

PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: 14 PARSONAGE STREET WINTERPORT

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility has has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

No exceptions

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

None Known

(attach additional sheets as necessary)

PROPERTY LOCATED AT: _____

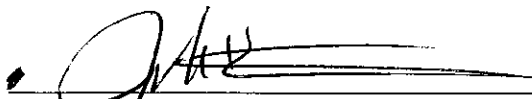
SECTION IV. ROAD MAINTENANCE

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): _____

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

 8-15-21
Seller Date

Seller Date

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date

CORNERSTONE REAL ESTATE LLC
 73 HUGHES BOULEVARD
 HAMPDEN ME 04444

B4132P345
 Previous Owner
 HERSEY, JOHN C.
 PO BOX 421

WINTERPORT ME 04496
 Sale Date: 12/27/2016
 Previous Owner
 EMERTON, ANNA M.

P.O. BOX 27
 WINTERPORT ME 04496
 Sale Date: 3/20/2008

Property Data

Neighborhood	50 MAIN STREET
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	12 VILLAGE
Secondary Zone	
Topography	2 Rolling
1.Level	4.Below St
2.Rolling	7.Sheep
3.Above St	8.Rough
	9.
Utilities	1.All Public
1.Public	4.Dr Well
2.Water	7.Cesspool
3.Sewer	8.
	9.None
Street	1.Paved
1.Paved	4.Proposed
2.Semi Imp	5.Private
3.Gravel	6.
	9.NoStreet
LAND USE	0
BUILDING USE	0

Sale Data

Sale Date	12/27/2016
Price	104,400
Sale Type	2 Land & Buildings
1.Land	4.Mobile
2.L & B	5.Other
3.Building	6.
Financing	9 Unknown
1.Comeout	4.Seller
2.FHA/VA	5.Private
3.Assumed	6.Cash
Validity	1 Arms Length Sale
1.Valid	4.Split
2.Related	5.Partial
3.Distress	6.Exempt
Verified	5 Public Record
1.Buyer	4.Agent
2.Seller	5.Pub Rec
3.Lender	6.MLS

Notes:

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	25,000	79,400	0	104,400
2010	25,000	79,400	0	104,400
2011	25,000	79,400	0	104,400
2012	25,000	79,400	0	104,400
2013	25,000	79,400	0	104,400
2014	25,000	79,400	0	104,400
2015	25,000	79,400	0	104,400
2016	25,000	79,400	0	104,400
2017	25,000	79,400	0	104,400
2018	25,000	79,400	0	104,400
2019	25,000	79,400	0	104,400
2020	25,000	79,400	0	104,400
2021	25,000	79,400	0	104,400
2022	27,500	87,300	0	114,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot						1.Vacancy
12.Delta Triangle						2.Excess Frtg
13.Naibla Triangle						3.Topography
14.Rear Land						4.Size/Shape
15.						5.Access
						6.Restriction
						7.Corney/Locabo
						8.View/Environ
						9.Fract Share
						Acres
						30.Rear 21+
						31.Tillable 1
						32.Open Space
						33.GRAVEL PIT
						34.Pasture 1
						35.Horticultural
						36.Orchard
						37.Softwood
						38.Mixed Wood
						39.Hardwood
						40.Wasteland
						41.UTILITY ROW
						42.Mobile Home SI
						43.GOLF COURSE HO
						44.SUBDIV COST
						45.CAMP LOT
						46.SITE IMPROVEME
Acres/Sites				0.81		
Total Acreage				0.81		

Winterport

RE Account 1413 Detail
as of 08/03/2021

Name: CORNERSTONE REAL ESTATE LLC

Land: 27,500

Location: 14 PARSONAGE ST

Building: 87,300

Acreage: 0.81 Map/Lot: U01-135

Exempt 0

Book Page: B4132P345

Total: 114,800

2022-1 Period Due:

