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PROPERTY LOCATED AT: **9 Cole Ln, South Berwick, ME 03908**

# 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: **08/11/2021** 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? **Kinetico non-electric water softener installed**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Front of home under fake rock**
Installed by: **Comac Pump & Well, Kingston, NH**
Date of Installation: **03/2021**

USE: Number of persons currently using system: **2**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of Section I information: **Home owners**

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## SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☐ Private ☒ Quasi-Public **Public sewer & ejector pump** ☐ Unknown

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

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

If Yes, what results: **Town inspection- passed**

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: **sewer ejector location- left side of home** OR ☐ Unknown

Date installed: **03/2021** Date last pumped: _____ Name of pumping company: _____

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

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

_____

Date of last servicing of tank: _____ Name of company servicing tank: _____

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

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

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

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

_____

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

If Yes, are they available? ..... ☐ Yes ☐ No

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

Comments: _____

Source of Section II information: **Home owners**

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

| Heating System(s) or Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|---|---|---|---|---|
| TYPE(S) of System | **FHA/ Central air** | | | |
| Age of system(s) or source(s) | **2021- 5 years** | | | |
| TYPE(S) of Fuel | **Propane** | | | |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | **700+/- gallons** | | | |
| Name of company that services system(s) or source(s) | **Desantis Heating & Cooling** | | | |
| Date of most recent service call | **N/A** | | | |
| Malfunctions per system(s) or source(s) within past 2 years | **None** | | | |
| Other pertinent information | | | | |

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): ..... [X] Yes [ ] No

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

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

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

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

If Yes, date: **2021**

Date chimney(s) last cleaned: _____

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

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

If Yes, date: _____

Comments: **HOA negotiated fuel price to $1.99 per gallon for 2026-2027**

Source of Section III information: **Home Owners**

## 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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, are tanks in current use? ..... [X] 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): **5 years** Size of tank(s): **500 gallons**

Location: **Propane tank left side of home near fence**

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What materials are, or were, stored in the tank(s)? **Propane**

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

Comments: _____

Source of information: _____

**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: **Home owners**

**C. RADON/AIR** - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

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

Results/Comments: _____

Source of information: **Home Owners**

**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: **Home Owners**

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

Comments: _____

Source of information: **Home Owners**

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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: _____

Source of information: **Home Owners**

**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: **Home Owners**

**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: **Kast Farm HOA $100 per year per home**

Source of information: **Home 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? **N/A Public maintained road**

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

Source of information: **Home Owners**

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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: **Home Owners/ Listing Agent**

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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: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

From Whom: _____

Year Principal Structure Built: **2021** What year did Seller acquire property? **2021**

Roof: Year Shingles/Other Installed: **2021**

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: _____

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: _____ ☐ Unknown

Comments: **200 amp service**

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: _____

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PROPERTY LOCATED AT: **9 Cole Ln, South Berwick, ME 03908**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None known**

Comments:

Source of Section VII information: **Home owners**

## SECTION VIII - ADDITIONAL INFORMATION

**Custom cabinets, quartz countertops, white oak flooring, on demand water heater, central air, beautiful professional landscaping, Hunter Douglas blinds. Property abutts 20+/- acres of common land that leads to the Great Works River, great for kayaking.**

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

| | | | |
|---|---|---|---|
| *Thomas Tremblay* 11/04/2026 | | *Darcia Tremblay* 11/04/2026 | |
| SELLER | DATE | SELLER | DATE |
| **Thomas Tremblay** | | **Darcia M. Tremblay** | |
| 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 |



REALTOR®

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EQUAL HOUSING OPPORTUNITY

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NANCY E HAMMOND, REGISTER OF DEEDS
**Bk 19001 PG 446**
Instr # 2022016444
04/13/2022 10:49:13 AM
Pages 2 YORK CO

