

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 other 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. 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: Yes No N/A
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: n/a Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? n/a..... Yes No
If Yes, are test results available? n/a... Yes No
What steps were taken to remedy the problem? n/a

IF PRIVATE:

INSTALLATION: Location: n/a
Installed by: n/a
Date of Installation: n/a

USE: Number of persons currently using system: n/a
Does system supply water for more than one household? Yes No Unknown n/a

Comments: n/a

Source of Section I information: Seller

Seller Initials WKK Page 1 of 7 Buyer Initials _____

SECTION II — WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC:

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? roots were cleaned out of Sewer line 1975

IF PRIVATE:

Tank: Septic Tank Holding Tank Cesspool Other: n/a

Tank Size: 500 Gallon 1000 Gallon Unknown Other: n/a

Tank Type: Concrete Metal Unknown Other: n/a

Location: n/a OR Unknown

Date installed: n/a Date last pumped: n/a Name of pumping company: n/a

Have you experienced any malfunctions? n/a..... Yes No

If Yes, give the date and describe the problem: n/a

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: n/a..... Yes No Unknown

If Yes, Location: n/a

Date of installation of leach field: n/a Installed by: n/a

Date of last servicing of leach field: n/a Company servicing leach field: n/a

Have you experienced any malfunctions? n/a..... Yes No

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

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

If Yes, are they available? n/a..... Yes No

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

Is System located in a Coastal Shoreland Zone?..... n/a..... Yes No Unknown

Comments: None

Source of Section II information: Sellers

Seller Initials WHW

Buyer Initials _____

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Steam-Natural Gas			3 Fireplaces
Age of system(s) or source(s)	2013			Library Room
Name of company that services system(s) or source(s)	Mechanical Services			Dining room
Date of most recent service call	n/a			Front Bedroom
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Bangor Gas 2018 annual consumption - 3,792 Therms			Occasional
Malfunction per system(s) or source(s) within past 2 years	None/seller			Usage
Other pertinent information	Hot Water Heater - Natural Gas			

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes 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 been inspected? Yes No Unknown

 If Yes, when: n/a

 Date chimney last cleaned: n/a

Direct/Power Vent: Yes No Unknown

Comments: furnace chimney lined with stainless steel liner - 2015

Source of Section III information: Seller

SECTION IV – HAZARDOUS MATERIAL

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

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

 If Yes, are tanks in current use? n/a Yes No Unknown

 If no longer in use, how long have they been out of service? n/a

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

 Are tanks registered with DEP? n/a Yes No Unknown

 Age of tank(s): n/a Size of tank(s): n/a

 Location: n/a

Seller Initials WWW

Buyer Initials _____

What materials are, or were, stored in the tank(s)? n/a

Have you experienced any problems such as leakage: n/a Yes No Unknown

Comments: None

Source of information: Sellers

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

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

Has the property been tested since remedial steps? n/a Yes No Unknown

Are test results available? n/a Yes No

Results/Comments: n/a

Source of information: Sellers

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, What remedial steps were taken? n/a

Has the property been tested since remedial steps? n/a Yes No Unknown

Are test results available? n/a Yes No

Results/Comments: N/a

Source of information: Sellers

Seller Initials WWW

Buyer Initials _____

E. 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: house built prior 1978

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: maybe some on exterior

Source of information: seller

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: None

Source of information: seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Town Zoning/Ordinance

Source of information: See Attached Letter 4/8/2011

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? Yes No Unknown

If Yes, describe: n/a

If Yes, who is responsible for maintenance (including road association, if any): n/a

n/a

Seller Initials WWW

Buyer Initials _____

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: Homestead Exemption \$20,000 ; Veterans - \$6,000

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

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: None

Year Principal Structure Built: 1900

What year did Seller acquire property? 5/6/1974

Roof: Year Shingles/Other Installed: 2001

Water, moisture or leakage: None

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: _____

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

If Yes, are test results available? Yes No n/a

Electrical: Fuses Circuit Breaker Other: 200 amp Unknown

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

If Yes, is the survey available? Yes No Unknown n/a

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may

have an adverse impact on health/safety: None

Source of Section V information: Seller

Seller Initials WVW

Buyer Initials _____

SECTION VI — ADDITIONAL INFORMATION

Hot tub & Sauna Conveys
Front porch - Trex decking - rebuilt & PVC railings
2nd floor deck - rubber membrane & PVC railings
Irrigation System

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.

Wayne Wibby 6-5-2019
SELLER DATE SELLER DATE
Wayne Wibby

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

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Wayne Wibby (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 466 State St, Bangor, ME 04401

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 (check one)

(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).

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).

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.

Wayne Wibby 6/6/2019
Seller Wayne Wibby Date

Buyer Date

Pauline Rock 6/5/19
Agent Pauline Rock Date

Buyer Date

Agent Date



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**PROPERTY DISCLOSURE ADDENDUM
(2019)**

PROPERTY LOCATED AT: 466 State St., Bangor, ME 04401

CHIMNEYS AND VENTS:

Has chimney(s) been inspected? Yes No Unknown

If Yes, date: n/a

Date chimney(s) last cleaned: unknown

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? n/a Yes No Unknown

If Yes, date: n/a

Comments: None

Source of information: Seller

METHAMPHETAMINE:

METHAMPHETAMINE – Current or previously existing: Yes No Unknown

Comments: None

Source of information: Seller

ACCESS:

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

If No, who is responsible for maintenance? n/a

Road Association Name (if known): n/a

DocuSigned by: Wayne Wibby 10/15/2019
Seller Date Seller Date
Wayne Wibby

Seller Date Seller Date

The undersigned hereby acknowledge receipt of the Property Disclosure Addendum.

Buyer Date Buyer Date

Buyer Date Buyer Date



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Pauline Rack

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Wibby, Wayne

PROPERTY DISCLOSURE

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DO NOT LEAVE ANY QUESTIONS BLANK. 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: Yes No N/A
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: n/a Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? n/a Yes No
If Yes, are test results available? n/a Yes No
What steps were taken to remedy the problem? n/a

IF PRIVATE:

INSTALLATION: Location: n/a
Installed by: n/a
Date of Installation: n/a

USE: Number of persons currently using system: n/a
Does system supply water for more than one household? Yes Unknown

Comments: Backflow preventor tested once a year by City Requirements for medical office/Dental.

