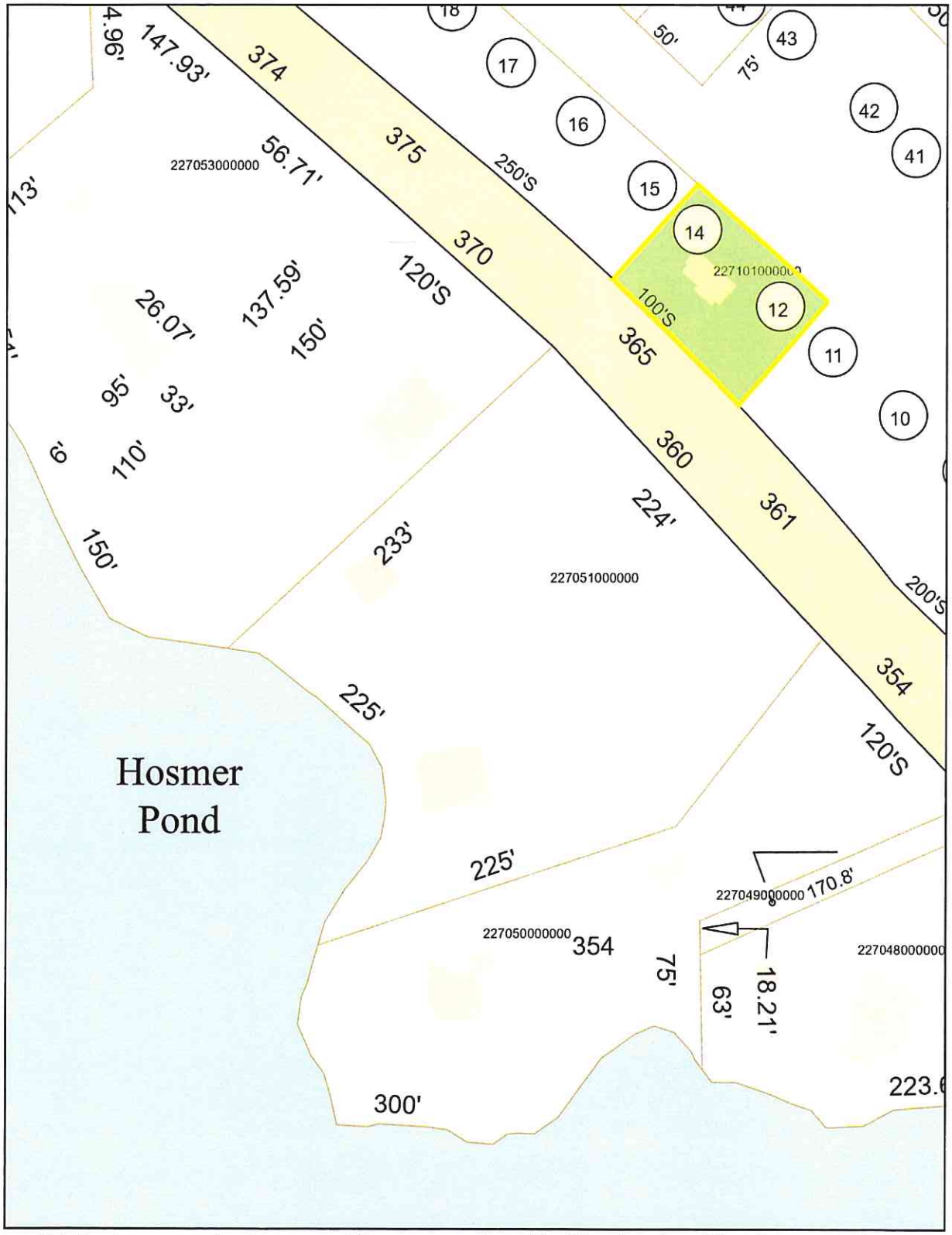
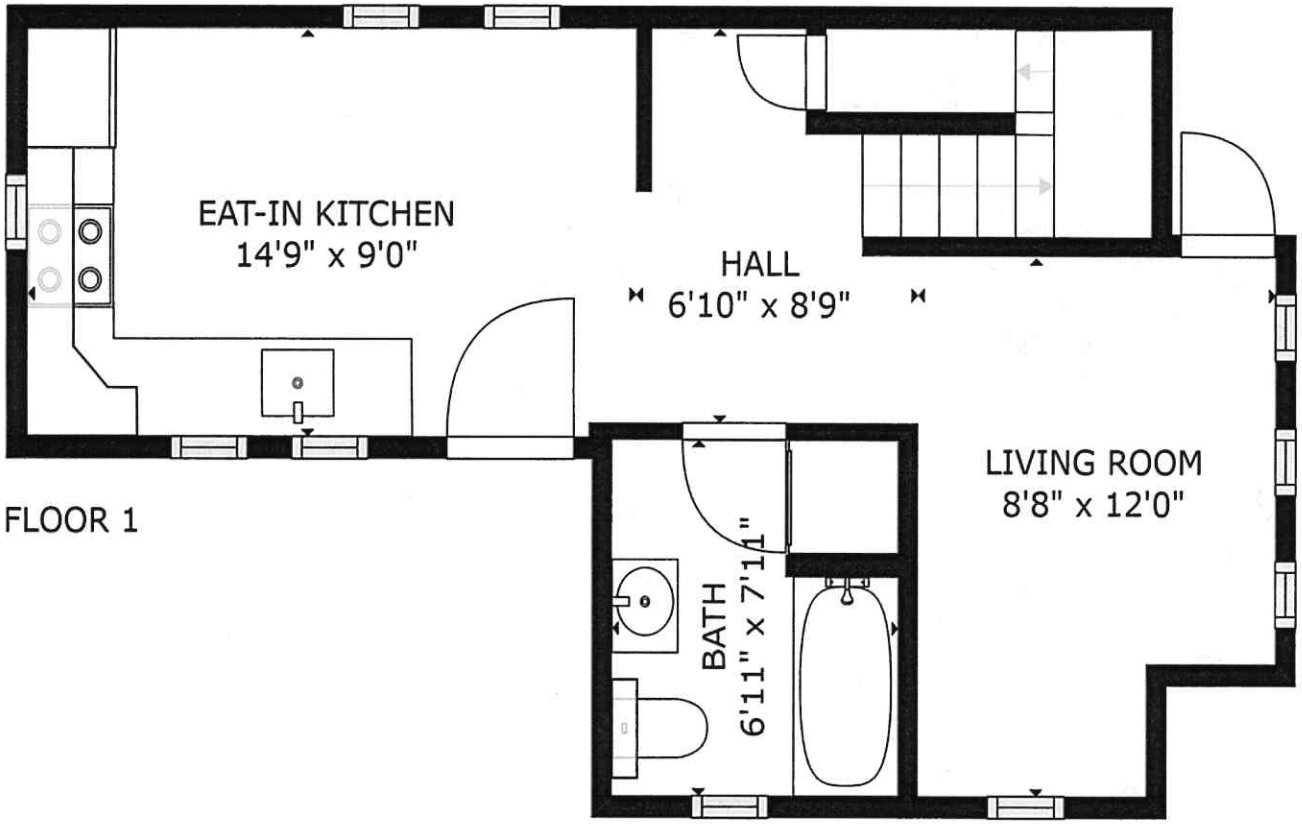
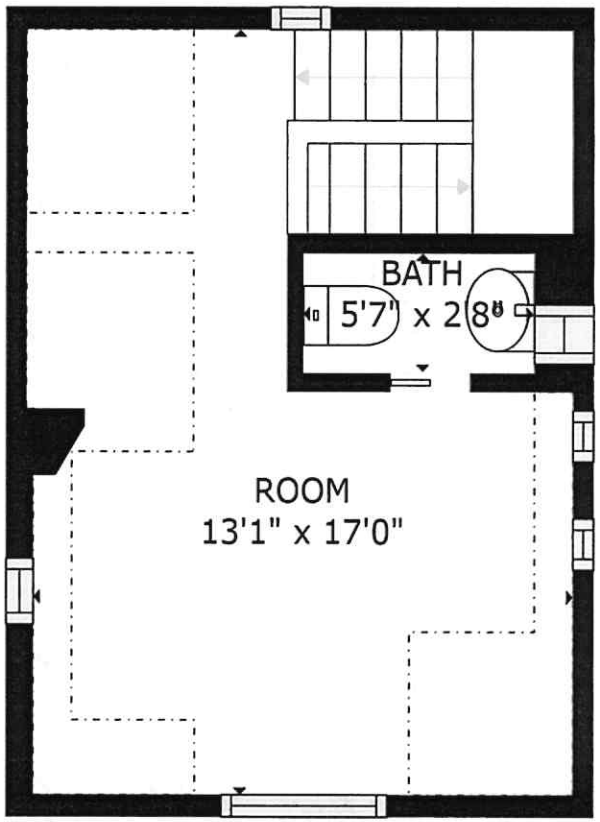
365 Hosmer Pond Road