# QUITCLAIM DEED

*KNOW ALL By THESE PRESENT* that, **THOMAS TREMBLAY**, with a mailing address of 9 Cole Lane, South Berwick, Maine 03908, for consideration paid, *Grants* to **THOMAS TREMBLAY and DARCIA S. TREMBLAY**, both with a mailing address of 9 Cole Lane, South Berwick Maine 03908, with *QUITCLAIM COVENANT*, as joint tenants, a certain lot of land, together with the buildings located thereon, situated on the northerly side of Cole Lane, in the Town of South Berwick, County of York and State of Maine, and being further shown and delineated as ***Lot 14-2*** on a plan entitled, ***"Plan of Kast Farm Subdivision, Tax Map 7, Lot 14, Dow Highway (Route 236), South Berwick, Maine"*** dated December 4, 2019 by Civil Consultants recorded in the York County Registry of Deeds at Book 406, Page 3 (the Plan).

The above-described Lot is conveyed **TOGETHER WITH** an easement and right of way 50' wide over a private road known as Cole Lane to be used in common with the Grantor, his heirs, assigns and others. Said easement and right of way is shown and delineated on the Plan and shall be for the purpose of ingress and egress to and from Dow Highway, by foot or motor vehicles, and also for all utilities.

The above-described Lot is conveyed **SUBJECT TO** all of the notes, conditions, restrictions, easements and limitations set forth on the Plan and by acceptance of this deed the Grantees, their heirs, successors and assigns covenant and agree to recognize, respect and adhere to them.

The above-described Lot is conveyed **SUBJECT TO** the terms, conditions, covenants and restrictions set forth in the "The Declaration of Rights, Restrictions, Covenants and Bylaws, Kast Farm Subdivision, Town of South Berwick, Maine," (the Declaration) dated March 22, 2019 and recorded in the York County Registry of Deeds at Book 17942, Page 834, as amended by an "Amendment to Declaration of Rights, Restrictions, and Covenants and Bylaws," dated March 10, 2020 and recorded in the York County Registry of Deeds at Book 18191 Page 240, and "Second Amendment to Declaration of Rights, Restrictions, and Covenants and Bylaws," dated June 25, 2020 and recorded in the York County Registry of Deeds at Book 18285 Page 509 and as may be further amended. By acceptance of this deed the Grantees, their heirs and assigns agree to be subject to the terms, conditions, easements and restrictions set forth in the Declaration. The Grantees, their heirs and assigns shall participate, together with all the other owners of lots in the Kast Farm Subdivision, in the general maintenance and repair of the roadway (Cole Lane) servicing the above-noted lot and the Kast Farm Subdivision until such time as the road is taken over by the Town of South Berwick. By acceptance of this deed, the Grantees, their heirs and assigns agree to become and remain members in Good Standing in the Kast Farm Homeowners Association.

No R.E. Transfer Tax Paid

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For title reference see the deed of Cole Lane, LLC dated October 19, 2020 and recorded int the York County Registry of Deeds at Book 18420, Page 222;

*IN WITNESS WHEREOF*, **THOMAS TREMBLAY**, has caused this instrument to be signed this 31st day of March, 2022.

Witness

**THOMAS TREMBLAY**

*STATE OF MAINE*
*County of YORK*

March 31, 2022

Then personally appeared the above-named, **THOMAS TREMBLAY**, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public

Print Name

JEFFERY J. CLARK
My Commission Expires
05-02-2026
NOTARY PUBLIC
MAINE

E
→ Return to: Thomas Tremblay
2p 9 Cole Lane
South Berwick, ME 03908

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| | |
|---|---|
| Neighborhood 10 | Dow Highway -10 |
| Zoning/Use | R2A RESIDENTIAL SUBURB GROWTH |
| Topography | Level |
| Utilities | Drilled Well Public Sewer |
| Street | Paved |

**Sale Data**

| | |
|---|---|
| Sale Date | 03/31/2022 |
| Sale Price | 0 |
| Sale Type | Land & Buildings |
| Financing | Unknown |
| Verified | Public Record |
| Validity | Related Parties |

| | | | |
|---|---|---|---|
| Reference 1 | | | |
| Reference 2 | house uc | | |
| Tran/Land/Bldg | 101 1 11 | | |
| OPEN SPACE | HSEU | FARM LAND | |
| Exemption(s) | | Land Schedule | 10 |