Source of Section I information: Seller

Seller Initials W Page 1 of 7 Buyer Initials _____

SECTION II — WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC:

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

If Yes, what results: n/a

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

What steps were taken to remedy the problem? n/a

IF PRIVATE:

Tank: Septic Tank Holding Tank Cesspool Other: n/a

Tank Size: 500 Gallon 1000 Gallon Unknown Other: n/a

Tank Type: Concrete Metal Unknown Other: n/a

Location: n/a OR Unknown

Date installed: n/a Date last pumped: n/a Name of pumping company: n/a

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: n/a

n/a

Date of last servicing of tank: n/a Name of company servicing tank: n/a

Leach Field: Yes No Unknown

If Yes, Location: n/a

Date of installation of leach field: n/a Installed by: n/a

Date of last servicing of leach field: n/a Company servicing leach field: n/a

Have you experienced any malfunctions? Yes No

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

n/a

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

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

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

Comments: None

Source of Section II information: Sellers

Seller Initials WJ
WWW

Buyer Initials _____

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	FHA - Natural Gas			Freeplace
Age of system(s) or source(s)	2013			Waiting Room
Name of company that services system(s) or source(s)	mechanica / services			Wood
Date of most recent service call	n/a			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Bangor Gas 2018 annual consumption: 1,903 Therms			Occasional
Malfunction per system(s) or source(s) within past 2 years	None / seller			usage
Other pertinent information	Hot water tank - electric			

Are there fuel supply lines? Yes No Unknown

Are any buried? Yes No Unknown

Are all sleeved? Yes No Unknown

Chimney(s): Yes 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 been inspected? Yes No Unknown

 If Yes, when: n/a

 Date chimney last cleaned: 2017

Direct/Power Vent: Yes No Unknown

Comments: None

Source of Section III information: Sellers

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 Unknown

If Yes, are tanks in current use? n/a Yes No Unknown

If no longer in use, how long have they been out of service? n/a

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

Are tanks registered with DEP? n/a Yes No Unknown

Age of tank(s): n/a Size of tank(s): n/a

Location: n/a

Seller Initials W/W Page 3 of 7 Buyer Initials _____

What materials are, or were, stored in the tank(s)? n/a

Have you experienced any problems such as leakage:n/a..... Yes No Unknown

Comments: None

Source of information: Sellers

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

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, what remedial steps were taken? n/a

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

Are test results available? Yes No

Results/Comments: n/a

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: n/a By: n/a

Results: n/a

If applicable, What remedial steps were taken? n/a

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

Are test results available? Yes No

Results/Comments: None

Source of information: Seller

Seller Initials WWW

Buyer Initials _____

E. 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: House built prior to 1978

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

If Yes, describe: n/a

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

Comments: None

Source of information: Seller

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: None

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — GENERAL INFORMATION

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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Town Zoning/Ordinance

Source of information: See attached letter dated 4/8/2011

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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

For all other properties:

Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? Yes No Unknown

If Yes, describe: n/a

If Yes, who is responsible for maintenance (including road association, if any): n/a

n/a

Seller Initials www

Buyer Initials _____

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: Homestead & Veterans - \$26,000 -

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

Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown

Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: n/a

Year Principal Structure Built: 1900 - Converted to office 1978

What year did Seller acquire property? 5/6/1974

Roof: Year Shingles/Other Installed: 2001 ±

Water, moisture or leakage: Some leakage around skylights during
Comments: Driving rain - on occasion

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 n/a

Electrical: Fuses Circuit Breaker Other: _____ Unknown

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

If Yes, is the survey available? Yes No Unknown n/a

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

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

Shifted and was repaired by One Stop Home Repair - 2016.

Source of Section V information: Seller

Foundation is block bond.
ramp to basement

Seller Initials WWW

Buyer Initials _____

SECTION VI — ADDITIONAL INFORMATION

n/a

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.

Wayne Wibby *6/5/2019*
SELLER DATE
Wayne Wibby

SELLER DATE

SELLER DATE

SELLER DATE

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

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Wayne Wibby (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 20 Bellevue Ave, Bangor, ME 04401

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 (check one)

(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).

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).

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.

Wayne Wibby
Seller Wayne Wibby Date _____

Buyer _____ Date _____

Seller _____ Date _____
Pauline Rock
Agent Pauline Rock Date 6/15/2019

Buyer _____ Date _____

Agent _____ Date _____



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**PROPERTY DISCLOSURE ADDENDUM
(2019)**

PROPERTY LOCATED AT: 20 Bellevue Ave., Bangor, ME 04401

CHIMNEYS AND VENTS:

Has chimney(s) been inspected? Yes No Unknown

If Yes, date: n/a

Date chimney(s) last cleaned: 2017

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? n/a Yes No Unknown

If Yes, date: n/a

Comments: None

Source of information: Seller

METHAMPHETAMINE:

METHAMPHETAMINE -- Current or previously existing: Yes No Unknown

Comments: None

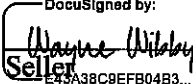
Source of information: Seller

ACCESS:

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

If No, who is responsible for maintenance? n/a

Road Association Name (if known): n/a

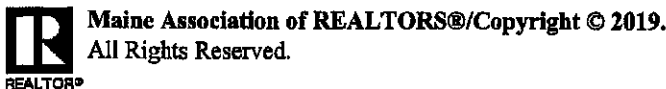
DocuSigned by: Wayne Wibby 10/15/2019
 Seller Date Seller Date
Wayne Wibby

Seller Date Seller Date

The undersigned hereby acknowledge receipt of the Property Disclosure Addendum.

Buyer Date Buyer Date

Buyer Date Buyer Date



12571

RELEASE DEED

I, LEANNA H. WIBBY, single and unmarried, of Baltimore, County of Baltimore, State of Maryland, for consideration paid, release to WAYNE W. WIBBY, of 20 Bellevue Avenue, Bangor, County of Penobscot, State of Maine 04401, the following described real estate, to wit:

A certain lot of land with the buildings thereon, situated in Bangor, County of Penobscot, State of Maine, bounded and described as follows: Beginning on the northerly line of State Street at the westerly corner of Bellevue Avenue (formerly called Park Avenue) on State Street; thence running westerly on said State Street one hundred and thirteen and forty-five one hundredths (113 45/100) feet to a bolt; thence northerly on the westerly line of Lot No. Seventeen (17) of the Egery property, according to Holland's survey of Bangor two hundred and seventy-six and five one hundredths (276 5/100) feet to an iron bolt; thence running easterly at right angles one hundred and seven and fifty one hundredths (107 50/100) feet to Bellevue Avenue; thence southerly on the westerly line of Bellevue Avenue two hundred and thirty-nine and eighty-two one hundredths (239 82/100) feet to place of beginning.

Being the same premises conveyed to the Grantor and Grantee herein as joint tenants, by Hazell G. Byers by deed dated May 7, 1974, recorded in Penobscot Registry of Deeds in Vol. 2470, Page 31; by John M. Gillin by deed dated May 3, 1974, recorded in said Registry of Deeds in Vol. 2470, Page 33; and by James M. Gillin, Jr. by deed dated May 6, 1974 and recorded in said Registry of Deeds in Vol. 2470, Page 35. The said Leanna H. Wibby and Wayne W. Wibby were divorced by Order of the Third District Court, Division of Southern Penobscot, Bangor, Maine, said Judgment dated January 2, 1979.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

WITNESS my hand and seal this 3rd day of July, 1979.

WITNESS:

John M. Gillin, Jr.

Leanna H. Wibby
Leanna H. Wibby

WARRANTY DEED
09100

I, HAZELLE G. BYERS, of Providence, County of Providence, State of Rhode Island, for consideration paid, grant to WAYNE W. WIBBY and LEANNA H. WIBBY, husband and wife, both of Orrington, County of Penobscot, State of Maine, with WARRANTY COVENANTS, as joint tenants, a one-third undivided interest in and to the following described real estate, to wit:

A certain lot of land with the buildings thereon, situated in Bangor, County of Penobscot, State of Maine, bounded and described as follows: Beginning on the northerly line of State Street at the westerly corner of Bellevue Avenue (formerly called Park Avenue) on State Street; thence running westerly on said State Street one hundred and thirteen and forty-five one hundredths (113 45/100) feet to a bolt; thence northerly on the westerly line of Lot No. Seventeen (17) of the Egery property, according to Holland's survey of Bangor two hundred and seventy-six and five one hundredths (276 5/100) feet to an iron bolt; thence running easterly at right angles one hundred and seven and fifty one hundredths (107 50/100) feet to Bellevue Avenue; thence southerly on the westerly line of Bellevue Avenue two hundred and thirty-nine and eighty-two one hundredths (239 82/100) feet to place of beginning.