1) 863.87

2) 863.87

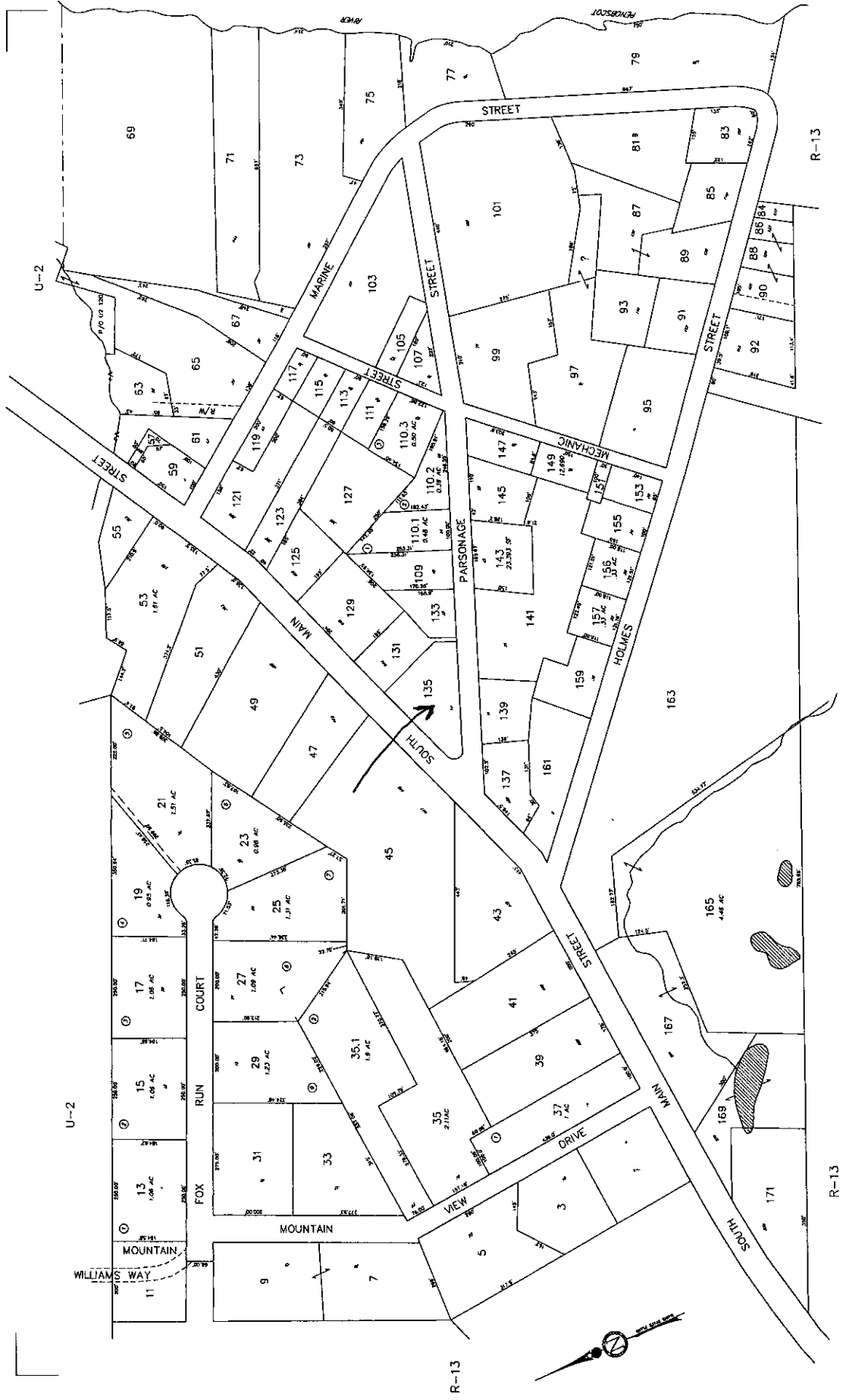
Ref1: B 4132 P 345

Mailing 73 HUGHES BOULEVARD

Address: HAMPDEN ME 04444

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2022-1	R				1,727.74	0.00	0.00	1,727.74
2021-1	R				0.00	0.00	0.00	0.00
2020-1	R				0.00	0.00	0.00	0.00
2019-1	R				0.00	0.00	0.00	0.00
2018-1	R				0.00	0.00	0.00	0.00
2017-1	R				0.00	0.00	0.00	0.00
2016-1	R				0.00	0.00	0.00	0.00
2015-1	R				0.00	0.00	0.00	0.00
2014-1	R				0.00	0.00	0.00	0.00
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
2009-1	R				0.00	0.00	0.00	0.00
2008-1	R				0.00	0.00	0.00	0.00