This is a tax map and not a survey. All measurements and building locations (if any) are approximate. For more accurate boundary locations, a standard Boundary Survey is recommended.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 379 sq. ft, FLOOR 2: 155 sq. ft
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 66 sq. ft
TOTAL: 534 sq. ft

Matterport

PROPERTY LOCATED AT: **365 Hosmer Pond Rd, Camden, MA 04843**

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: **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? **arsenic mitigated w/reverse osmosis filters at kitchen sink/PFA UNK**
radon water mitigation system in back shed.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Uphill, behind house on abutter's property.**

Installed by: **Gallant Artesian Well**

Date of Installation: **2010**

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

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

Comments: **High arsenic level found by previous owner. Deeded easement for the subject well on abutter's property.**

Source of Section I information: **Seller, deed and previous owner**

PROPERTY LOCATED AT: **365 Hosmer Pond Rd, Camden, MA 04843**

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: **750 gallon tank**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Facing house, at the upper right side yard, closest to house** OR ☐ Unknown

Date installed: **12/1984** Date last pumped: **May 2021** Name of pumping company: **Interstate Septic**

Have you experienced any malfunctions? ☐ Yes ☒ No

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

Date of last servicing of tank: **May 2021** Name of company servicing tank: **Interstate Septic**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Facing house, right front, closest to road**

Date of installation of leach field: **1985** Installed by: **Desmond Emery**

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: **No other**

Source of Section II information: **Previous owner and Seller**

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PROPERTY LOCATED AT: **365 Hosmer Pond Rd, Camden, MA 04843**