Being the same premises conveyed to James M. Gillin by Hosea B. Buck by deed dated April 21, 1930, recorded in Vol. 1046, Page 201.

Also conveying all the rights and privileges granted to the said James M. Gillin by Hosea B. Buck for the purpose of keeping and maintaining a sewer from the property formerly of Annie S. Freeland to the Penobscot River as described in a Permit or License from the Eastern Maine General Hospital dated December 12, 1913, and recorded in Penobscot Registry of Deeds Vol. 929, Page 94. Being the same rights conveyed to said Hosea Buck by George B. Freeland by his deed dated August, 1920, recorded in Vol. 924, Page 280. Also being the same rights conveyed to James M. Gillin by Hosea B. Buck by deed dated April 21, 1930, recorded in Vol. 1045, Page 36.



The said James M. Gillin deceased testate January 6, 1963, and by his Will which was recorded on February 20, 1963 in Vol. 1879, Page 338, devised the aforesaid properties to Hazelle D. Gillin, his widow. The said Hazelle D. Gillin deceased testate on November 23, 1973, and by her Will, an Abstract of which is recorded in Penobscot County Registry of Deeds in Vol. 2433, Page 253, devised the aforesaid property to James M. Gillin, Jr., John M. Gillin, and Hazelle G. Byers, the Grantor herein.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

JAMES N. BYERS 3d, husband of HAZELLE G. BYERS, joins as Grantor and releases all rights by descent and all other rights.

Witness our hands and seals this 7th day of MAY 1974.

WITNESS:

Dorothy A. Quinn *Hazelle G. Byers* 
Dorothy A. Quinn *Hazelle G. Byers*
James N. Byers 3d 
James N. Byers 3d

STATE OF RHODE ISLAND

PROVIDENCE, ss.

MAY 7th, 1974

Then personally appeared the above-named Hazelle G. Byers, and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Dorothy A. Quinn
Notary Public

Commission expires June 1976

PENOBSCOT, SS. REC'D JUN 26 1974 2h 10m PM

FILED OR WITH

WARRANTY DEED

09101

I, JOHN M. GILLIN, of Natick, County of Middlesex, Commonwealth of Massachusetts, for consideration paid, grant to WAYNE W. WIBBY and LEANNE H. WIBBY, husband and wife, both of Orrington, County of Penobscot, State of Maine, with WARRANTY COVENANTS, as joint tenants, a one-third undivided interest in and to the following described real estate, to wit:

A certain lot of land with the buildings thereon, situated in Bangor, County of Penobscot, State of Maine, bounded and described as follows: Beginning on the northerly line of State Street at the westerly corner of Bellevue Avenue (formerly called Park Avenue) on State Street; thence running westerly on said State Street one hundred and thirteen and forty-five one hundredths (113 45/100) feet to a bolt; thence northerly on the westerly line of Lot No. Seventeen (17) of the Egery property, according to Holland's survey of Bangor two hundred and seventy-six and five one hundredths (276 5/100) feet to an iron bolt; thence running easterly at right angles one hundred and seven and fifty one hundredths (107 50/100) feet to Bellevue Avenue; thence southerly on the westerly line of Bellevue Avenue two hundred and thirty-nine and eighty-two one hundredths (239 82/100) feet to place of beginning.

Being the same premises conveyed to James M. Gillin by Hosea B. Buck by deed dated April 21, 1930, recorded in Vol. 1046, Page 201.

Also conveying all the rights and privileges granted to the said James M. Gillin by Hosea B. Buck for the purpose of keeping and maintaining a sewer from the property formerly of Annie E. Freeland to the Penobscot River as described in a Permit or License from the Eastern Maine General Hospital dated December 12, 1913, and recorded in Penobscot Registry of Deeds Vol. 929, Page 94. Being the same rights conveyed to said Hosea Buck by George B. Freeland by his deed dated August, 1920, recorded in Vol. 924, Page 280. Also being the same rights conveyed to James M. Gillin by Hosea B. Buck by deed dated April 21, 1930, recorded in Vol. 1045, Page 36.

The said James M. Gillin deceased testate January 6, 1963, and by his Will which was recorded on February 20, 1963 in Vol. 1879, Page 338, devised the aforesaid properties to Hazelle D. Gillin, his widow. The said Hazelle D. Gillin deceased testate on November 23, 1973, and by her Will, an Abstract of which is recorded in Penobscot County Registry of Deeds in Vol. 2433, Page 253, devised the aforesaid property to Hazelle G. Byers, James M. Gillin, Jr., and John M. Gillin, the Grantor herein.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

WARRANTY DEED

09102

I, JAMES M. GILLIN, JR., of Corpus Christi, County of Nueces, State of Texas, for consideration paid, grant to WAYNE W. WIBBY and LEANNA H. WIBBY, husband and wife, both of Orrington, County of Penobscot, State of Maine, with WARRANTY COVENANTS, as joint tenants, a one-third undivided interest in and to the following described real estate, to wit:

A certain lot of land with the buildings thereon, situated in Bangor, County of Penobscot, State of Maine, bounded and described as follows: Beginning on the northerly line of State Street at the westerly corner of Bellevue Avenue (formerly called Park Avenue) on State Street; thence running westerly on said State Street one hundred and thirteen and forty-five one hundredths (113 45/100) feet to a bolt; thence northerly on the westerly line of Lot No. Seventeen (17) of the Egery property, according to Holland's survey of Bangor two hundred and seventy-six and five one hundredths (276 5/100) feet to an iron bolt; thence running easterly at right angles one hundred and seven and fifty one hundredths (107 50/100) feet to Bellevue Avenue; thence southerly on the westerly line of Bellevue Avenue two hundred and thirty-nine and eighty-two one hundredths (239 82/100) feet to place of beginning.

Being the same premises conveyed to James M. Gillin by Hosea B. Buck by deed dated April 21, 1930, recorded in Vol. 1046, Page 201.

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The said James M. Gillin deceased testate January 6, 1963, and by his Will which was recorded on February 20, 1963 in Vol. 1879, Page 338, devised the aforesaid properties to Hazelle D. Gillin, his widow. The said Hazelle D. Gillin deceased testate on November 23, 1973, and by her Will, an Abstract of which is recorded in Penobscot County Registry of Deeds in Vol. 2433, Page 253, devised the aforesaid property to Hazelle G. Byers, John M. Gillin, and James M. Gillin, Jr., the Grantor herein.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

EVELYN M. GILLIN, wife of JAMES M. GILLIN, JR., joins as Grantor and releases all rights by descent and all other rights.

Witness our hands and seals this 6th day of May, 1974.

WITNESS:

Witness signatures: Martha Wheeler, James M. Gillin, Jr., and Evelyn M. Gillin. Includes two circular notary seals.

STATE OF TEXAS

NUCCES, ss.