**Land Description**

| Units | Method - Description | Price/Unit | Total | Fctr | Influence | Value |
|---|---|---|---|---|---|---|
| 0.53 | Fr. A-Homesite (Fract) | 178,000 | 167,050.43 | 100% | | 167,050 |
| Total Acres 0.53 | | | | | Land Total | 167,050 |

**Dwelling Description** / **Replacement Cost New**

| | | | | | |
|---|---|---|---|---|---|
| RANCH | One Story | 1404 Sqft | Grade B 100 | Base | 352,872 |
| Exterior | VINYL | Masonry Trim | None | Trim | 0 |
| Dwelling Units | 1 OTHER Units-0 | Roof Cover | Asphalt Shingles | Roof | 0 |
| Flooring | Soft Wood | | | Flooring | 1422 |
| Foundation | Concrete | Basement | Dry Full Bmt | Basement | 22,745 |
| Fin. Basement Area | 1000 Sqft, Grade B | Basement Gar | None | Fin Bsmt | 33,075 |
| Heating | 100% FWA | Cooling | 100% Central | Heat | 7,392 |
| Rooms | 7 | HEARTHS | | HEARTHS | |
| Bedrooms | 3 | Add Fixtures | 1 | | |
| Baths | 2 | Half Baths | 1 | Plumbing | 18,630 |
| Attic | None | | | Attic | 0 |
| FirePlaces | 0 | | | Fireplace | 0 |
| Insulation | Heavy | | | Insulation | 948 |
| Unfin. Living Area | NONE | | | Unfinished | 0 |

**Dwelling Condition**

| Built | Renovated | Kitchens | Baths | Condition | Layout | Total |
|---|---|---|---|---|---|---|
| 2021 | 0 | GOOD | GOOD | Average | Typical | 438,434 |

| Functional Obsolescence | Economic Obsolescence | Phys. % | Func. % | Econ. % | Value(Rcnld) |
|---|---|---|---|---|---|
| None | None | 96% | 100% | 100% | 420,897 |

**Outbuildings/Additions/Improvements**

| Description | Year | Units | Grade | RCN | Cond | Percent Good Phy | Func | Econ | Value Rcnld |
|---|---|---|---|---|---|---|---|---|---|
| Frame Garage | 2021 | 576 | B 100 | 34.214 | Avg. | 96% | 100% | 100% | 32.845 |
| Wood Deck | 2021 | 240 | B 100 | 4.212 | Avg. | 96% | 100% | 100% | 4.044 |
| Open Fr Porch | 2021 | 180 | B 100 | 5.832 | Avg. | 96% | 100% | 100% | 5.599 |
| Gas Firepl | 2021 | 1 | B 100 | 4.050 | Avg. | 96% | 100% | 100% | 3.888 |
| Frame Shed | 2021 | 160 | C 100 | 3.040 | Avg. | 96% | 100% | 100% | 2.918 |
| Patio | 2021 | 240 | C 100 | 3.360 | Avg. | 96% | 100% | 100% | 3.226 |
| 1,404 SFLA | | | | | | | Outbuilding Total | | 52,520 |

| Accpt Land | 167,100 | Accepted Bldg | 473,400 | Total | 640,500 |
|---|---|---|---|---|---|