2007-1	L *				0.00	0.00	0.00	0.00
2006-1	L *				0.00	0.00	0.00	0.00
2005-1	L *				0.00	0.00	0.00	0.00
2004-1	R				0.00	0.00	0.00	0.00
2003-1	R				0.00	0.00	0.00	0.00
2002-1	R				0.00	0.00	0.00	0.00
2001-1	R				0.00	0.00	0.00	0.00
2000-1	R				0.00	0.00	0.00	0.00
1999-1	R				0.00	0.00	0.00	0.00
1998-1	R				0.00	0.00	0.00	0.00
1997-1	R				0.00	0.00	0.00	0.00
1996-1	R				0.00	0.00	0.00	0.00
1995-1	L *				0.00	0.00	0.00	0.00
Account Totals as of 08/03/2021					1,727.74	0.00	0.00	1,727.74

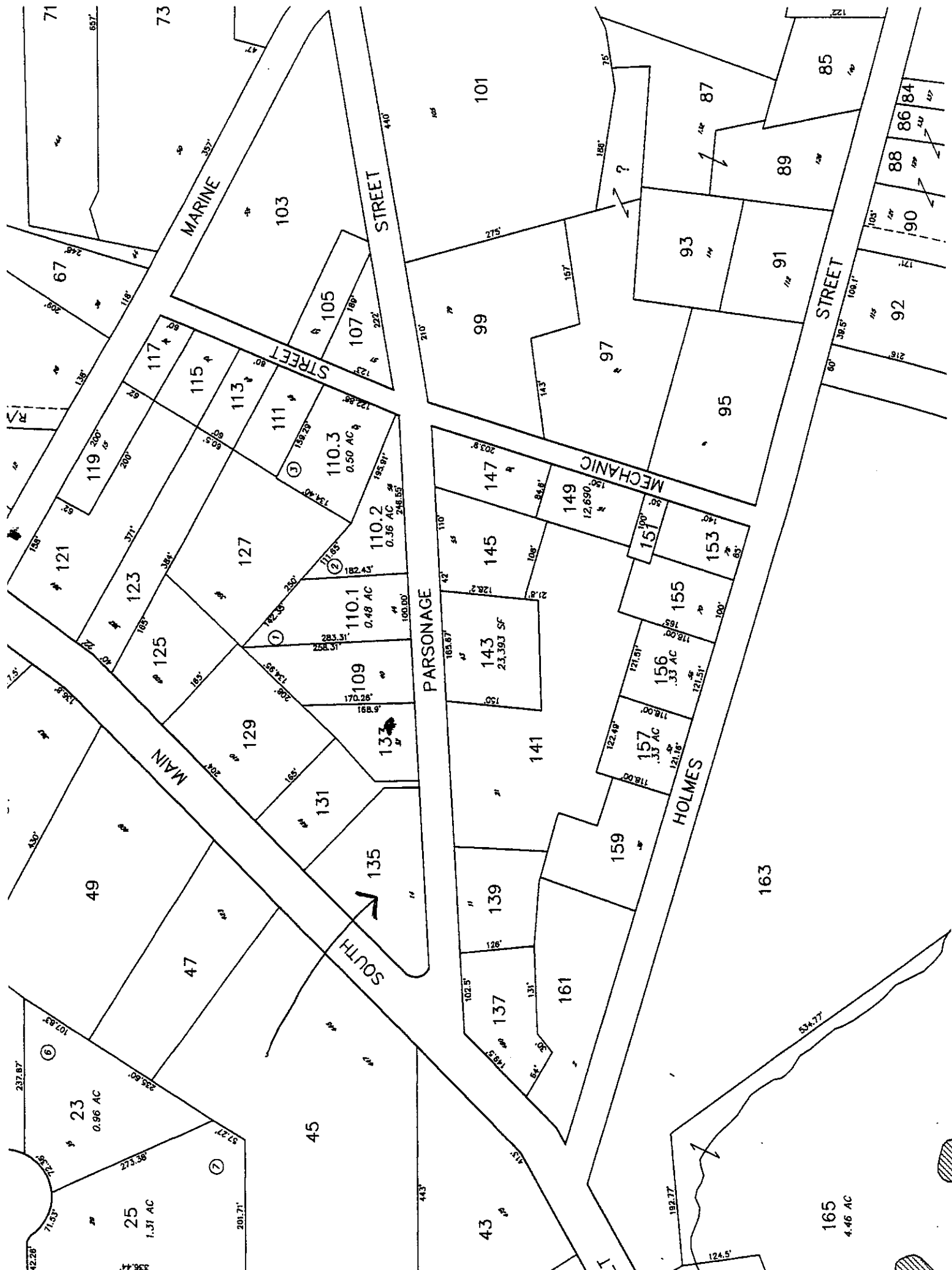
Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.