6th day of May, 1974

Then personally appeared the above-named James M. Gillin, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Signature of Philip J. Dairon, Notary Public

PHILIP J. DAIRON, Notary Public in and for Nueces County, Texas. My Commission Expires June 1, 1975

PENOBSCOT, SS. REC'D JUN 26 1974 2:10 PM

Faint circular stamp at the bottom of the page, possibly a recording office seal.



MECHANICAL SERVICES, INC.
MAINE CONTROLS
 mechanicalservices.com

400 PRESUMPCOT STREET
 PORTLAND, ME 04103-5292
 72 FREEDOM PARKWAY
 HERMON, ME 04401-5788
 525 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 40 GABRIEL DRIVE
 AUGUSTA, ME 04330-9430

TEL. (207) 774-1531
 FAX (207) 553-7006
 TEL. (207) 947-6250
 FAX (207) 848-5592
 TEL. (207) 554-1212
 FAX (207) 762-6086
 TEL. (207) 626-0828
 FAX (207) 621-1008

Copy

PROPOSAL and CONTRACT

Customer:	Dr. W. W. Wibby	Contact:	Dr. Wibby
Address:	20 Bellevue Avenue Bangor, Maine 04401	T:	942-4155
Job Location:	Same	F:	
	SE#:19799, 19879, 19916,19917	Date:	May 2, 2012

DESCRIPTION OF SERVICES COVERED BY THIS CONTRACT:

Mechanical Services, Inc. shall provide labor and materials required to do the following:

Quote No. 19799: Convert the office building to natural gas.

We will convert the Pensotti boiler that provides the hot water to the baseboard to natural gas by installing a new burner, the associated piping and a new stainless steel chimney liner. We will replace the Williamson 5 in 1 furnace with a new York two-stage natural gas furnace. This includes the associated gas piping and the PVC venting which will terminate above the roof of the bulkhead. The existing air conditioning coil and condenser will remain.

COST FOR THIS PROPOSED WORK SHALL BE:

Ten Thousand Nine Hundred and Seventy-Five Dollars. **(\$10,975.00)**

Quote No. 19879: Convert the residence to natural gas.

We will install new gas piping from the meter set to the boiler in the basement. We will install a new gas fired burner and fine tune the burner operation.

COST FOR THIS PROPOSED WORK SHALL BE:

Three Thousand Seven Hundred Dollars. **(\$3,700.00)**

Quote No. 19916: Replace the existing air conditioning system in the office building.

We will replace the existing air conditioning system which includes a coil in the furnace and a condensing unit. This equipment will be installed at the same time the new gas fired furnace is installed. New piping will be run from the indoor coil to the outdoor condenser. A new disconnect will be installed at the outdoor unit.

COST FOR THIS PROPOSED WORK SHALL BE:

Four Thousand Two Hundred and Fifty Dollars. **(\$4,250.00)**

Quote No. 19917: Add 2 indoor ductless evaporators and one outdoor condenser.

One evaporator would be located in the lab area and the other evaporator would serve the x-ray and hygienist area. Connecting piping would be mounted on the exterior wall and would be concealed behind a vinyl covering. Electrical power supplied to the outdoor unit would be provided by others.

COST FOR THIS PROPOSED WORK SHALL BE:

Five Thousand Nine Hundred and Seventy-Five Dollars. **(\$5,975.00)**

The work shall be invoiced at completion. Any additional work will be performed upon written authorization and will be invoiced separately from work described above.

Based on the information that Sheila Johnston gave me on your fuel consumption last year, this is what you would have spent with natural gas at the current price of \$1.03 per gallon when compared to number 2 fuel oil.;

Bellevue burned 972 gallons last year. Burning Natural gas would have cost \$1,001.16
 State Street burned the equivalent of 2,083 gallons of oil. Burning Natural gas would have cost you \$2,145.49

Compare this amount to your total cost for fuel last year and subtract the cost to heat using natural gas and this would be your anticipated savings each year.

Faxed 9:50 11/10/12

THE FOLLOWING WORK IS NOT INCLUDED IN THIS PROPOSAL:

- The handling or disposal of, or any costs associated with the handling or disposal of, hazardous materials, special waste, or mold, or any byproduct thereof.
- Unless specifically provided for herein, Mechanical Services, Inc. is not responsible for the structural integrity of any portion or aspect of the building where this work will be performed, including the ability of the structure to support the load of the equipment being installed.
- All extra service to correct problems found during work described above.

WARRANTY: For a period of one year from the date of start-up, all parts and labor for new equipment provided by Mechanical Services, Inc.

THIS PROPOSAL IS VALID FOR 30 DAYS.

Customer signature below attests to financial responsibility for payment of invoices in accordance with our terms of net 30 days. A finance charge of 1½% per month (annual percentage rate of 18%) will be charged on all amounts due and unpaid 30 days from invoice date. Mechanical Services, Inc. shall be entitled to recover from the customer all costs incurred, including reasonable attorney fees, for the collection of any amounts due.

Prepared By:

Signature Tom Maynard Title: Bangor Project Coordinator Date: May 2, 2012

ACCEPTANCE

Mechanical Services, Inc. is hereby authorized to perform the work as described in this proposal.

Accepted By: (typed or printed name) _____
Wayne W. Wibby, PDS Title: owner Date: 11 MAY 12



Heating • Air Conditioning • Refrigeration • Ventilation • Boiler & Duct Cleaning
Temperature Controls & Energy Management Systems • Systems Design & Installation
Access Control & Video Monitoring • Preventive Maintenance • 24/7 Emergency Service

RUDMAN • WINCHELL

John K. Hamer
E-Mail: jhamer@rudmanwinchell.com
Direct Dial: (207)992-2598

April 8, 2011

Dr. Wayne Wibby, DDS
20 Bellevue Avenue
Bangor, Maine 04401

Re: Zoning of 20 Bellevue Avenue

Dear Dr. Wibby:

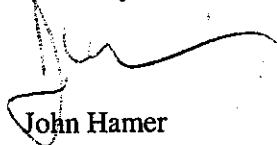
I checked the records on file for your property at the Bangor Code Enforcement Office. Enclosed please find copies of the documents that are important for preserving your legally nonconforming use status. While these documents are on file at the City, keep these in a safe place just in case.

As I mentioned on the telephone today, the property located at 20 Bellevue Avenue is currently zoned Urban Residence 1 District (URD-1). This zoning category was created when the entire City underwent rezoning with the adoption of the 1991 Land Use Code. Prior to 1991, the property appears to have been zoned Residence A. Nevertheless, the records clearly establish that your property is grandfathered as a medical building, and, as such, may continue to operate as a medical building or similar use unless discontinued for 12 consecutive months. I have enclosed a copy of the current nonconforming use regulations for your information. In the event that you sell your building, a medical use should be allowed without any discussion. The prospective buyer should simply apply for a certificate of occupancy. Other uses that are similar in nature may also be allowed, subject to a finding by the Code Enforcement Office that the uses are in fact similar or less intensive than a medical office. Again, the Code Enforcement Office would need to approve a certificate of occupancy as evidence of zoning approval.

There is nothing that you need to do at this time, except be aware of the nonconforming use regulations to ensure that you maintain the legally nonconforming status.

Please do not hesitate to contact me if you have any questions.

Sincerely,



John Hamer

Enclosures

September 12, 1978

To Whom It May Concern:

The property of Dr. W.W. Wibby at 20 Bellevue Avenue, Bangor, Maine, a medical building, can be continued in the same use by any other person.

