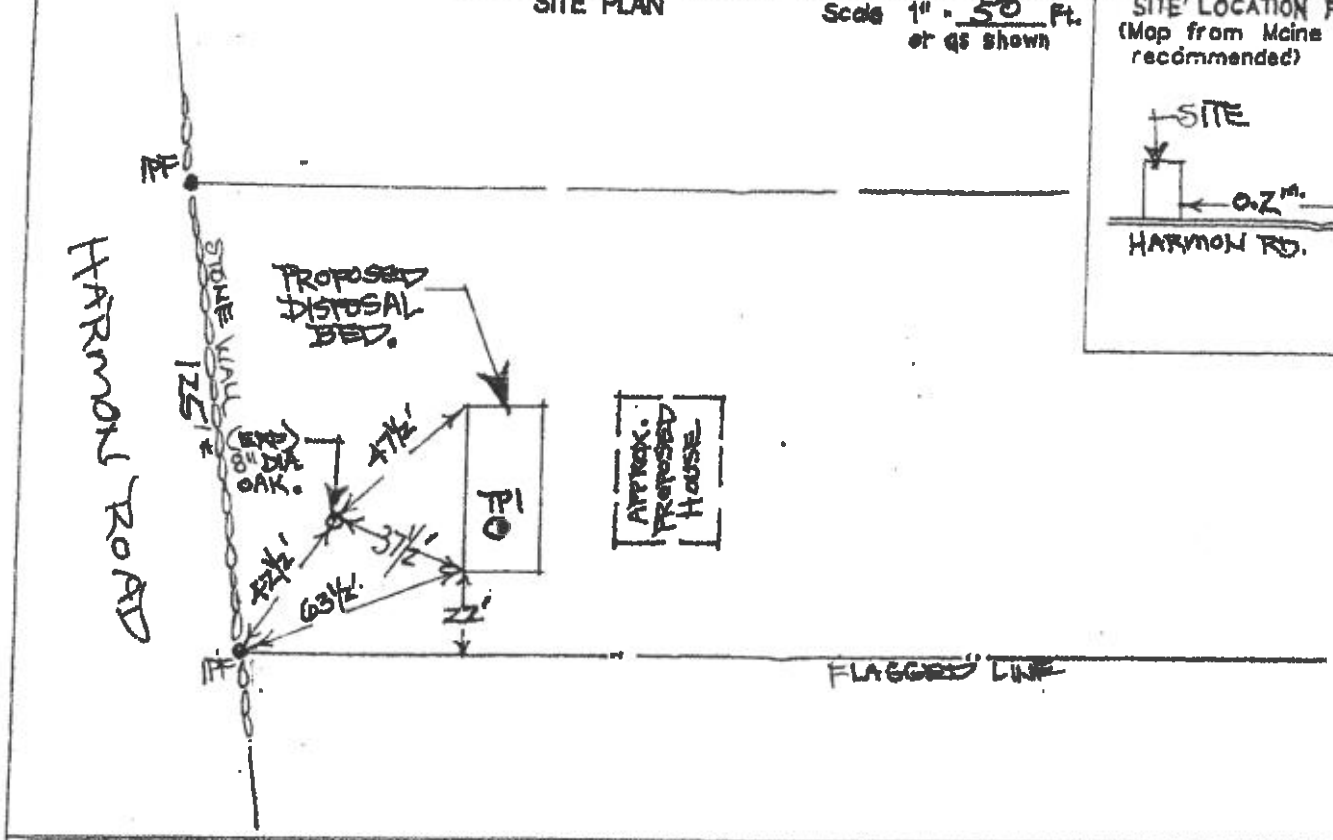
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

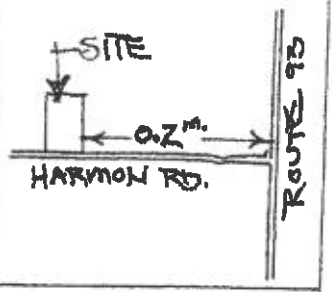
Town, City, Plantation: BRIDGTON
Street, Road, Subdivision: HARMON DRIVE
Owner's Name: GIBBONS, JAMES