PROPERTY MAP
 TOWN OF WINTERPORT
 WALDO COUNTY, MAINE
 SCALE 1"=100 FEET
 APRIL 1, 2012

LEGEND:
 PARCEL NUMBER.....12
 ADJACENT MAP.....R-3
 MATCH LINE.....
 SUBDIVISION NUMBER.....
 STREET NUMBER.....00

PREPARED BY: AERIAL SURVEY & PHOTO, INC.
 NORRIDGEWOOD, MAINE
 NOTE: FOR ASSESSMENT PURPOSES ONLY. NOT TO BE USED FOR CONVEYANCES



QUITCLAIM DEED WITH COVENANT

JOHN C. HERSEY of Hampden, Penobscot County, Maine, for consideration paid, grants to CORNERSTONE REAL ESTATE LLC, a Maine limited liability company with a principal place of business in Hampden, Penobscot County, Maine, with a mailing address of 73 Hughes Blvd., Hampden, ME 04444, with quitclaim covenant, the land in Winterport, Waldo County, Maine, described as follows:

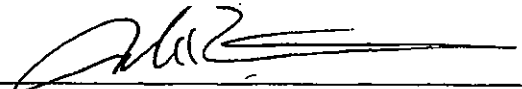
NO TRANSFER TAX PAID

Beginning on the South side of Main Street in said Winterport, at the corner of the former School House Lot, so-called, now or formerly owned by the American Legion Argonne Post No. 138; thence westerly to the corner of Parsonage Street; thence southeasterly by said Parsonage Street to the Parsonage Lot, so-called, now or formerly owned by John E. Bolan; thence northeasterly by said Parsonage Lot to the former School House Lot, so-called; thence northerly by said School House Lot to the point of beginning.

SUBJECT TO State of Maine, Department of Transportation Notice of Layout and Taking dated June 4, 1997 and recorded Volume 1802, Page 177 of the Waldo County Registry of Deeds.

For Grantor's source of title, reference may be had to the deed from Anna M. Emerton to John C. Hersey dated March 20, 2008, recorded in the Waldo County Registry of Deeds at Book 3198, Page 130.

IN WITNESS WHEREOF, John C. Hersey has hereunto set his hand and seal this 27 day of December, 2016.