A handwritten signature in cursive script, appearing to read "Basil D. Eaton", written over a horizontal line.

Basil D. Eaton
Zoning & Code Enforcement
Administration Officer

BDE:hs



APPLICATION FOR HVAC PERMIT

DATE: 07/16/2015 PERMIT NO.: 15070127 PERMIT COST: \$50.00
 APPLICANT: THOMAS MAYNARD PHONE: (207) 947-6250
 OWNER: WIBBY WAYNE W PHONE: _____
 AT LOCATION: 466 STATE ST

WORK TO BE DONE: 100K BTU NAT GAS HIGH EFF. WARM AIR FURNACE

COMMERCIAL / MULTI UNIT: _____ RESIDENTIAL / 1 AND 2 FAMILY: X
 NEW APPLIANCE: X NEW SYSTEM: _____ CONVERT BURNER ONLY: _____

CONVERSION FROM: PROPANE _____ OIL _____ SOLID FUEL _____

NEW INSTALL: NATURAL GAS X PROPANE _____ HEAT PUMP _____
 PELLET / WOOD STOVE _____ RTU _____
 CENTRAL HOT AIR FURNACE X BOILER _____ OTHER _____
 CHILLER _____ CENTRAL AC _____

NEW WATER HEATER: NEW VENT _____ NEW GAS PIPING _____ NATURAL GAS _____
 PROPANE _____ HEAT PUMP _____ OIL _____

INSTALLATION CONTRACTOR: THOMAS MAYNARD
 LICENSE #: PNT4473 EXPIRATION DATE: 04/30/2017

I hereby certify that all work will be done in accordance with all applicable codes and ordinances in effect as of the date of this permit.

APPLICANT SIGNATURE: _____

The Heating Inspector must be notified upon completion of installation PHONE: 992-4232

INSPECTED BY: Bob Primm DATE: 1/27/16

Condensate treatment magisic/purple primer

466 State Street, Bangor

Map: 59 Lot: 12



Emera Consumption- 466 State St., Bangor

Date	Days	Reading	Billed Cons	Cons \$	Serial No	Register Type
Jun-04-2019		45959			7187350	KWH
May-02-2019	31	45484	163	31.36	7187350	KWH
Apr-01-2019	28	45321	173	33.27	7187350	KWH
Mar-04-2019	29	45148	190	36.55	7187350	KWH
Feb-03-2019	31	44958	237	45.6	7187350	KWH
Jan-03-2019	30	44721	242	44.06	7187350	KWH
Dec-04-2018	33	44479	231	41.79	7187350	KWH
Nov-01-2018	30	44248	156	28.22	7187350	KWH
Oct-02-2018	28	44092	165	29.85	7187350	KWH
Sep-04-2018	33	43927	285	51.55	7187350	KWH
Aug-02-2018	29	43642	241	43.6	7187350	KWH
Jul-04-2018	30	43401	141	25.57	7187350	KWH
Jun-04-2018	33	43260	149	27.01	7187350	KWH
May-02-2018	29	43111	189	34.27	7187350	KWH
Apr-03-2018	30	42922	177	32.09	7187350	KWH
Mar-04-2018	31	42745	248	44.97	7187350	KWH
Feb-01-2018	29	42497	265	48.05	7187350	KWH
Jan-03-2018	30	42232	272	47.1	7187350	KWH
Dec-04-2017	35	41960	237	40.82	7187350	KWH
Oct-30-2017	27	41723	150	25.84	7187350	KWH
Oct-03-2017	29	41573	191	32.91	7187350	KWH
Sep-04-2017	33	41382	169	29.11	7187350	KWH
Aug-02-2017	30	41213	181	31.17	7187350	KWH
Jul-03-2017	29	41032	192	33.97	7187350	KWH
Jun-04-2017	33	40840	214	37.99	7187350	KWH

Natural Gas Consumption

Michelle Weatherbee 466 State St. + 20 Bellevue Ave.

From: Michelle Weatherbee
Sent: Monday, June 10, 2019 12:09 PM
To: Michelle Weatherbee
Subject: RE: WIBBY: Gas Consumption Amount

Hi Michelle,

Total Consumption for 2018

210844122	466 State St Bangor	Residential	\$4971.87	3,792 Therms
210844065	20 Bellevue Ave Bangor	Commercial	\$2531.43	1,903 Therms

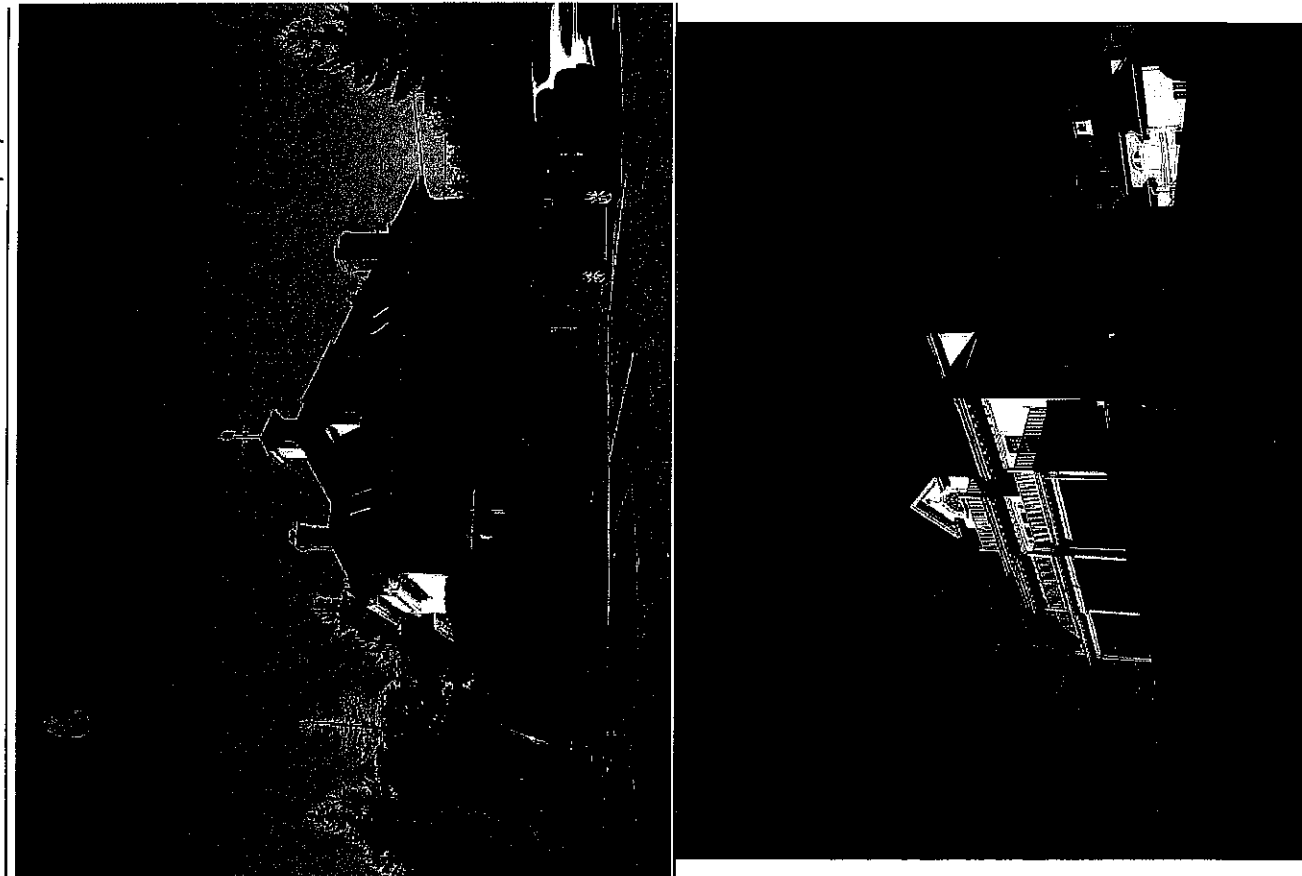
Best,
Colette

Colette Hanington | Customer Service
Bangor Natural Gas
498 Maine Ave. | Bangor, Maine 04401
office: 207-941-9595 | fax:
chanington@egas.net | www.bangorgas.com