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	**direct vent/radiant**	**electric in back shed**		
Age of system(s) or source(s)	**2010**			
TYPE(S) of Fuel	**propane**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**used occasionally set @ 50 degrees**			
Name of company that services system(s) or source(s)	**P.G. Willey**			
Date of most recent service call	**2/23**			
Malfunctions per system(s) or source(s) within past 2 years	**none**			
Other pertinent information	**no other**			

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

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

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

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

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

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

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

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

If Yes, date: _____

Date chimney(s) last cleaned: _____

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

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

If Yes, date: _____

Comments: **No other**

Source of Section III information: **Observation, Seller and previous owner**

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 [ ] 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: _____

Buyer Initials _____ _____ _____ _____

Seller Initials Initial FAEJ DS AJE _____ _____

PROPERTY LOCATED AT: **365 Hosmer Pond Rd, Camden, MA 04843**

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

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

Comments: **Seller has no knowledge of any underground storage tanks at the subject property.**

Source of information: **Seller, previous owner**

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: **Seller is unaware of asbestos at the subject property.**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

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

Results/Comments: _____

Source of information: _____

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: unk. By: unk.

Results: elevated radon

If applicable, what remedial steps were taken? radon water mitigation system installed.

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

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

Results/Comments: no other.

Source of information: OBSERVATION

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

Comments: **Seller is unaware of methamphetamine at the subject property.**

Source of information: **Seller**

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PROPERTY LOCATED AT: **365 Hosmer Pond Rd, Camden, MA 04843**

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: **No other**

Source of information: **Seller and observation**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **Seller is unaware of other hazardous materials at the subject property.**

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: **Well easement**

Source of information: **Deed, Seller and previous owner**

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: **Town records**

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PROPERTY LOCATED AT: **365 Hosmer Pond Rd, Camden, MA 04843**

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: **2300013C0160D** Year: **2016** (Attach a copy)

Comments: **Area of Minimal Flood Hazard**

Source of Section VI information: **FIRMette**

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PROPERTY LOCATED AT: **365 Hosmer Pond Rd, Camden, MA 04843**

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: **Propane tank**

From Whom: **P.G. Willey**

Year Principal Structure Built: **2010** What year did Seller acquire property? **2021**

Roof: Year Shingles/Other Installed: **2010**

Water, moisture or leakage: **none known**

Comments: **No other**

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: **Back door had some moisture w/previous owner. Cleaned & sealed, no issues since.**

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

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

Comments: **No other**

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

Comments: **No other**

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: **Seller is unaware of defects or hazardous materials caused by animal infestation in or out.**

Buyer Initials _____

Seller Initials FMEJ (initial) ALE (DS)

PROPERTY LOCATED AT: **365 Hosmer Pond Rd, Camden, MA 04843**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **There are two windows whose seals are broken.**

Comments: **No other**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

As per original owner who built the home, it was built using highly efficient blown-in foam core insulation and Anderson energy efficient windows.

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

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

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

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

Signed by: Francis A. Zarro Jr — 10/16/2026
SELLER — DATE
Francis A. Zarro Jr

DocuSigned by: Andrew J. Zarro — 10/16/2026
SELLER — DATE
Andrew J. Zarro

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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All Rights Reserved. Revised August 2026.
EQUAL HOUSING OPPORTUNITY

Receipt # 130551 KNOX SS: RECEIVED
VOL 5798 PG 15
09/27/2021 03:08:34 PM
3 Pages
Instr # 2021-10998
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

CORRECTIVE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, **TARA M. BARKER** of Camden, Knox County, Maine,

in consideration of one dollar and other valuable considerations,

paid by **FRANCIS A. ZARRO, JR.,** whose mailing address is 156 Circular Street 3, Saratoga Springs, NY 12866, **and ANDREW J. ZARRO**, whose mailing address is 69 George Street, Portland, ME 04103,

the receipt whereof I do hereby acknowledge, do hereby grant to the said **FRANCIS A. ZARRO, JR. and ANDREW J. ZARRO**, as joint tenants, their heirs and assigns forever,

WITH WARRANTY COVENANTS

Two certain lots or parcels of land, together with the buildings thereon, situated in the Town of Camden, County of Knox and State of Maine, being number 365 Hosmer Pond Road, bounded and described in **EXHIBIT A**, attached hereto and incorporated herein by reference.

The said **TARA M. BARKER** has set her hand and seal this 27th day of September, 2021.

TARA M. BARKER

STATE OF MAINE

County of Knox, ss. September 27, 2021

Then personally appeared the above named **TARA M. BARKER** (known to me or satisfactorily proven to me) and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Terry J. Banda SEAL

Notary Public/~~Attorney at Law~~

Printed Name:

My Commission Expires: TERRY J. BANDA
Notary Public - Maine
My Commission Expires
November 12, 2021

EXHIBIT A

Two certain lots or parcels of land together with the buildings thereon situated in the Town of Camden, County of Knox and State of Maine, being number 365 Hosmer Pond Road, bounded and described as follows, to-wit:

PARCEL I: BEGINNING at an iron bolt at the northwesterly corner of Lot No. 12; thence North 33° West fifty (50) feet, more or less, to an iron bolt at the southwesterly corner of Lot No. 15; thence North 57° East seventy-five (75) feet, more or less, to an iron bolt; thence South 33° East fifty (50) feet, more or less, to an iron bolt at the northeasterly corner of Lot No. 12; thence South 57° West seventy-five (75) feet, more or less, to the place of beginning; meaning to convey Lot No. 14, as shown on plan.