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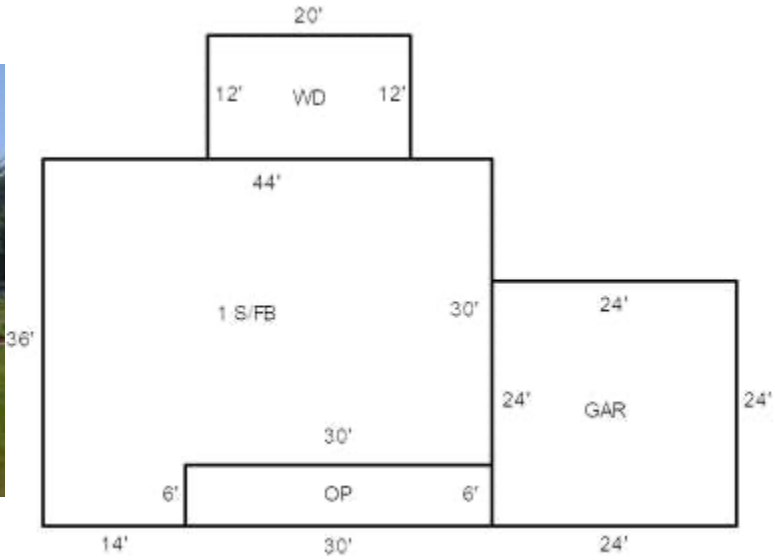


**180 MAIN ST**
**SOUTH BERWICK, ME 03908-1535**

*Telephone Numbers*
Valuation Questions: 207-384-3010
Payment Questions: 207-384-3036

**THIS IS THE ONLY BILL YOU WILL RECEIVE**

S504576 P0 - 1of1

3148 TREMBLAY, THOMAS
TREMBLAY, DARCIA S
9 COLE LN
SOUTH BERWICK, ME 03908-2900

## 2027 REAL ESTATE TAX BILL

| CURRENT BILLING INFORMATION | |
|---|---|
| LAND VALUE | $167,100.00 |
| BUILDING VALUE | $473,400.00 |
| TOTAL: LAND & BLDG | $640,500.00 |
| DURABLE ELECTRONICS | $0.00 |
| DURABLE EQUIPMENT | $0.00 |
| FURN & FIXTURES | $0.00 |
| MISCELLANEOUS | $0.00 |
| TOTAL PER. PROPERTY | $0.00 |
| HOMESTEAD EXEMPTION | $0.00 |
| OTHER EXEMPTION | $0.00 |
| NET ASSESSMENT | $640,500.00 |
| TOTAL TAX | $8,941.38 |
| LESS PAID TO DATE | $0.00 |
| ***TOTAL DUE*** | **$8,941.38** |

**ACCOUNT: 000561 RE**
**MIL RATE:** 13.96
**LOCATION:** 9 COLE LANE
**BOOK/PAGE:** B19001P446 04/13/2022

**ACREAGE:** 0.53
**MAP/LOT:** 007-014-02

FIRST HALF DUE 09/30/2026: $4,470.69
SECOND HALF DUE 03/31/2027: $4,470.69

### TAXPAYER'S NOTICE

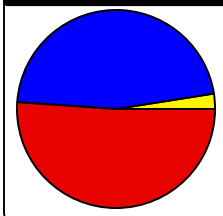
**INTEREST AT 7% PER ANNUM BEGINS 10/1/2026 and 4/1/2027.**

**This bill covers the Fiscal Year July 1, 2026 to June 30, 2027, and does not include past due amounts.**
Ownership and valuation of all real estate and personal property is fixed, by State law, as of April 1, 2026. **If you have sold your property after April 1, 2026, it is your responsibility to forward this bill to the current owner. If your mortgage lender pays your taxes, please forward a copy of your bill to them**. If your mailing address has changed, please notify the Assessor's Office at 207-384-3010.

Without State Aid for Education, Homestead Exemption Reimbursement and State Revenue Sharing, your tax bill would have been 44% higher. The Town's current outstanding bonded indebtedness is $13,121,907.00. By State law, requests for abatement must be made no later than February 12, 2027. All Tax Club applications must be received by August 30, 2026.

**BUYING OR SELLING YOUR PROPERTY?** Please read the IMPORTANT NOTICE ABOUT PROPERTY TAXES FOR BUYERS AND SELLERS from the Maine Revenue Service, which can be found on our website at southberwickmaine.org, Departments, Property Taxes.

