PROPERTY LOCATED AT: **39 South Greenridge Heights, Oakland, ME 04963**

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: 4-3-24 Are test results available? .. ☑ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☐ Yes ☑ No
If Yes, are test results available? ..... ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):
INSTALLATION: Location: LEFT OF HOME
Installed by: **Phillbrick**
Date of Installation: **02/05/2024**
USE: Number of persons currently using system: **0**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of Section I information: **Seller; Previous Disclosures**

Coldwell Banker Plourde Real E, 143 Silver Street Waterville ME 04901 Phone: (207) 660-4000 Fax: (207) 877-7005 39 South Greenridge
Zoe Bard
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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

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

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

~~If Yes, what results:~~

~~Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No~~

~~What steps were taken to remedy the problem?~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

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

Location: _____ OR ☐ Unknown

Date installed: **2023** 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: UNK Name of company servicing tank: N/A

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: RIGHT OF HOME

Date of installation of leach field: **2023** Installed by: UNKNOWN

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: **None**

Source of Section II information: **Seller; Previous Disclosures**

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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	**Forced Hot Air**			
Age of system(s) or source(s)	**2023**			
TYPE(S) of Fuel	**Propane**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**376+/- gallons per year**			
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	NONE			
Other pertinent information	SELLER OWN PROPANE TANKS - WILL CONVEY W/ THE HOME			

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

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

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

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

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

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

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

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

~~If Yes, date: _____~~

~~Date chimney(s) last cleaned: _____~~

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

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

~~If Yes, date: _____~~

Comments: **None**

Source of Section III information: **Seller; Previous Disclosures**

SECTION IV - HAZARDOUS MATERIAL

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

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

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

~~If no longer in use, how long have they been out of service? _____~~

~~If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [ ] Unknown~~

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

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

~~Location: _____~~

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

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

Comments: **None**

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**

Source of information: **Seller; Previous Disclosures**

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: SELLER / OWNER

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☐ Yes ☐ No ☑ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: _____

Source of information: SELLER / OWNER

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

Comments: **Seller has no knowledge of any methamphetamine on or around the property**

Source of information: **Seller**

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

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... ☐ Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

~~If Yes, describe:~~

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

Comments: **None**

Source of information: **Seller; Public Records**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **None known**

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: **Private Road, Park Rules**

Source of information: **Seller; Deed; Previous Disclosure**

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? **L/A Properties, LLC**

Road Association Name (if known): _____

Source of information: **Seller; Previous Disclosures**

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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: **23011C0155D** Year: **2011** (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller; Public Records**

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PROPERTY LOCATED AT: **39 South Greenridge Heights, Oakland, ME 04963**

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~

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

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

~~If Yes, explain:~~

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **None**

Year Principal Structure Built: **2023** What year did Seller acquire property? **2024**

Roof: Year Shingles/Other Installed: **2023**

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

Comments: **None**

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**

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: **None**

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: **39 South Greenridge Heights, Oakland, ME 04963**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

_____

Comments: _____

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

_____

_____

_____

_____

_____

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.

Sandra J Gilbert 8-19-26 _____

SELLER DATE SELLER DATE

Sandra Gilbert

_____ _____

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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MAINE REAL ESTATE TRANSFER TAX PAID

BK15523 PGS 212 - 214 10/14/2025 11:22:12 AM
INSTR#: 2025022795 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

(DLN): 3229547

QUITCLAIM DEED WITH COVENANT

L/A PROPERTIES, LLC, a limited liability company duly organized and existing under the laws of the State of Maine with an office located at 89 Coles Crossing Drive in Sidney, County of Kennebec, State of Maine (the "Grantor"), for consideration paid, grants to **GORDON J. GILBERT AND SANDRA L. GILBERT**, both with a mailing address of 3 Private Drive, Winslow, Maine 04901, (the "Grantees"), as joint tenants, with *Quitclaim Covenant*, a certain lot or parcel of land situated in Oakland, County of Kennebec, and State of Maine, bounded and described as follows:

> Lot F on the Final Subdivision Plan of Greenridge Phase III approved by the Town of Oakland Planning Board on December 13, 2022 and recorded on December 22, 2022 in the Kennebec County Registry of Deeds as Plan File No. 2022-0165 (the "Plan").
>
> Also conveying an easement for a right of way over the private roads called North Greenridge Heights and South Greenridge Heights as depicted on the Plan and on the prior Greenridge subdivision plans, one being the Final Subdivision Plan of Greenridge dated June 21, 1994 and recorded as Plan File No. E94-174, and the other being the Final Subdivision Plan of Greenridge, Phase II dated November 3, 1999 and recorded as Plan File No. E99-209 (collectively, the three plans may be referred to as the "Plans"), for ingress and egress to said lot and the right to install, maintain, repair and replace utilities provided that the owner of the easement shall restore the land and improvements disturbed in the exercise of said rights to the condition existing prior thereto.
>
> The Grantor reserves to itself the fee interest in all of the roads and ways shown on the Plan.
>
> This parcel is conveyed subject to the condition that the Grantees, their heirs or assigns, are required to become members of a road association to be created for the maintenance, upkeep and repair of the private roads within the Greenridge subdivision. Until formation of the road association Grantees, their heirs or assigns, shall pay Grantor, its successors and assigns, $200.00 per year towards

the maintenance, upkeep and repair of the private roads within the Greenridge subdivision as depicted on the Plans.

This parcel is conveyed subject to the following restrictions and conditions which will remain in effect for a period of 90 years following the date hereof:

1. No building or other such construction may be undertaken on any lot without first obtaining an approved Building Permit from the Town of Oakland.

2. All structures must be set back a minimum of at least twenty (20) feet from all roads and rights-of-way, and at least fifteen (15) feet from all other property boundary lines.

3. The property shall not be subdivided further, including purposes for rent, lease or sale, and no part of any lot less than the whole shall be rented, leased or sold.

4. The property shall be used for single-family residences or residential garage only except for the construction period. No commercial or industrial business activity is permitted.

5. Each single or multi-story home shall contain not less than 650 square feet of finished living space, excluding the garage, basement, deck or storage areas. All mobile homes shall have factory A-frame roof and exterior shall be in good condition.

6. All buildings shall be erected, completed and landscaped within eighteen months of building permit issuance date. No building shall be allowed to remain that does not have a finished exterior of vinyl or clapboard siding, stone, masonry or similar surface (i.e.: sheathing board or paper, insulation board, etc. is not acceptable). All disturbed soil areas must be finished, graded, seeded, mulched, etc. within that time period.

7. No livestock, poultry, or other animals shall be raised, bred or kept on any lot, except dogs, cats or similar household pets shall be limited to a maximum of four.

8. No more than one unregistered vehicle may be kept outside and no junked vehicles may be stored on the premises.

For source of title see two deeds from Ted Richardson and Vicki Carol Richardson to L/A Properties, LLC, both dated April 13, 2021, and recorded in the Kennebec County Registry of Deeds in Book 13966, at Pages 338 and 340.

Title may be subject to a utility easement from Dorothy Richardson and Ted Richardson to New England Telephone and Telegraph Company and Central Maine Power Company dated July 26, 1994 and recorded in said Registry in Book 4734, Page 289, and other easements of record, and the covenants of title expressed herein shall be construed accordingly.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by Nykki Stevens, its Authorized Agent, thereunto duly authorized as of the 16th day of May, 2024.

L/A Properties, LLC

Witness

By: _____
Nykki Stevens
Its Authorized Agent

STATE OF Maine
COUNTY OF Kennebec

May 16th, 2024

Then personally appeared the above-named Nykki Stevens and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said L/A Properties, LLC,