John C. Hersey

STATE OF MAINE


Penobscot County

December 27, 2016

Personally appeared the above named John C. Hersey, and acknowledged before me the foregoing instrument to be his free act and deed.



Notary Public/Attorney at Law



Print or type name as signed

WINTERPORT WATER DISTRICT
P. O. Box 128, Winterport, Maine 04496
(207) 223-5028

PWSID 0091640

2020 ANNUAL CONSUMER CONFIDENCE REPORT

INTRODUCTION

The Federal Safe Drinking Water Act requires all community water systems to distribute an annual water quality report to its customers. This is the 2020 annual water quality report of the Winterport Water District, which covers the period from January 1, 2020 through December 31, 2020. This annual report is intended to provide you with important information about your drinking water. We know that you count on the Winterport Water District for a safe and reliable supply of water everyday, and we are committed to providing the highest quality of service to you. **We are pleased to report that there were no violations in 2020.**

WATER QUALITY

The Safe Drinking Water Act mandates that the State of Maine, along with the Environmental Protection Agency (EPA), establish and enforce minimum drinking water quality standards. These standards set limits on certain biological, radioactive, organic, and inorganic substances sometimes found in drinking water. The limits set on these substances are known as Maximum Contaminant Levels (MCL's). Two types of standards have been established. Primary Standards set required levels of drinking water quality to protect your health. Secondary Standards provide guidelines regarding the taste, odor, color, and other aesthetic aspects of your drinking water, which do not present a health risk. The District's water quality is within the levels established by EPA and the State of Maine for all Primary Standards.

Responsibility for maintaining water quality resides with the Winterport Water District's staff. The operators are licensed by the State of Maine Department of Health and Human Services. We ensure that your water is safe through regular total coliform testing and chlorine residual monitoring. These tests are conducted by the Maine State Health and Environmental Testing Laboratory and the Winterport Water District.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a human health risk. Contaminants that may be present in source water include: (1) microbial contaminants, such as viruses and bacteria, which may come from sewage or wildlife; (2) inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, or farming; (3) pesticides and herbicides, which may come from a variety of sources such as agriculture, stormwater runoff, and residential uses and (4) organic chemical contaminants, including synthetic and volatile organic chemicals, which can come from gas stations, runoff, and septic systems. Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons, such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791) or online at: <https://www.epa.gov/ccr/forms/contact-us-about-consumer-confidence-reports>

Table 1 lists regulated testing conducted by the Winterport Water District for which results were obtained in 2020. The most recent result is also included for contaminants, which are not tested annually. All other tested and regulated drinking water contaminants were below detection levels. This testing is required by the State of Maine Drinking Water Program (DWP) and must be reported to all customers on an annual basis:

TABLE 1: 2020 REQUIRED WINTERPORT WATER DISTRICT TESTING RESULTS

CONTAMINANT	DATE	WINTERPORT RESULTS	EPA LIMIT	EPA GOAL	SOURCE
MICROBIOLOGICAL					
Total Coliform	Quarterly Testing	0 Positive Results	1 Positive Result	0 Positive Results	Naturally present in the environment.
INORGANICS					
Barium	5/20/2019	2.2 ppb	2,000 ppb	2,000 ppb	Erosion of natural deposits.
Chromium	5/20/2019	2.7 ppb	100 ppb	100 ppb	Erosion of natural deposits.
Fluoride	5/5/2020	0.6 ppm	4 ppm	4 ppm	Water additive for teeth.
Nitrate	4/7/2020	1.1 ppm	10 ppm	10 ppm	Erosion of natural deposits.
Copper 90 th Percent Value	Summer 2018	0.17 ppm	1.3 ppm	1.3 ppm	Corrosion of household plumbing systems.
Lead 90 th Percent Value	Summer 2018	0.6 ppb	15 ppb	0 ppb	Corrosion of household plumbing systems.
DISINFECTANTS AND DISINFECTION BYPRODUCTS					
Total Trihalomethanes	Summer 2020	1 ppb	80 ppb	0 ppb	Byproduct of drinking water chlorination.
Chlorine Residual	Daily Testing	0.61 ppm (0.28-1.06 ppm)	4.0 ppm	4.0 ppm	Drinking water chlorination