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Building Style	5 Conventional	SF Bsmt Living	0	Fin Bsmt Grade	0	0	Layout	1 Typical		
1.Colonial	5.Convent.	9.Consol/PU						4.Layout -		
2.Contemp.	6.Cape	10.					2.Inadeq	5.Layout -		
3.Split Le	7.Ranch	11.					3.Improved	6.		
4.ECO Home	8.R.Ranch	12.					Attic	3 1/2 Finished		
Dwelling Units	1							1.Full Fin	4.3/4 Fin	7.Full 25%
Other Units	1							2.1/4 Fin	5.F/Stair	8.Full 50%
Stones	2 Two Story							3.1/2 Fin	6.No Attic	9.Full 75%
1.1	4.1.5	7.						Insulation	3 Capped Only	
2.2	5.1.75	8.						1.None	4.Full	7.
3.3	6.2.5	9.						2.Minimal	5.Heavy	8.
Exterior Walls	6 Wood Siding							3.Capped	6.	9.
1.A/Vinyl	5.Concrete	9.None						Unfinished %	0%	
2.Stone	6.Wood	10.						Grade & Factor	5 Very Good	120%
3.Asbestos	7.Brick	11.						1.E Grade	4.B Grade	7.
4.Stucco	8.Other	12.						2.D Grade	5.A Grade	8.
3.C Grade	6.AA Grade	9.Same						SQFT (Footprint)	1820	
Roof Surface	1 Asphalt Shingles							Condition	5 Avg Plus	
1.Asphalt	4.Composit	7.						1.Poor	4.Avg	7.V Gd
2.Slate	5.Wood	8.						2.Fair	5.Avg+	8.Exc
3.Metal	6.Other	9.						3.Avg-	6.Good	9.Same
SF Masonry	Trim	0						Phys. % Good	0%	
Street Setback	1							Funct. % Good	100%	
Basement Floor	1							Functional Code	9 None	
Year Built	1900							1.Incomp	4.Delay	7.No Elect
Year Remodeled	0							2.O-Built	5.C Wall	8.Long Term
Foundation	4 Brick/Stone							3.Damage	6.Bsmt	9.None
1.Concrete	4.Br/Stone	7.						Econ. % Good	100%	
2.C Block	5.Slab	8.						Economic Code	None	
3.Wood	6.Piers	9.						0.None	3.No Elect	7.New Home
Basement	6 Full Basement							1.Location	4.Generate	9.None
1.1/4 Bmt	4.None	7.FW/Slab						2.Encroach	5.Fld Zone	9.
2.1/2 Bmt	5.Crawl	8.FW/Joist						Entrance Code	0	
3.3/4 Bmt	6.Full Bmt	9.						1.Interior	4.Vacant	7.
Bsmt Car # Cars	0							2.Refusal	5.Est	8.
Wet Basement	2 Damp Basement							3.Informed	6.Reviewed	9.
1.Dry	4.	7.						Information Code	0	
2.Damp	5.	8.						1.Owner	4.Agent	7.Ext /St
3.Wet	6.	9.No Bsmt						2.Relative	5.Estimate	8.
								3.Tenant	6.Other	9.



Date Inspected 2/11/1986

Additions, Outbuildings & Improvements						
Type	Year	Units	Grade	Cond	Phys.	Funct.
11 Open Frame	1900	400	0 0	0	0	0 %
11 Open Frame	1900	36	0 0	0	0	0 %
39 Wood Deck	1900	240	0 0	0	0	0 %
39 Wood Deck	1900	437	0 0	0	0	0 %
13 Frame Garage	1900	437	0 0	0	0	0 %
						Sound Value
						1.
						2.
						3.
						4.
						5.
						6.
						21.Open Mason Por
						22.End Mason Por
						23.Masonry Garage
						24.Masonry Shed
						25.Masonry Bay Wi
						26.15Ma Overhang
						27.1/2S Brick Add
						28.Unfinished Att
						29.Finished Attic

Bangor 2019

Card 2 Of 3 7/13/2018

Map Lot 059-012 Account 2237 Location 466 STATE ST

Occupancy Code		87 Medical Office Building	91 Office: Office Mezzanine
No. of Dwelling Units		0	0
Building Class/Quality		4 Wood Frame	4 Wood Frame
1. Steel	1. Low Cost	2. Average	2. Average
2. Rein Conc	2. Average		
3. Masonry	3. Good		
4. Wood Firm	4. Excellent		
5. Rigid Firm			
Grade Factor		1.00	1.00
9 Other		9 Other	9 Other
Exterior Walls			
1. Br/St	6. Compos		
2. C Block	7. Al/Vinyl		
3. Concrete	8. Steel		
4. Wood	9. Other		
5. Stucco/E			
Stories/Height		1 14	1 14
Ground Floor Area		1,360	714
Perimeter Units/FI		148	0
Heating/Cooling		21 Package Air	21 Package Air
11. Elec. BB	19. Wall/FI		
12. Elec. Wa	20. HeatCoo		
13. FWA	21. Package		
14. HW	22. W/C Air		
15. Space	23. H/C Wat		
16. Steam w	24. HeatPum		
17. Steam N	25. Indiv H		
18. Vent	26. HVAC		
Year Built		1900	1900
Year Remodeled		1975	1975
Condition		6 Good	9 Same
1. Poor	6. Good		
2. Fair	7. Very Good		
3. Below Ave	8. Excellent		
4. Average	9. Same		
5. Above Ave			
Physical % Good		0	0
Functional % Good		100	0
Economic % Good			100

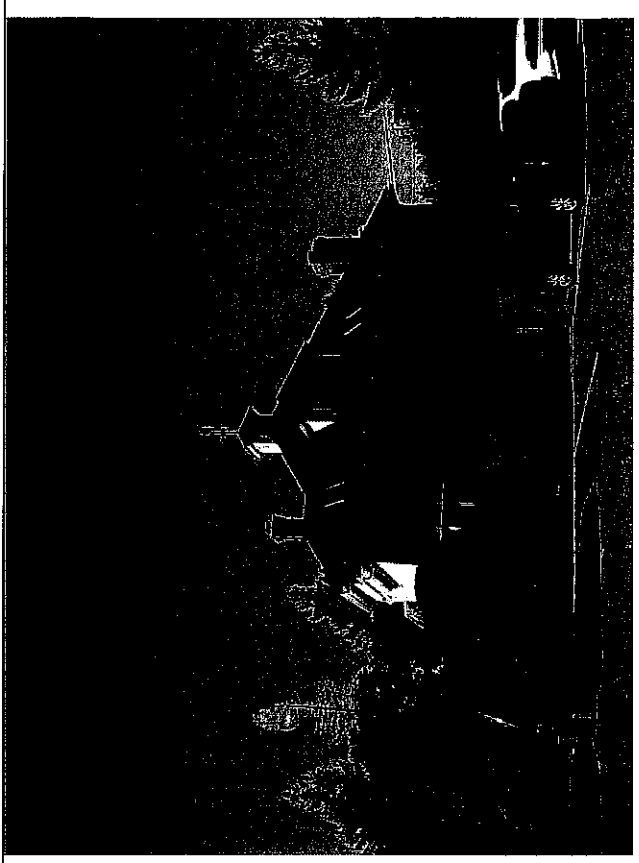


Entrance Code

- 1. Interior
- 2. Refusal
- 3. Informed
- 4. Vacant
- 5. Est
- 6. Reviewed
- 7.
- 8.
- 9.