### CURRENT BILLING DISTRIBUTION



| | | |
|---|---|---|
| COUNTY | $223.53 | 2.500% |
| TOWN | $4,148.80 | 46.400% |
| SCHOOL | $4,569.05 | 51.100% |
| **TOTAL** | **$8,941.38** | **100.00%** |

### REMITTANCE INSTRUCTIONS

Please make check payable to the **Town of South Berwick,** and include the account number on the check.
Payments should be mailed to:
**TOWN OF SOUTH BERWICK**
**180 MAIN ST**
**SOUTH BERWICK, ME 03908-1535**
ONLINE PAYMENTS available at www.southberwickmaine.org

TOWN OF SOUTH BERWICK, 180 MAIN ST, SOUTH BERWICK, ME 03908-1535

2027 REAL ESTATE TAX BILL
ACCOUNT: **000561 RE**
NAME: TREMBLAY, THOMAS
TREMBLAY, DARCIA S
MAP/LOT: 007-014-02
LOCATION: 9 COLE LANE

**ONLINE PAYMENTS are available at www.southberwickmaine.org**

**INTEREST BEGINS ON 04/01/2027**

| DUE DATE | AMOUNT DUE | AMOUNT PAID |
|---|---|---|
| 03/31/2027 | $4,470.69 | |

*PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT*

TOWN OF SOUTH BERWICK, 180 MAIN ST, SOUTH BERWICK, ME 03908-1535

2027 REAL ESTATE TAX BILL
ACCOUNT: **000561 RE**
NAME: TREMBLAY, THOMAS
TREMBLAY, DARCIA S
MAP/LOT: 007-014-02

**ONLINE PAYMENTS are available at www.southberwickmaine.org**

**INTEREST BEGINS ON 10/01/2026**

| DUE DATE | AMOUNT DUE | AMOUNT PAID |
|---|---|---|
| 09/30/2026 | $4,470.69 | |

DigiSign Verified - ee448c31-5024-44c4-8240-6083cc6a3212

South Berwick, ME

October 16, 2026

1 inch = 35 Feet

0 35 70 105

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

**7-14-3**
0.73 Ac

**7-14**
20 Ac

**7-14-4**
1.07 Ac

**7-14-2**
0.53 Ac

**7-14-1**
1.75 Ac

**7-14-6**
0.42 Ac

**7-14-5**
0.53 Ac

**7-14-6**
0.42 Ac

**7-14-5**
0.53 Ac

**7-14**
20 Ac

**7-14-7**
0.44 Ac

146'
182'
90'
99'
145'
159'
2320'
154'
155'
154'
155'
151'
2320'

Cole Ln

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

# NELSON ANALYTICAL LAB

120 York Street, Kennebunk, ME 04043
www.nelsonanalytical.com
(207)467-3478 phone


## REPORT OF ANALYSIS

Laboratory ID: 221080392


NH ELAP Accreditation #NH2018
Maine State Certification # ME00015
Maine Radon Certification # ME17500


Client Name: Advance Pump and Filter Company

Date Reported : 08/13/2021

**Client Sample ID:** Tremblay, Tom
**Laboratory ID:** 221080392.01
**Sample Location:** 9 Cole Ln, South Berwick, ME - Untreated
**Sample Matrix :** Drinking Water

**Date Collected:** 08/11/2021 09:30 AM
**Collected By :** Sean
**Date Received :** 08/12/2021 12:45 PM
**Temperature Rec'd °C:** 13.9#