Before me,

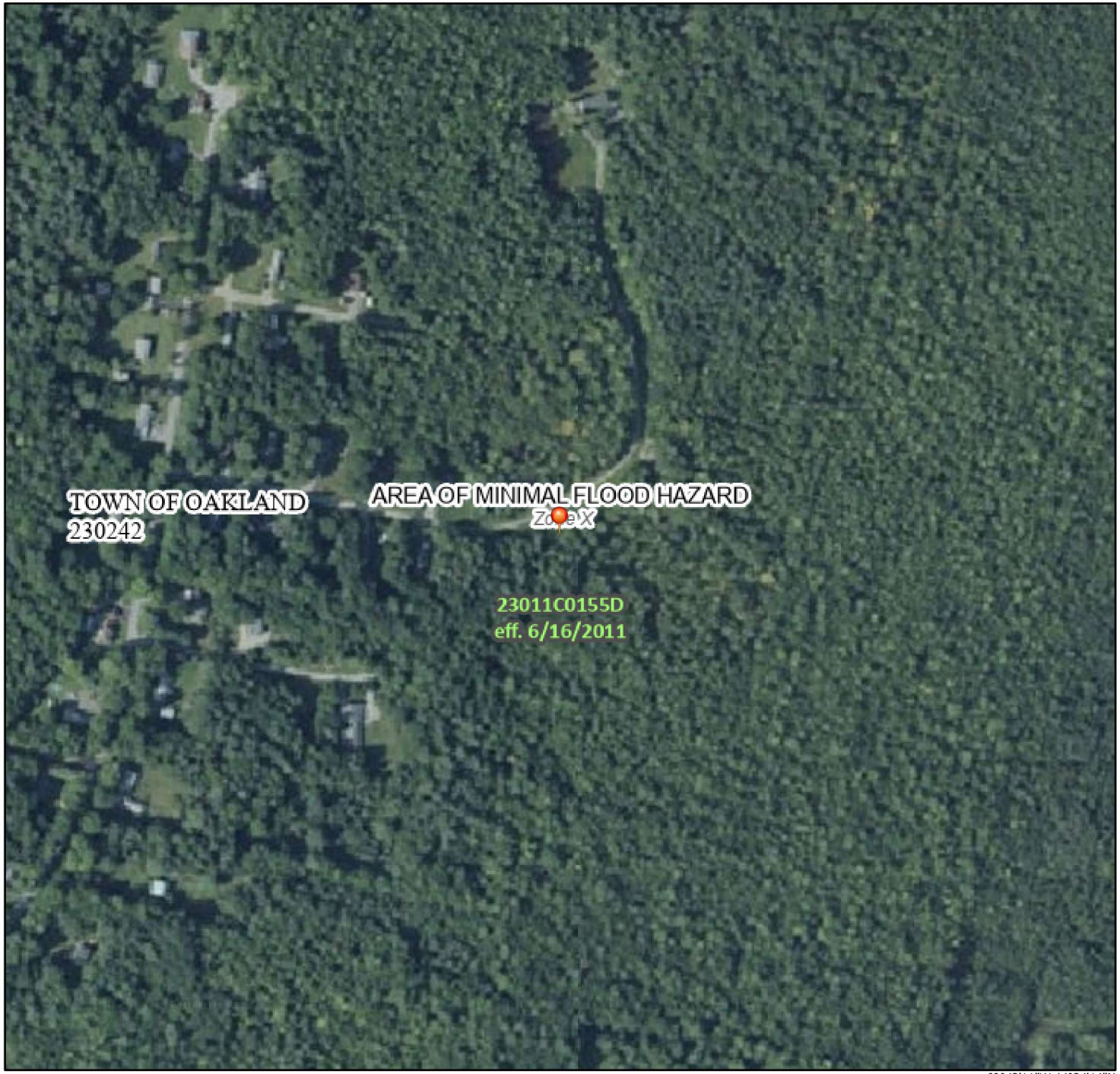
Betty Jo Newcombe
Print Name: Betty Jo Newcombe
Notary Public or Maine Attorney at Law
My Commission Expires: 6/9/2029

BETTY JO NEWCOMBE NOTARY PUBLIC MY COMMISSION EXPIRES 6/9/2029 STATE OF MAINE

National Flood Hazard Layer FIRMette

FEMA

69°43'48"W 44°34'39"N



69°43'11"W 44°34'14"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

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, Areas of 1% annual chance flood with average depth less than one foot or with drainage 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 D*

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 represent 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 8/17/2026 at 6:03 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.