Information Code

- 1. Owner
- 2. Relative
- 3. Tenant
- 4. Agent
- 5. Estimate
- 6. Other
- 7. Ext /St
- 8.
- 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 21. Open Mason Por
- 22. End Mason Por
- 23. Masonry Garage
- 24. Masonry Shed
- 25. Masonry Bay Wi
- 26. 1/2 Sma Overhang
- 27. 1/2 S Brk Add
- 28. Unfinished Att
- 29. Finished Attc

Property Data			Assessment Record			
Neighborhood	34 Neighborhood 34	Year	Land	Buildings	Exempt	Total
Neighborhood	34 Neighborhood 34	2018	72,400	310,200	26,000	356,600
Tree Growth Year	0					
X Coordinate	3480					
Y Coordinate	5610					
Zone/Land Use	11 Urban Res Dist 1					
Secondary Zone						
Topography 4 Rolling						
1. Level	4. Rolling					
2. Above St	5. Steep					
3. Below St	6. Low					
Utilities 1 All Public						
1. Public	4. Well					
2. Water	5. Septic					
3. Sewer	6. None					
Street	1 Paved					
1. Paved	4. Proposed					
2. Semi Imp	5. None					
3. Gravel	6. Paved ROW					
TIF District	0					
Traffic Flow District	4					
Sale Data						
Sale Date						
Price						
Sale Type						
1. Land	4. Other					
2. L & B	5. MoHo					
3. Building	6.1 & MoHo					
Financing						
1. Convent	4. Seller					
2. FHA/VA	5. Private					
3. Assumed	6. Cash					
Validity						
1. Valid Arms	4. Distress					
2. Related	5. Split					
3. Foreclose/	6. Assemb					
Verified						
1. Buyer	4. Other					
2. Seller	5. None					
3. Agent/MH B	6. Pub Rec					
Front Foot						
11. Regular Lot						
12. Rear Land						
13. Delta Triangle						
14. Nable Triangle						
Square Foot						
16. Regular Lot						
17. Secondary Lot						
18. Condominium						
19. Square Foot						
20. Sound Value						
Fract. Acre						
21. Homesite (Fract)						
22. Baselot (Fract)						
23. (Fract)						
Acres						
24. Homesite						
25. Baselot						
26. Right of Way -						
27. Condo/PUD/PGD						
28. Mobile Home De						
29. Mobile Home Un						
Land Data						
Type	Frontage	Depth	Effective		Code	Influence Codes
			Factor	%		
11	100	258	100	%	0	1. Unimproved
				%		2. Excess Frontage
				%		3. Topography
				%		4. Size/Shape
				%		5. Misimprovement
				%		6. Restriction
				%		7. Corner Influen
				%		8. View/Environment
				%		9. % Share
				%		30. Common Land
				%		31. Right of Way
				%		32.
				%		33.
				%		34.
				%		35. Kenduskeag SP/
				%		36. Former Paper S
				%		37. Secondary
				%		38. Frontage
				%		39. Rear Land
				%		40. Acres
				%		41. Wasteland
				%		42. TG Softwood
				%		43. TG Mixed Wood
				%		44. TG Hardwood
				%		45. Farm/Open
				%		46. Resource Prot
Total Acres			0.59			

WIBBY, WAYNE W
20 BELLEVUE AVE
BANGOR ME 04401

B6714P81

Assessment Record

Year	Land	Buildings	Exempt	Total
2018	0	283,400	0	283,400

Property Data

Neighborhood	34 Neighborhood 34
Tree Growth Year	0
X Coordinate	3480
Y Coordinate	5610
Zone/Land Use	11 Urban Res Dist 1
Secondary Zone	
Topography	4 Rolling
1. Level	7. Swampy
2. Above St	8. Wet
3. Below St	9. Dry
Utilities	1 All Public
1. Public	4. Well
2. Water	5. Septic
3. Sewer	6. None
9. None	7. Cess Pl
Street	1 Paved
1. Paved	4. Proposed
2. Semi Imp	5. None
3. Gravel	6. Paved ROW
9.	
TIF District	0
Traffic Flow District	4

Sale Data

Sale Date	
Price	
Sale Type	
1. Land	4. Other
2. L & B	5. Moho
3. Building	6. L & Moho
7.	8.
9.	
Financing	
1. Convent	7. FMHA
2. FHA/VA	8. Other
3. Assumed	9. Unknown
Validity	
1. Valid Arms	4. Distress
2. Related	5. Split
3. Foreclose/	6. Assemb
9. Other	
Verified	
1. Buyer	4. Other
2. Seller	5. None
3. Agent/MH B	6. Pub Rec
7. Lender	8. MLS
9. Family	

Inspection Witnessed By:

Date

No./Date	Description	Date Insp.

Notes:

Land Data

Front Foot	Type	Effective	Influence	Influence
		Frontage	Depth	Factor
				Code
11. Regular Lot				1. Unimproved
12.				2. Excess Frontage
13. Rear Land				3. Topography
14. Delta Triangle				4. Size/Shape
15. Nable Triangle				5. Misimprovement
				6. Restriction
				7. Corner Influen
				8. View/Environme
				9. % Share
Square Foot		Square Feet		Acres
16. Regular Lot				30. Common Land
17. Secondary Lot				31. Right of Way
18. Condominium				32.
19. Square Foot				33.
20. Sound Value				34.
				35. Kenduskeag SP/
				36. Former Paper S
				37. Secondary
				38. Frontage
Acres/Sites				39. Rear Land
				40. Acres
				41. Wasteland
				42. TG Softwood
				43. TG Mixed Wood
				44. TG Hardwood
				45. Farm/Open
				46. Resource Prot
		Total Acreage	0.00	