SITE PLAN

Scale 1" = 50 Ft. or as shown



SITE LOCATION PLAN
(Map from Maine Atlas recommended)



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

Observation Hole TP1 ☒ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM		DARK BROWN	
	GRAVELLY		DARK YELLOWISH BROWN 10YR 4/6	
10	SANDY LOAM TO GRAVELLY LOAMY SAND	FRIABLE	LIGHT OLIVE BROWN	DISTINCT WATER
20		FIRM		
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
3 Profile / D Condition	___ %	14"	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
Profile / Condition	___ %	___"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

James H. Mancini — Site Evaluator Signature
247 — SE #
JAN. 18, 2005 — Date

Docusign Envelope ID: FE4BE675-8174-8703-826E-65AF577FBAD7

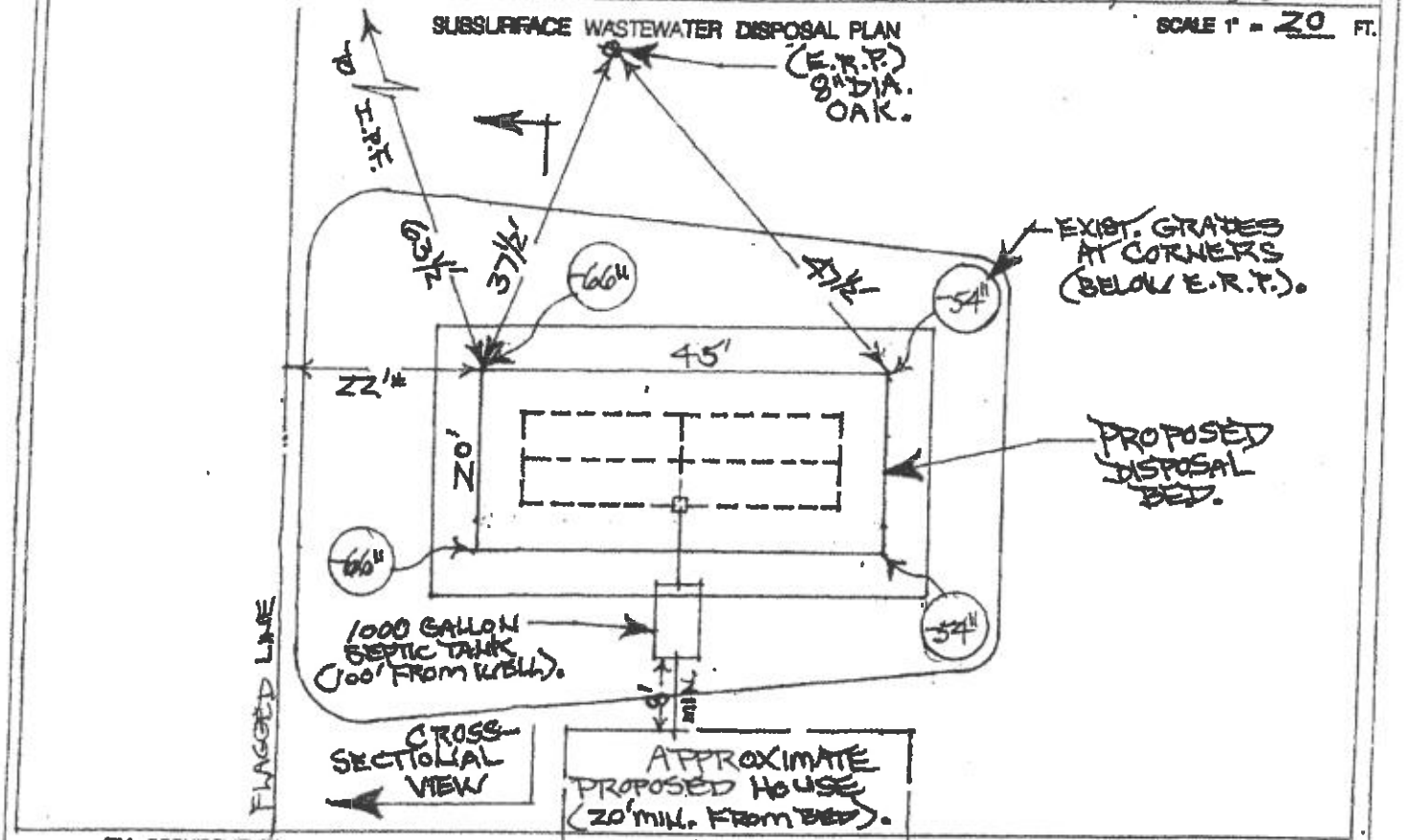
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
BRIDGTON	HARMON DRIVE	GIBBONS, JAMES