Definitions:

- Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water.
- Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health.
- Running Annual Average (RAA): The Average of all monthly or quarterly samples for the last year at all sample locations.
- Action Level (AL): The concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.
- Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Units:

ppm = parts per million or milligrams per liter (mg/L). pos = positive samples.
 ppb = parts per billion or micrograms per liter (µg/L).

Notes:

- 1) Total Coliform Bacteria: Reported as the highest monthly number of positive samples.
- 2) Fluoride: Fluoride levels must be maintained between 0.5 to 1.2 ppm, for those water systems that fluoridate the water. Winterport adds fluoride.
- 3) Lead/Copper: Action levels (AL) are measured at consumer's tap. 90% of the tests must be equal to or below the action level.
- 4) Nitrate: Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant, you should ask advice from your health provider.
- 5) TTHM: Total Trihalomethanes (TTHM) are formed as a by-product of drinking water chlorination. This chemical reaction occurs when chlorine combines with naturally occurring organic matter in water.

Improvements made @ 14 Parsonage Street since purchase

- Driveway
- Front doors
- Basement door
- Stone work gardens
- Porch and steps
- Roof
- Skylights
- Siding
- Northeast basement wall
- Replaced windows
- Replaced basement windows
- Furnace
- Gas heater in laundry room
- Hot water tank 2020
- Wall mounted AC unit
- Gas insert in living room
- Rewired electrical
- Replaced all water pipes, include supply from street
- New washer room pipes, drain and electrical 2020
- New flooring throughout
- Removal of trees and stumps behind house
- New refrigerator and electric stove 2020

General Information

Listing Member *Joe Lawton* Co-listing Member

Parent/Child Options
 This is a regular listing or a parent listing.
 This is a child listing. MLS number of parent: *Listed both Residential + Commercial*

Address Information

Street # *14* Pre-Direction* Street Name *Winterport* Street Type* Street Direction* Unit # Primary Use*
County* *Waldo* Town* *Winterport* State/Province* *ME* Zip Code* *04496* Zip +4 Tax ID

Location Information

Leased Land* Book *4132* Page *345* Map *1*
 Block Lot *135* Zoning *12 Village* Zoning Overlay* *No*
 Entrance Fee */* Full Tax Amount \$ *1,728* Tax Year *2021/2022* Association* *No*
 Association Association Fee Fee Frequency Paid*

Contract Information

Comp Listing* List Date *8-15-2021* Expiration Date *8-15-2022* List Price *250,000*
Confidential Listing*

Property Information

Surveyed* *unknown* Short Sale Continue to Show* *No* Deed/Conveyance Type Offered* *Good + Sufficient* Other Deed/Conveyance Type Offered
 Deed* *Yes* Deed Restrictions* *unknown* Bank Owned REO* *No* Year Built +/- *1850*
 Year Renovated +/- *1998* Tenancy* Leases* *No* Total # Floors *2*
 Total SqFt *1,420* Lot Size Acres +/- *.81* Road Frontage +/- *475'*

Compensation & Misc Info

Listing Agreement* *8%* Variable Rate Comm* *2.8* Buyer Agency *yes* Buyer Agency Type* *2.8*
 Sub Agency *No* Sub Agency Type* Transaction Broker *LO* Transaction Broker Type*

Remarks

Directions *Down Rt# 1A through Winterport Village third house
 Past Post Office on the left*

Remarks *Attached*

Internal Remarks/Contingency *Town Assessor provided scaled frontage measurement of 275' on Parsonage + 200' on Rt# 1A. Both frontage added together for Commercial input form.*