PARCEL II: BEGINNING at an iron bolt on the northwesterly corner of Lot No. 11; thence North 33° West along line of road fifty (50) feet, more or less, to an iron bolt at the southwesterly corner of Lot No. 14; thence North 57° East seventy-five (75) feet, more or less, to an iron bolt; thence South 33° East fifty (50) feet, more or less, to an iron bolt at the northeasterly corner of Lot No. 11; thence South 57° West seventy-five (75) feet, more or less, to the place of beginning (Lot No. 12).

SUBJECT TO a certain boundary agreement by and between Steven J. Pixley and John B. Scholz and Margaret E. Barclay, dated August 6, 2015 and recorded in the Knox County Registry of Deeds at Book 4949, Page 262.

ALSO CONVEYING a well easement as described in a deed from Steven J. Pixley and Ann A. Pixley to Steven J. Pixley, dated August 24, 2015 and recorded in the Knox County Registry of Deeds at Book 4949, Page 265.

ALSO CONVEYING an easement, in common with the grantor and others, over that portion of Avenue One, as shown on the "Ritterbush Survey" described as follows:

Beginning at the northeasterly corner of Lot 12 conveyed above; thence along the northerly line of Lot 12 and Lot 14 to the northwesterly corner of Lot 14; thence in a northerly direction to the southwesterly corner of Lot 42; thence in an easterly direction along the southerly line of Lot 42 and 41 to the southeasterly corner of Lot 41; thence in a southerly direction to the point of beginning.

Except for the easement rights conveyed in the well and access easements described above no other easements are conveyed herein, specifically including any easements which may otherwise be appurtenant to the two parcels herein conveyed.

FOR REFERENCE see deed from Steven J. Pixley to Tara M. Barker, dated August 24, 2015 and recorded in the Knox County Registry of Deeds at Book 4949, Page 267.

FOR FURTHER REFERENCE see Boundary Survey and Proposed Agreement Plan for John Scholz by Gartley & Dorsky Engineering and Surveying, dated August 72012 and recorded in the Knox County Registry of Deeds at Plan Cabinet 24, Page 61.

This Corrective Deed is being filed to correct the address of the property being conveyed from 265 Hosmer Pond Road to 365 Hosmer Pond Road shown on page one of Warranty Deed from Tara M. Barker to Francis A. Zarro, Jr. and Andrew J. Zarro, dated September 14, 2021 and recorded September 20, 2021 in the Knox County Registry of Deeds at Book 5794, Page 12.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation	CAMDEN
Street Subdivision Lot #	HOSMER POND ROAD

PROPERTY OWNERS NAME

Last: NOUGARET First: PAUL

Applicant Name:	
Mailing Address of Owner/Applicant (If Different)	R.R. 1 BOX 229 LINCOLNVILLE, ME 04849

CAMDEN PERMIT # 341 STATE COPY

Date Permit Issued: 9 20 85 $ 0 4 0 0 0 FEE (If Double Fee Charged)

Local Plumbing Inspector Signature L.P.I. # 0 7 4 1

Owner/Applicant Statement

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

Signature of Owner/Applicant 9-20-85 Date

Caution: Inspection Required

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

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

1. ☐ NEW SYSTEM
2. ☒ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ SEASONAL CONVERSION
5. ☐ EXPERIMENTAL SYSTEM

THIS APPLICATION REQUIRES:

1. ☐ NO RULE VARIANCE REQUIRED
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
   ☒ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
3. ☒ Requiring Local Plumbing Inspector Approval
4. ☐ Requires State and Local Plumbing Inspector Approval

INSTALLATION IS:

COMPLETE SYSTEM

1. ☒ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED _____

THE FAILING SYSTEM IS:

1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER _____

DISPOSAL SYSTEM TO SERVE:

1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

SIZE OF PROPERTY: 1/2A ±

ZONING: RURAL/RESIDENTIAL

TYPE OF WATER SUPPLY: DRILLED WELL

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☒ SEPTIC: ☐ Regular ☐ Low Profile
2. ☐ AEROBIC

SIZE: 750-1000 GALS.

WATER CONSERVATION

1. ☐ NONE
2. ☒ LOW VOLUME TOILET
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY: _____

PUMPING

1. ☐ NOT REQUIRED
2. ☒ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

2 BEDROOM SINGLE FAM. DWL. MINIMUM FLOW TABLE 7-1

DESIGN FLOW: 162 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
2	C

DEPTH TO LIMITING FACTOR: 14

SIZE RATINGS USED FOR DESIGN PURPOSES

1. ☐ SMALL
2. ☐ MEDIUM
3. ☒ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

1. ☐ BED _____ Sq. Ft.
2. ☒ CHAMBER 288 Sq. Ft. ☐ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER: _____

SITE EVALUATOR STATEMENT

(☐ SITE EVALUATION WAIVED BY LOCAL OPTION)

On 8-27-85 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Dennis Small 155 9-8-85

Site Evaluator Signature SE# Date

* Local Plumbing Inspectors Signature if a Local Site Evaluation Waiver under a Local Option

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation CAMDEN

Street, Road, Subdivision HOSMER POND RD.