SUBSURFACE WASTEWATER DISPOSAL PLAN

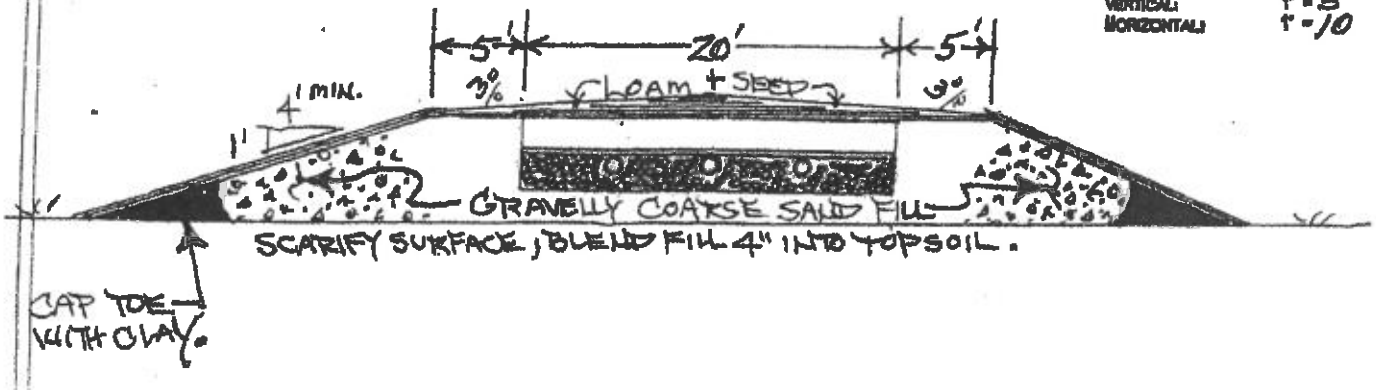
SCALE 1" = 20 FT.



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Fill (Upslope)	28"	Finished Grade Elevation	-26"	Location & Description NAIL IN 8" DIA OAK, 75" ABOVE GRADE.
Depth of Fill (Downslope)	40"	Top of (Distribution Pipe) or Proprietary Device	-38"	
		Bottom of Disposal Area	-50"	Reference Elevation AT 00".

DISPOSAL AREA CROSS SECTION

SCALE: VERTICAL: 1" = 5'; HORIZONTAL: 1" = 10'



James A. Mancini
Site Evaluator Signature

247
SE #

JAN. 18, 2004
Date

Docusign Envelope ID: FE4BE675-8174-8703-826E-65AF577FBAD7

DLN: 4159094

QUITCLAIM DEED WITH COVENANT

Ann M. Morrell and **Cory P. Goodell** of Bridgton, Cumberland County, Maine, for no consideration paid, grant and release all of their right, title, and interest to, **Ann M. Morrell** and **Cory P. Goodell**, Co-Trustees of the **Morrell-Goodell Family Trust,** of Bridgton, County of Cumberland, State of Maine, with a mailing address of 33 Harmon Road, Bridgton, Maine 04009, with **Quitclaim Covenant**, certain lots or parcels of land, with the buildings thereon, situated in Bridgton, Cumberland County, State of Maine, and being more particularly described in **Exhibit A** incorporated herein.

IN WITNESS WHEREOF, the said **Ann M. Morrell** and **Cory P. Goodell** have caused this instrument to be signed and sealed this 10th day of August, 2026.

Ann M. Morrell, Grantor

Cory P. Goodell, Grantor

STATE OF MAINE
CUMBERLAND COUNTY, ss. August 10, 2026

Then personally appeared the above-named Ann M. Morrell and Cory P. Goodell and acknowledged the foregoing instrument to be their free act and deed, in their said capacities.