| Parameters | Results | Acceptable Level | Units | Date Analyzed | Test Method | Test Type | Test Remarks |
|---|---|---|---|---|---|---|---|
| Total Coliform Bacteria | Absent | Absent | /100mL | 08/12/2021 14:10 | SM 9223B | Primary | Within EPA Standard |
| E. coli Bacteria | Absent | Absent | /100mL | 08/12/2021 14:10 | SM 9223B | Primary | Within EPA Standard |
| Nitrate-N | <1.0 | 10 | mg/L | 08/12/2021 16:21 | SM 4500 NO3 | Primary | Within EPA Standard |
| Nitrite-N | <0.01 | 1.0 | mg/L | 08/12/2021 16:22 | SM 4500 NO2B | Primary | Within EPA Standard |
| Chloride | 14 | 250 | mg/L | 08/12/2021 16:18 | SM 4500Cl-B | Secondary | Within EPA Standard |
| Total Hardness* | 100 | N/A | mg/L | 08/13/2021 14:38 | SM 2340B | N/A | No EPA Limit |
| pH | 7.20 | 6.5-8.5 | SU | 08/12/2021 16:12 | SM 4500H B | Secondary | Within EPA Standard |
| Fluoride | <0.20 | 4.0 | mg/L | 08/12/2021 16:20 | SM 4500F-C | Primary | Within EPA Standard |
| Arsenic | 0.0020 | 0.0100 | mg/L | 08/13/2021 14:38 | EPA 200.8 | Primary | Within EPA Standard |
| Lead | <0.001 | 0.015 | mg/L | 08/13/2021 14:38 | EPA 200.8 | Primary | Within EPA Standard |
| Iron* | **0.36** | 0.300 | mg/L | 08/13/2021 14:38 | EPA 200.8 | Secondary | **Outside EPA Standard** |
| Manganese | **0.072** | 0.050 | mg/L | 08/13/2021 14:38 | EPA 200.8 | Secondary | **Outside EPA Standard** |
| Copper | <0.010 | 1.30 | mg/L | 08/13/2021 14:38 | EPA 200.8 | Primary | Within EPA Standard |
| Sodium* | 4.4 | N/A | mg/L | 08/13/2021 14:38 | EPA 200.8 | N/A | No EPA Limit |
| Uranium | <2 | 30.0 | ug/L | 08/13/2021 14:38 | EPA 200.8 | Primary | Within EPA Standard |

NH ARSENIC NOTE: NH Department of Environmental Services (DES) has established a state Maximum Contaminant Level (MCL) for arsenic of 5 ppb (0.005 mg/L), which will take effect on July 1, 2021, for all NH public water systems. The current federal MCL for arsenic is 10 ppb (0.010 mg/L). For more information:https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/dwgb-3-2.pdf

PRIMARY: Regulated by the EPA as a health related parameter SECONDARY: Aesthetic parameter - not regarded as a health concern
Tests marked with an * indicate parameters not accredited by the State of Maine. These parameters are accredited under our NH ELAP accreditation

Respectfully Submitted Lorri Maling

**Lorri Maling, Laboratory Director**

Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples preserved and analyzed on the same day do not meet the method criteria. #-Sample(s) received at laboratory do not meet method specified temperature criteria.

Solid samples are reported on a dry weight basis unless noted otherwise.

Subcontract Laboratories: SUB1: Nelson Analytical Manchester (NH1005) ME-NH01005 SUB 2: (NH 2136) (ME-CT00007),SUB3: (NH2001) (ME00019), SUB 4: NH2073 SUB5: (NH2530) (ME FL00117), SUB7: EAI Analytical (NH 1007),SUB 8: ME00002 SUB9: (NH2516) (MA00100)

Date: 08/13/2021

Secondwind
water systems, inc.

735 East Industrial Park Drive
Manchester, NH 03109 Phone: 1-800-287-5767

**QUOTE**

| | |
|---|---|
| **Number:** | Q135027 |
| **Date:** | 9/7/2022 |
| **Account No:** | 125627 |
| **Prepared For:** | Tom Tremblay |
| **Terms:** | COD |
| **Sales Rep:** | MJO |
| **Acct Manager:** | CSB |

**Billing Address**
Tom Tremblay
9 Cole Lane
South Berwick, ME 03908

**Service Address:**
Tom Tremblay
9 Cole Lane
South Berwick, ME 03908
Phone: 978-479-4431 /

**Scheduled**
**09/15/2022 01:30PM MJO**

## REQUEST

Installation of Kinetico non-electric softener for hardness, iron & manganese removal. Includes 2 year labor/10 year part warranty.