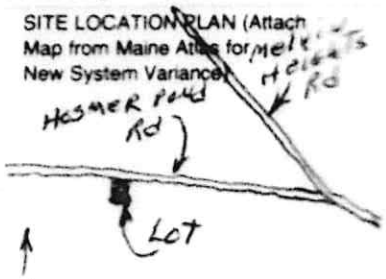
Owners Name NOUGARET, PAUL

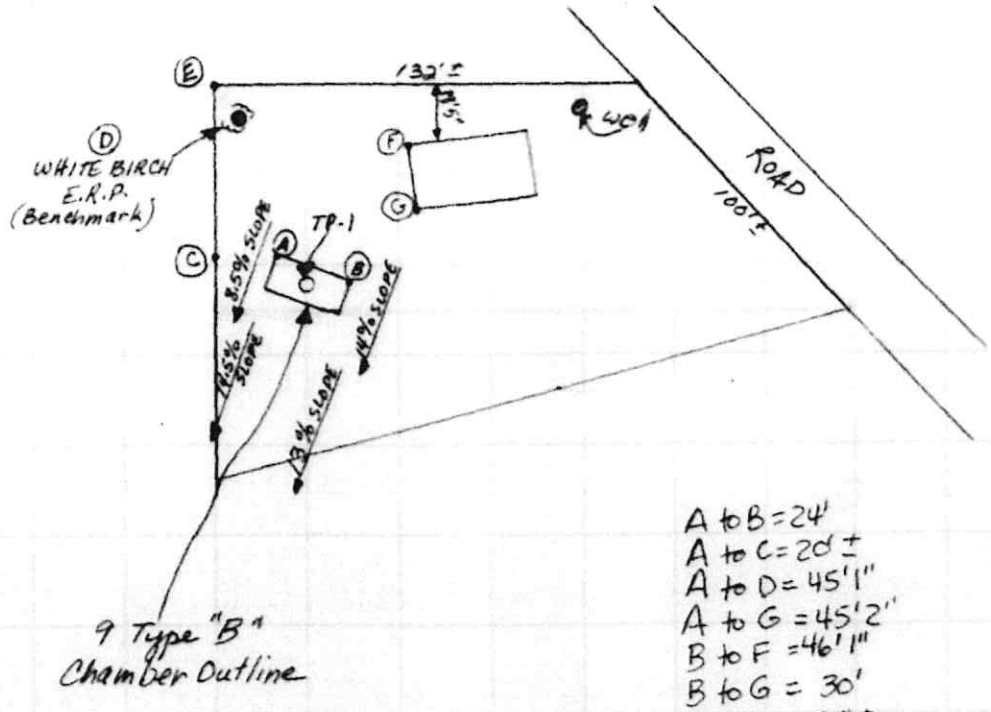
SITE PLAN

Scale 1" = 60 Ft.



SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)





A to B = 24'
A to C = 20' ±
A to D = 45'1"
A to G = 45'2"
B to F = 46'1"
B to G = 30'
C to E = 55' ±

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

Observation Hole TP-1 ☒ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	FINE SANDY LOAM	FRIABLE	DARK BROWN	
6			YELLOWISH BROWN	
10				
15	FINE, SANDY LOAM MIXED WITH SILTS AND CLAYS	MEDIUM COMPACT		COMMON DISTINCT
20				
30	LOAM	FRIABLE	DARK BROWN	
40	FINE SANDY LOAM		YELLOWISH BROWN	
50				

Soil Profile	Classification Condition	Slope	Limiting Factor	
2	C	14 %	14'	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole _____ ☐ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
30				
40				
50				

Soil Profile	Classification Condition	Slope	Limiting Factor	
		%		☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Dennis Small
Site Evaluator Signature