Before me,

Notary Public
Kylie M. Germann
My Commission Expires: January 19, 2031

KYLIE M. GERMANN
NOTARY PUBLIC
State of Maine
My Commission Expires
January 19, 2031

Docusign Envelope ID: FE4BE675-8174-8703-826E-65AF577FBAD7

EXHIBIT A

Parcel 1:
31 Harmon Road, Bridgton, Maine

A certain lot or parcel of land, together with all appurtenances belonging thereto, situated in Bridgton, Cumberland County, State of Maine, and lying on the Northerly side of the town road known as Harmon Road, and being more particularly described as follows:

Beginning at a 1" diameter iron pipe (painted yellow/red) driven in an intersecting stone wall corner at the Northerly edge of the assumed road line of Harmon Road, and which point represents the Southwesterly corner thereat of land now or formerly of Glen R. Garland, et al, (See Deed recorded in Cumberland County Registry of Deeds, Book 6582, Page 63); thence run Westerly by said road (the line evidenced by stone wall) a bearing of South 72° 48' 17" West, a distance of 206.75 feet to a 1" diameter iron pipe (painted yellow/red) found driven in said stone wall, and which point represents the Southeasterly corner thereat of land now or formerly of Gail Brooks (See Deed recorded in said Registry of Deeds, Book 28730, Page 28); thence run on a bearing of North 15° 17' 36" West, by land of said Brooks, a distance of 437.32 feet to a 1" diameter iron pipe (painted yellow/red) representing the Northeasterly corner of said Brooks land; thence run on a bearing of North 75° 57' 35" East by remaining land of Thomas Harper Stone a distance of 222.06 feet to a 1 1/4" diameter iron pipe found driven in a stone wall a land now or formerly of Jack Sanders (See Deed recorded in said Registry of Deeds, Book 35524, Page 46); thence run on a bearing of South 13° 13' 31" East, first by said land of Sanders and then by said land of Garland, a total distance of 425.88 feet to the iron pipe begun at. Said parcel is supposed to contain 2.12 acres, more or less.

The above courses and distances are derived from a Survey Sketch Plan entitled "Sketch Plan - Harmon Road - Bridgton, Maine - Record Owner: Thomas Harper Stone" prepared by Sawyer Engineering and Surveying, Inc., dated May 29, 2019. Basis of Bearings is Magnetic North 2005. Further reference is made to a survey plan entitled Plan of Land - Route 93 & Harmon Road - Bridgton, Maine - Record Owner: Tom & Elna Stone" prepared by Sawyer Engineering and Surveying, Inc., dated October 13, 2005, and further identified as Plan No. 105-54.5, recorded in Plan Book 205, Page 785.

The real estate conveyed hereby is conveyed subject to the following restrictive covenants, the same to remain in force and effect for a period of 21 years from October 13, 2020, which shall be construed to be real covenants running with the land, enforceable as in equity by Thomas Harper Stone, his heirs and assigns, namely:

A. No house trailers, camping trailers, travel trailers, tents or other form of mobile or temporary residence of any type or description shall be occupied on the premises. This restriction shall not apply to small tents used for play by children. This restriction shall not apply to manufactured housing, provided that no single exterior wall of the principal structure shall be less than 24 feet in length, and that the structure shall be placed upon a full, permanent foundation.

Docusign Envelope ID: FE4BE675-8174-8703-826E-65AF577FBAD7
DOC :34238 BK:42461 PG:81
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
08/11/2026, 02:59:10P
Register of Deeds Jessica M. Spaulding E-RECORDED

B. No farm animals, e.g., horses, cattle, sheep, pigs, and the like, shall be kept on the premises. This restriction shall not be construed to prohibit the keeping and raising of chickens which shall be allowed.

Meaning and intending the convey the same premises described in a Warranty Deed from Susan L. Harubin and Benjamin D. Harubin to Cory P. Goodell and Ann M. Morrell dated October 18, 2022 recorded in the Cumberland County Registry of Deeds in Book 39792, Page 292.