| Item | Qty | Description | Unit | Price | Extended |
|---|---|---|---|---|---|
| **QITEM333** | **1.00** | **Kinetico Softener Premier/Mach 2030s, alternating twin-tank system w/ BB pre-filter, 9 GPM** | Ea | $4,545.00 | $4,545.00 |
| *LITEM545* | *1.00* | *1.00 System Loop w/ close HB* | | | |
| *LITEM650* | *1.00* | *Build Ametek BB 10 in Filter Assembly* | | | |
| *1324* | *2.00* | *Cartridge, BB X 10, 05.0 Micron, White Tech Cartridge* | | | |
| *LITEM464* | *1.00* | *Secondwind Signature Plumbing & 1.25in K Bypass, Kinetico BW 1in* | | | |
| *5739* | *1.00* | *Softener, Premier/Mach 2030s Kinetico 11020A* | | | |
| *2074* | *3.00* | *Regenerant, Salt, Green 40 Lb Morton Super Pell W/ Iron-out* | | | |
| *11747* | *1.00* | *Fuel & Freight Surcharge, Install* | Job | $25.00 | $25.00 |

## ORDER NOTES

## CLIENT NOTES

TERMS: This quote is valid for 90 days. 1/3 deposit ($2000 on Bubble Up Systems) is required. Balance must be paid in full on the installation date unless other PRIOR arrangements are made. Access to the installation site, and the installation site itself must be cleared of personal belongings, or an additional charge will be made.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. In the event of default in payment of this order or any part thereof and the account is referred to any attorney for collection, the purchaser shall pay all reasonable attorney fees and costs of collection. An interest charge of 1 1/2% per month (18% per year) will be added to any amount unpaid after 30 days.

| | |
|---|---|
| Sub Total: | $4,570.00 |
| Sales Tax: | $0.00 |
| Freight: | $0.00 |
| **Total:** | **$4,570.00** |

# LABORATORY ANALYSIS REPORT

## NELSON ANALYTICAL LAB

120 York Street, Kennebunk, ME 04043
www.nelsonanalytical.com
(207)467-3478 phone

## REPORT OF ANALYSIS

Laboratory ID: 221080392

NH ELAP Accreditation #NH2018
Maine State Certification # ME00015
Maine Radon Certification # ME17500

**Report To :** Advance Pump and Filter Compa
10 Calef Highway
Lee, NH, 03861

Client Sample ID: Tremblay, Tom

Enclosed are the analytical results for the sample(s) received by the laboratory. The results relate only to the sample(s) included in this report.This report must not be reproduced, except in full, without the written approval of the laboratory.

Drinking water test types are listed as Primary, Secondary or N/A. Primary standards are regulated by the EPA as a health-related parameter. Secondary standards are aesthetic parameters that are not regarded as a health concern. Parameters marked with N/A have no EPA primary or secondary standards associated with them. Water samples analyzed for Total Coliform and E. coli bacteria are analyzed using Standard Methods 9223B using Colilert 18. Tests marked with an * indicate parameters not accredited by the State of Maine for the method used. These parameters are accredited under our NH ELAP accreditation.

Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, ANAB, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below.
https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml
https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/2018.pdf

NH ARSENIC NOTE: NH Department of Environmental Services (DES) has established a state Maximum Contaminant Level (MCL) for arsenic of 5 ppb (0.005 mg/L), which will take effect on July 1, 2021, for all NH public water systems. The current federal MCL for arsenic is 10 ppb (0.010 mg/L). For more information: https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/dwgb-3-2.pdf

Some common abbreviations that you may find in this report are: mg/l = milligrams per liter (parts per million), ug/l= micrograms per liter (parts per billion), ND = Non-Detect (Not Detected at or above the Reporting Limit , MPN = Most Probable Number, <= Less than the reporting limit.

If you have any questions or concerns regarding this report, please do not hesitate to contact the laboratory at (207)467-3478.

All analyses were performed at Nelson Analytical unless otherwise noted. Any samples that have been subcontracted , if applicable, are clearly noted.

Thank you!

Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples preserved and analyzed on the same day do not meet the method criteria. #-Sample(s) received at laboratory do not meet method specified temperature criteria.
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Report Date: 08/13/2021 16:37