155
SE#

9-8-85
Date

HHE-200 Rev. 1/84

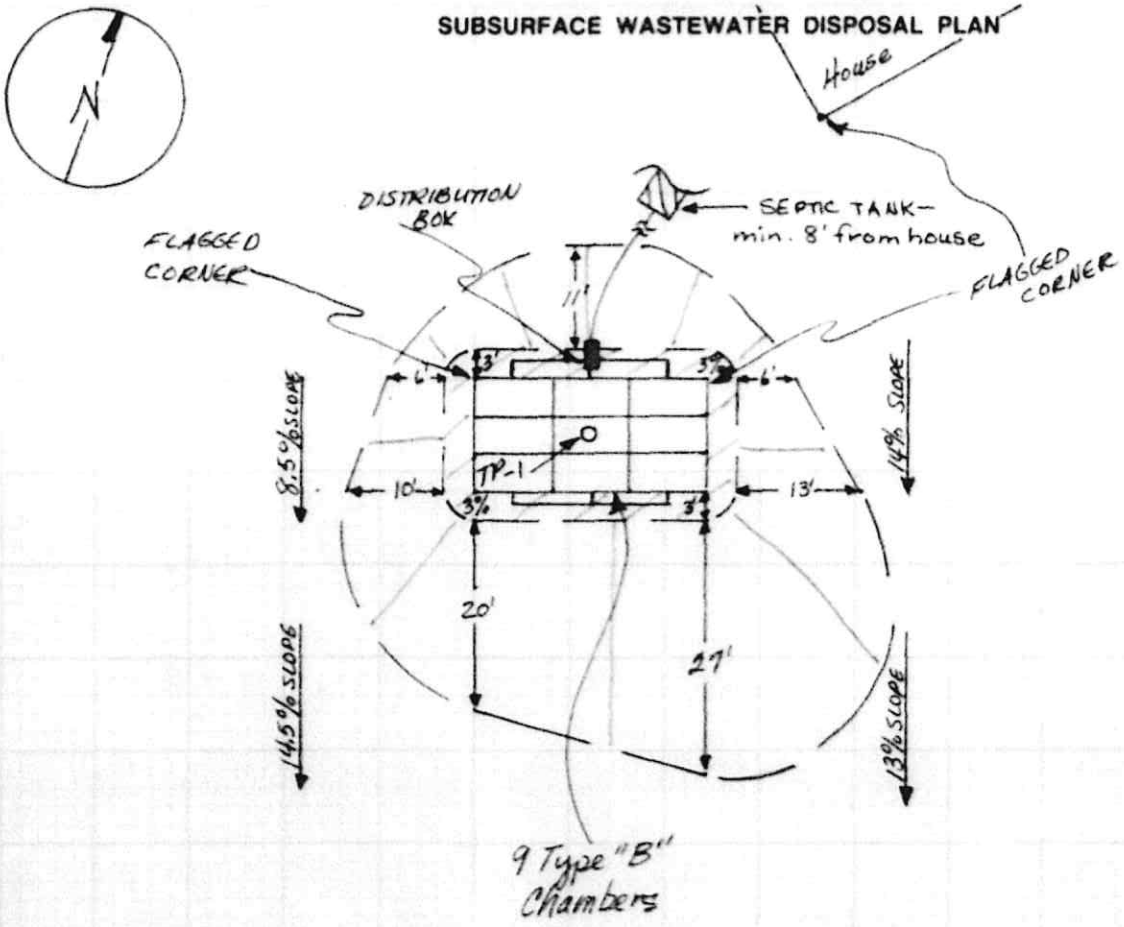
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation: CAMDEN | Street, Road, Subdivision: HOSMER POND ROAD | Owners Name: NOUGARET, PAUL

SUBSURFACE WASTEWATER DISPOSAL PLAN

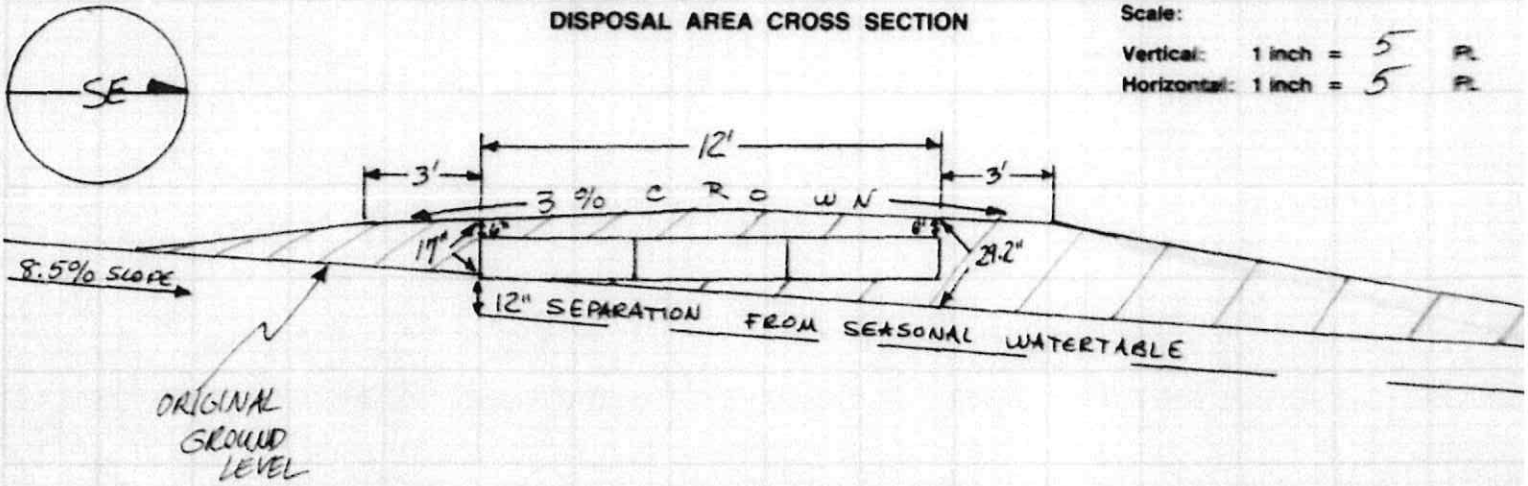
Scale 1" = 20' PL



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	17"	Reference Elevation is	0"	E.R.P. = PINK FLAGGING TIED TO WHITE BIRCH TREE
Depth of Fill (Downslope)	32.2"	Bottom of Disposal Area	-62"	
South Corner →	29.2"	Top of Distribution Lines or Chambers	-49"	

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 inch = 5' PL
Horizontal: 1 inch = 5' PL



SOUTH WEST PROFILE

Dennis Small — Site Evaluator Signature | 155 — SE# | 9-8-85 — Date

STATE

#341

Replacement System Variance Request

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an Application for the proposed replacement system which is in noncompliance with the Rules. The LPI shall review the Replacement System Variance Request and Application and may approve the Request if all of the following requirements with LPI approval limitations can be met.