Parcel 2:
33 Harmon Road, Bridgton, Maine

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Bridgton, County of Cumberland, and State of Maine, described as follows:

Beginning at a point a distance of ninety-four and 49/100 (94.49) feet from an iron pipe set in the ground at the northerly corner of land now or formerly of Charles T. Stone and Joanne S. Benjamin; thence

North 76° 02' East a distance of one hundred twenty-five (125) feet to an iron pipe set in the ground; thence

South 15° 10' East a distance of four hundred thirty-eight and 2/10 (438.2) feet to an iron pipe set in the ground on the northerly side line of Harmon or Morrison Road, so-called; thence

South 71° 33' West a distance of one hundred twenty-five (125) feet along the northerly side line of Harmon or Morrison Road to an iron pipe set in the ground; thence

North 15° 11' 21" West a distance of four hundred forty-eight and 04/100 (448.04) feet to a point and place of beginning.

This conveyance is made subject to the following use restrictions and covenants which shall be considered as running with the land:

1. There shall be no livestock or farm animals permitted on the premises;

2. There shall be no house trailers or mobile homes set, placed, erected or maintained upon the premises;

3. There shall be no abandoned, unregistered or inoperable motor vehicles stored or otherwise located on the premises.

Meaning and intending the convey the same premises described in a Warranty Deed from Gail F. Brooks Cory P. Goodell and Ann M. Morrell dated November 20, 2020 recorded in the Cumberland County Registry of Deeds in Book 37474, Page 228.

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Chanalytical Laboratories Inc.
[illegible] Main St, Unit 3B
Gorham, ME 04038
Phone: 207-747-1815
Email: Labs@chanalytical.com

Certificate of Analysis

Attention:	Ann M Morrell	Lab ID Number:	011226-009
	207-752-7748	Date/Time Collected:	01-12-26 0950
	amorrell8@gmail.com	Date/Time Received:	01-12-26 1230
		Date Reported:	01-13-26
Location:	33 Harmon Rd		
	Bridgeton, ME 04009		
Sample Type:	Potability		

Legend
- Meets Acceptable EPA Limits
- See Notation
- Does Not Meet EPA Limits

Parameter		Your Result:	EPA Limit:	Unit:	Method:	Preparation Date/Time:	Analysis Date/Time:
Chloride, Total		58.44	250	mg/L	SM4500Cl E		1/12/26 1433
Fluoride		0.63	4.0	mg/L	SM4500F E		1/12/26 1438
Nitrite-Nitrogen, Total		<0.20	1	mg/L	EPA 354.1		1/12/26 1431
Nitrate-Nitrogen, Total		<1.00	10	mg/L	SM4500NO3 E		1/12/26 1440
Arsenic, Total		<1.00	10.0	µg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
Lead, Total		<1.00	15.0	µg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
Uranium, Total		4.50	30	µg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
Copper, Total		0.004	1.3	mg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
Iron, Total		<0.05	0.3	mg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
Manganese, Total		<0.001	0.05	mg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
Sodium, Total		48.46		mg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
Hardness by calculation		14.52		mg/L		1/12/26 1230	1/13/26 1108
Calcium, Total		6		mg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
Magnesium, Total		<0.1		mg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
pH Electrometric		7.68	6.5 to 8.5		SM4500H+B		1/12/26 1326
Total Coliform - Colitag		3.10	1	MPN	SM9223 B	1/12/26 1234	1/13/26 1235
E. coli - Colitag		<1	1	MPN	SM9223 B	1/12/26 1234	1/13/26 1235

Comments:

Authorized By: Alan Naber Review Date: 1/13/2026

DS

Docusign Envelope ID: FE4BE675-8174-8703-826E-65AF577FBAD7

Chanalytical Laboratories Inc.
Gorham, ME 04038
Phone: 207-747-1815
Email: Labs@chanalytical.com

Certificate of Analysis

Attention:	Ann M Morrell	Lab ID Number:	011226-009
	207-752-7748	Date/Time Collected:	01-12-26 0950
	amorrell8@gmail.com	Date/Time Received:	01-12-26 1230
		Date Reported:	01-13-26
Location:	33 Harmon Rd		
	Bridgeton, ME 04009		
Sample Type:	Potability		