Bangor 2019

WIBBY, WAYNE W
20 BELLEVUE AVE
BANGOR ME 04401

B6714P81

Property Data		Assessment Record				
Neighborhood	34 Neighborhood 34	Year	Land	Buildings	Exempt	Total
Tree Growth Year	0	2018	0	24,900	0	24,900
X Coordinate	3480					
Y Coordinate	5610					
Zone/Land Use	11 Urban Res Dist 1					
Secondary Zone						
Topography 4 Rolling						
1. Level	4. Rolling	7. Swampy				
2. Above St	5. Steep	8. Wet				
3. Below St	6. Low	9. Dry				
Utilities 1 All Public						
1. Public	4. Well	7. Cess PI				
2. Water	5. Septic	8.				
3. Sewer	6. None	9. None				
Street 1 Paved						
1. Paved	4. Proposed	7.				
2. Semi Imp	5. None	8.				
3. Gravel	6. Paved ROW	9.				
TIF District 0						
Traffic Flow District 4						
Sale Data						
Sale Date						
Price						
Sale Type						
1. Land	4. Other	7.				
2. L & B	5. MoHo	8.				
3. Building	6. L & MoHo	9.				
Financing						
1. Convent	4. Seller	7. FMHA				
2. FHA/VA	5. Private	8. Other				
3. Assumed	6. Cash	9. Unknown				
Validity						
1. Valid Arms	4. Distress	7. Partial In				
2. Related	5. Split	8. Exempt				
3. Foreclose/	6. Assemb	9. Other				
Verified						
1. Buyer	4. Other	7. Lender				
2. Seller	5. None	8. MLS				
3. Agent/MH B	6. Pub Rec	9. Family				
Inspection Witnessed By:						
Date						
No./Date	Description					
Notes:						

BUILDING RECORD

MAP 59 LOT 12 ACCOUNT NO. 25454 ADDRESS 466 STATE ST CARD NO. 2 OF 2

OCCUPANCY CODE	NO./DATE	DESCRIPTION	DATE IN
5	1 02 5	106 5 104	
4	3	4 3	4 3
1	20	1 00	1 00

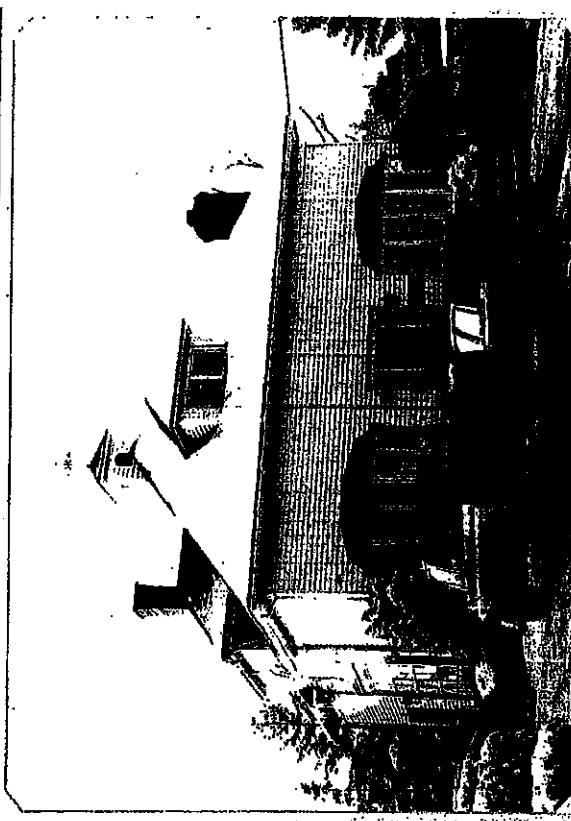
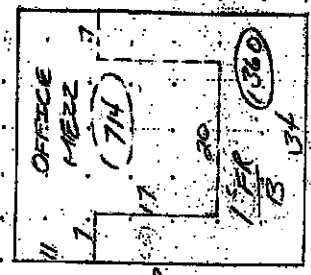
NUMBER OF DWELLING UNITS	BUILDING CLASS QUALITY	GRADE FACTOR	STORIES HEIGHT	GROUND FLOOR AREA	PERIMETER	HEATING/COOLING
00	00	1.00	0	01 00	01 00	0
4	3	1.00	4	774	1360	1360
3	3	1.00	4	000	1 48	000

YEAR BUILT	YEAR REMODELED	CONDITION	PERCENT GOOD	PHYSICAL	FUNCTIONAL	ECONOMIC
21	1900	5	100	100	100	100
21	1975	9	100	100	100	100

ADDITIONS, OUTBUILDINGS & IMPROVEMENTS						
TYPE	YEAR	AREA	GRADE	COND.	PERCENT GOOD	FURST.
					%	%
					%	%
					%	%
					%	%
					%	%
					%	%
					%	%
					%	%
					%	%

INSPECTION DATA		
ENTRANCE CODE	DATE INSPECTED	MONTH DAY YEAR
1. INSPECTED		
2. UNIMPROVED		
3. REFUSED		
4. INFO ONLY		
5. UNOCCUPIED		
6. ESTIMATED		
INFORMATION CODE		
1. OWNER	2. TENANT	3. AGENT
4. OTHER		

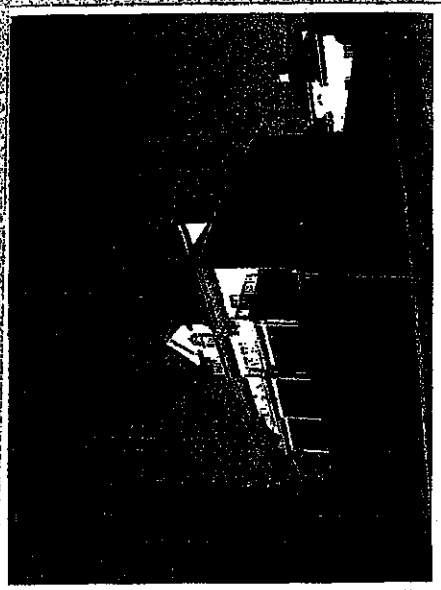
NOTES:



MAP 59
 LVL 12
 ACCOUNT NO. 25424
 ADDRESS 4166 State St.
 CARD NO. / OF 1 / 061

BUILDING STYLE		S/F BSMT LIVING AREA		BUILDING LAYOUT		PERMIT # / DATE		DESCRIPTION		DATE INSP																														
1. Colonial	2. Cottage	3. Cape	4. Ranch	5. Split Level	6. Ranch	7. Ranch	8. Ranch	9. Other	10. Conventional	11. Typical	12. Irregular	13. 1/2 Pk.	14. 3/4 Pk.	15. Full Pk.	16. F/S/Str/Wood	17. No. Affic.	18. None	19. Minimal	20. Heavy	21. Cepped	22. Unfinished %	23. G/Floor Area (SF)	24. Condition	25. Physical % Good	26. Functional % Good	27. Functional Code	28. Economic % Good	29. Economic Code	30. Entrance Code	31. Info. Code	32. Relative	33. Tenant	34. Other	35. Agent	36. Estimate	37. Other				
5	7	1	2	6	1	1	3	3	00%	180%	1820	5	100%	1	1	1	1	1	1	1	100%	100%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

ADDITIONS, OUTBUILDINGS & IMPROVEMENTS				DATE INSP	
CODE	YEAR	UNITS	GRADE	COND.	PERCENT GOOD
11	1900	400	00-00	0	00%
11	1900	36	00-00	0	00%
39	1900	240	00-00	0	00%
39	1900	437	00-00	0	00%
13	1900	437	00-00	0	00%



1820
 1820
 1910
 4350

NOTES:
 699-999 Mobile Home
 100-Frost Wall
 402-Stub

ArcGIS Web Map



5/22/2019, 12:59:50 PM

gisdata.GISADMIN.Parcels

Sublot

1:1,128

0.03 mi

0.015

0.0075

0

0.06 km

0.03

0.015

0