1. The replacement system is correcting a malfunction or an unlicensed wastewater discharge system.
2. A replacement system cannot be designed and installed in total compliance with the Rules.
3. The design flow is less than 500 GPD.
4. There will be no change in use of the structure.
5. The replacement system does not conflict with Seasonal Conversion Permit (30 MRSA § 3223) or with Mandatory Shoreland Zoning (12 MRSA § 4811).
6. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
7. Soil and setback distances are within approval authority of the LPI.

GENERAL INFORMATION

Town of CAMDEN

Permit No. ☐☐☐☐☐

Date Permit Issued ___/___/___ (month/day/year)

Property Owner's Name: PAUL NOUGARET Tel. No. ___

System's Location: HOSMER Pond Rd (Street)

CAMDEN (Town) MAINE 04843 (Zip)

Property Owner's Address: (if different from above) RR1 BOX 229 (Street)

Lincolnville (Town), Me. (State) 04849 (Zip)

Specific Instructions to the:

LPI: If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature)

Site Evaluator: If after completing the Application, you find that a variance for the proposed replacement system is needed, then complete the Replacement Variance Request with your signature on reverse side of form.

Property Owner: It has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in **total** compliance with the Rules is not possible.

FOR USE BY THE DEPARTMENT ONLY:

The Department has reviewed the variance(s) and (☐ does, ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

Signature of the Department ___ Date ___

Variance Category	Variance Requested	Limit of LPI's Approval Authority		Variance Requested to:	
Soils					
Soil Profile	Ground Water Table	to 6"		14 inches	
Soil Condition	Restrictive Layer	to 6"		inches	
from HHE-200	Bedrock	to 10"		inches	
Setback Distances (in feet)	From:	Treatment Tank	Disposal Area	Treatment Tank	Disposal Area
Potable Water Supplies	1. Well:>2000 gal/day	100	300		
	2. Well:<2000 gal/day				
	a. Neighbor's	100 (a)	100 (a)		
	b. Property Owner's	50'	60'	75' ±	85' ±
	3. Water Supply Line	10'	10'		
Waterbodies	1. Perennial	60' (c)	60'		
	2. Intermittent	25'	25'		
	3. Manmade drainage ditch	15'	15'		
Downhill Slope	Greater than 3:1 (33%)	5'	10' (b)		
Buildings	1. With basement	8'	15'		
	2. Without basement	8'	10'		
Property Line		5'	5' (b)		

Other Specify:

Footnotes:

a. A variance to reduce the 100 foot setback distance to a minimum of 80 feet may be granted only with the neighbor's written permission.

b. Sufficient distance shall be maintained to assure that the toe of the fill does not extend beyond the 3:1 slope or property line.

c. May be reduced to 25' provided treatment tank is tested to be water tight in the presence of the Local Plumbing Inspector.

Dennis Small — Site Evaluator's Signature

9-10-85 — Date

LPI Statement

I, ROBERT F. WHITELEY, LPI for Town of CAMDEN, MAINE have conducted an on-site inspection for the proposed replacement system and have determined, to the best of my knowledge, that it cannot be installed in total compliance with the Rules, applicable Municipal Ordinances, or the Local Shoreland Zoning Ordinance. As a result of my review of the Replacement System Variance Request, the Application, and my on-site investigation, I (check and complete either **a** or **b**):

a. (☒ approve, ☐ do not approve) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in **Comments** Section below and return to the applicant.

or:

b. find that one or more of the requested Variances exceeds my approval authority as LPI. (☐ recommend, ☐ do not recommend) the Department's approval of the variances. Note: If the LPI does **not** recommend the Department's approval, he shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: _____

Robert F. Whiteley — LPI's Signature

9-20-85 — Date

The **Owner** shall sign this statement. Therefore, having read both this Replacement Variance Request and the attached Application, I understand that the proposed system in not in **total** compliance with the Rules and hereby release all those concerned with this Variance, provided they have performed their duties in a reasonable and proper manner.