Legend
- Meets Acceptable EPA Limits
- See Notation
- Does Not Meet EPA Limits

Parameter		Your Result:	EPA Limit:	Unit:	Method:	Preparation Date/Time:	Analysis Date/Time:
Nitrite-Nitrogen, Total		<0.20	1	mg/L	SM4500NO2 E		1/12/26 1431
Nitrate-Nitrogen, Total		<1.00	10	mg/L	SM4500NO3 E		1/12/26 1440
Lead, Total		<1.00	15.0	µg/L	EPA 200.8	1/12/26 1230	1/13/26 1108
Total Coliform - Colitag		3.10	1	MPN	SM9223 B	1/12/26 1234	1/13/26 1235
E. coli - Colitag		<1	1	MPN	SM9223 B	1/12/26 1234	1/13/26 1235

Comments:

Authorized By: Alan Naber Review Date: 1/13/2026

DS

Docusign Envelope ID: FE4BE675-8174-8703-826E-65AF577FBAD7

Chanalytics Laboratory Inc.
547 Main St, Unit 1B
Gorham, ME 04038
Phone: 207-747-1815
Email: Labs@chanalytical.com

Certificate of Analysis

The following Notations may be referenced above.

Notation 1: The Maximum Exposure Guideline (MEG) is a health-based guideline set by the Maine Center for Disease Control and Prevention (MECDC). MEGs are recommendations for concentrations of chemical contaminants for all drinking water systems below which there is minimal risk of a harmful health effect resulting from long-term ingestion of contaminated water. These recommendations can be found online at https://www.maine.gov/dhhs/mecdc/environmental-health/eohp/wells/documents/megtable2016.pdf. Please contact one of the State of Maine's Bureau of Health Toxicologists, toll free, at 1-866-292-3474 for more information.

Notation 2: The Maximum Contamination Level (MCL) is set by the United States Environmental Protection Agency (USEPA) through the National Primary Drinking Water Regulations and are legally enforceable drinking water standards that apply to all public water systems. These regulations can be found online at https://www.epa.gov/dwreginfo/drinking-water-regulations or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above the MCL are considered to impart potential negative health effects.

Notation 3: The Secondary Maximum Contamination Level (SMCL) is set by the United States Environmental Protection Agency (USEPA) through the National Secondary Drinking Water Regulations and these contaminants are not considered to present a risk to human health at the SMCL . These regulations can be found online at https://www.epa.gov/sdwa/secondary-drinking-water-standards-guidance-nuisance-chemicals or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above (or below, only for pH) the SMCL may cause aesthetic considerations, such as taste, color and/or odor.

Notation 4: According to the EPA revised total coliform rule (effective April 1st, 2016) total coliform bacteria are no longer considered a primary contaminant. Total coliform bacteria are still used as indicator organisms for the presence of pathogens. Their presence in drinking water may indicate there is a route for pathogens (certain bacteria, viruses or protozoa) to enter the drinking water. Even though there is no longer an EPA limit, the presence of total coliform bacteria in drinking water is a problem requiring further action and investigation. If your water has tested positive for total coliform bacteria it is important to examine your water system and take action to eliminate the total coliform bacteria when possible.

This report shall not be reproduced, except in full, without written permission from Chanalytical Laboratory Inc.

If you have any questions regarding your results please call 207-747-1815

Reporting Limits: Chloride 2.00, Fluoride 0.20. Nitrite 1.00, Nitrate 0.50, Arsenic 1.00, Lead 1.00, Uranium 1.00, Copper 0.03, Iron 0.03, Manganese 0.03, Sodium 1.00, Calcium 0.02, Magnesium 0.02, PH 4.00, Sulfate 2.00, Alkalinity 2.00, Antimony 0.02, Chromium 0.02, Cadmium 0.02

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Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

American Real Estate, 654 Main St. Westbrook ME 04092 Phone: 2076714697 Fax: 33 Harmon Rd
Steve Levine DS
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

American Real Estate, 654 Main St. Westbrook ME 04092
Steve Levine
DS
2076714697
33 Harmon Rd

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