Property Owner's Signature

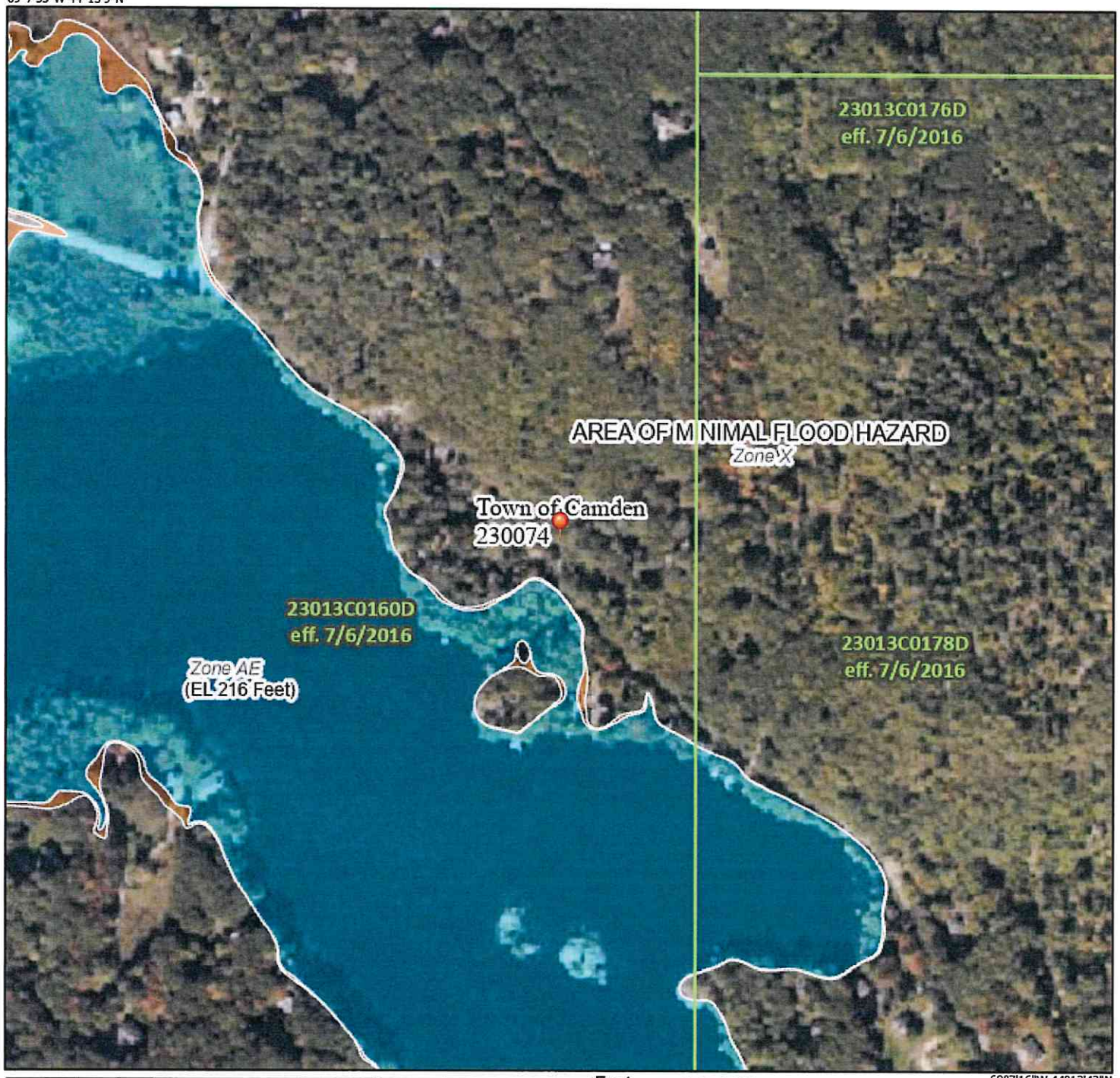
9-20-85 — Date

HHE-204 RV 7/83

National Flood Hazard Layer FIRMette

FEMA

69°7'53"W 44°13'9"N



69°7'16"W 44°12'43"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/15/2026 at 6:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Docusign Envelope ID: 7022A0E5-E1BA-8164-823E-95B15BFB0241

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Francis A. Zarro Jr, Andrew J. Zarro** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **365 Hosmer Pond Rd, Camden, MA 04843**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

XX Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

___ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

XX Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

___ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

___ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Signed by: Francis A. Zarro Jr — Seller: **Francis A. Zarro Jr**	Date 10/16/2026
Buyer	Date	Andrew J. Zarro — Seller: **Andrew J. Zarro**	Date 10/16/2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	DocuSigned by: Cheryl Oliveri-Daly — Agent: **Cheryl Oliveri - Daly**	Date 10/16/2026
		DocuSigned by: Kenneth J Twaddel — **Kenneth Twaddel**	

REALTOR®

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EQUAL HOUSING OPPORTUNITY

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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

Camden Real Estate Company, 43 Elm St Camden ME 04843 Phone: (207) 236-6171 Fax: Frank & Andrew
Cheryl Oliveri - Daly Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

DS Initial

Docusign Envelope ID: 7022A0E5-E1BA-8164-823E-95B15BFB0241

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

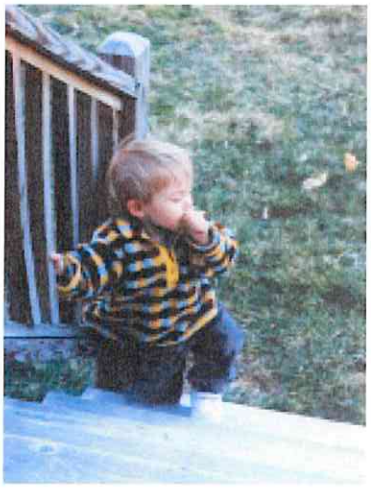
TO LEARN MORE

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.

Disclaimer to Buyers Acreage/Structure

Our company makes no representations regarding the boundary locations, dimensions, acreage, or the size of any structures on the property under consideration. If you have questions, concerns, or require clarification about these measurements, we recommend consulting a licensed surveyor, engineer, architect, or attorney.

Information provided in MLS listings has been compiled from a variety of sources with varying reliability. Any details that are critical to your purchasing decision should be independently verified. All measurements are approximate and not guaranteed.