

**PROPERTY DISCLOSURE
(Non-Residential Properties)**

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

PROPERTY LOCATED AT: 2125 Medway Rd, Medway,

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:

Seller is not aware of any hazardous materials.

(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:
The property consists of four buildings; a residence, garage and storage (prior restaurant), and two rental units. There is some flaking of paint. the water to the storage is no longer working (prior restaurant) and there is no heat in this building and is being used for storage. Hot tub in basement of house needs to be repaired. The property is being sold as is in its current condition, and all buyers are encouraged to complete their own due diligence.

(attach additional sheets as necessary)

PROPERTY LOCATED AT: 2125 Medway Rd, Medway,

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.

<u><i>Angie Thi Santier</i></u> Seller	_____ Date	_____ Seller	_____ Date
<u><i>Lori Santier</i></u> 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



PROPERTY LOCATED AT: 2121 Medway Road , Medway, ME 04460 (1)

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: unknown 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: Rest of Home
Installed by: unknown
Date of Installation: unknown

USE: Number of persons currently using system: 9-12
Does system supply water for more than one household? Yes No Unknown

Comments: Home has filtration System, well services entire property

Source of Section I information: Seller/owner

Buyer Initials _____

Seller Initials NG [Signature]

PROPERTY LOCATED AT: 2121 Medway Road , Medway, ME 04460

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: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Side of Home OR Unknown

Date installed: unknown Date last pumped: 2019 Name of pumping company: Carl Syster

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: 2019 Name of company servicing tank: Carl Syster

Leach Field: Yes No Unknown

If Yes, Location: Rear of Home

Date of installation of leach field: unknown 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: —

— 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? Yes No Unknown

Comments: _____

Source of Section II information: owner/seller

Buyer Initials _____

Seller Initials NGZ

PROPERTY LOCATED AT: 2121 Medway Road , Medway, ME 04460

SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	HWSB	Heat Pump		
Age of system(s) or source(s)	16 +/- years	4 +/- years		
Name of company that services system(s) or source(s)	Bragdon Energy	Owner		
Date of most recent service call	7/21 - New Bladder	—		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)		—		
Malfunction per system(s) or source(s) within past 2 years	Expansion tank Ruptured fixed by Bragdon Guy	NONE		
Other pertinent information	—	—		

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(s) been inspected? Yes No Unknown

If Yes, date: _____

Date chimney(s) last cleaned: owner cleaned 5-6 years ago

Direct/Power Vent(s): Yes No Unknown

Has vent(s) been inspected? Yes No Unknown

If Yes, date: _____

Comments: Dead River propane tank for Generator

Source of Section III information: Owner/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? Seller has no knowledge of any underground storage tanks Yes 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: _____

Buyer Initials _____ Page 3 of 7 Seller Initials NO RLL

PROPERTY LOCATED AT: 2121 Medway Road , Medway, ME 04460

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

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

Comments: _____

Source of information: Owner/Seller

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: Owner/Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: Owner/Seller

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: Owner/Seller

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

Comments: _____

Source of information: Owner/Seller

Buyer Initials _____

Seller Initials NG 2/2

PROPERTY LOCATED AT: 2121 Medway Road , Medway, ME 04460

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: Garage and Some on Home

Source of information: Owner/Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: owner/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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Access Easement

Source of information: Deed.

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): —

Buyer Initials _____

Page 5 of 7

Seller Initials H. G. [Signature]

PROPERTY LOCATED AT: 2121 Medway Road , Medway, ME 04460

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

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 (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: Propane tank

Year Principal Structure Built: 1950 +/-

What year did Seller acquire property? 1985

Roof: Year Shingles/Other Installed: Metul

Water, moisture or leakage: NO

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: Some moisture

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: _____

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: Seller is not aware of any

Comments: _____

Source of Section V information: owner/seller

Buyer Initials _____ Seller Initials NG 2/1

PROPERTY LOCATED AT: 2121 Medway Road , Medway, ME 04460

SECTION VI – ADDITIONAL INFORMATION

Front Right building with garage. Sellers residence

Generator will not Convey

Hot tub in Basement needs to be repaired.

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.

Ngoc Hanh 12/19/22 SELLER DATE SELLER DATE

Louis Levesque 12/19/22 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



PROPERTY LOCATED AT: 2127 Medway Road, Medway, ME 04460 (27)

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: unknown 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: Side of Property
Installed by: unknown
Date of Installation: Unknown

USE: Number of persons currently using system: 9-12
Does system supply water for more than one household? Yes No Unknown

Comments: Well used for entire property.

Source of Section I information: Seller/owner

Buyer Initials _____

Page 1 of 7

Seller Initials Hg 28

PROPERTY LOCATED AT: 2127 Medway Road , Medway, ME 04460

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: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Side of Property OR Unknown

Date installed: 2015 +/- Date last pumped: 2017 Name of pumping company: Calvo Septic

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: Lines cleaned in 2017 +/- no issues

Amie

Date of last servicing of tank: 2017 +/- Name of company servicing tank: Calvo Septic

Leach Field: Yes No Unknown

If Yes, Location: Back of Home

Date of installation of leach field: 2015 +/- 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: new system installed 2015 +/-

Source of Section II information: owner/seller

Buyer Initials _____

Page 2 of 7

Seller Initials NG

PROPERTY LOCATED AT: 2127 Medway Road , Medway, ME 04460

SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>FHA</u>	<u>Pellet Stove</u>		
Age of system(s) or source(s)	<u>2010 +/-</u>	<u>unknown</u>		
Name of company that services system(s) or source(s)	<u>Brayden</u>	<u>owner</u>		
Date of most recent service call	<u>—</u>	<u>—</u>		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>Renter pays utilities</u>	<u>unknown</u>		
Malfunction per system(s) or source(s) within past 2 years	<u>—</u>	<u>—</u>		
Other pertinent information	<u>—</u>	<u>—</u>		

- 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(s) been inspected? Yes No Unknown
 - If Yes, date: _____
 - Date chimney(s) last cleaned: unknown
- Direct/Power Vent(s): Yes No Unknown
 - Has vent(s) been inspected? Yes No Unknown
 - If Yes, date: _____

Comments: _____
 Source of Section III information: owner/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? Seller has no knowledge of any underground storage tanks Yes 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: _____

Buyer Initials _____ Page 3 of 7 Seller Initials NG

PROPERTY LOCATED AT: 2127 Medway Road, Medway, ME 04460

What materials are, or were, stored in the tank(s)? _____
Have you experienced any problems such as leakage: _____ Yes No Unknown

Comments: _____
Source of information: Owner/seller

B. ASBESTOS - Is there now or has there been asbestos:
As insulation on the heating system pipes or duct work? _____ Yes No Unknown
In the ceilings? _____ Yes No Unknown
In the siding? _____ Yes No Unknown
In the roofing shingles? _____ Yes No Unknown
In flooring tiles? _____ Yes No Unknown
Other: _____ Yes No Unknown

Comments: _____
Source of information: Owner/seller

C. RADON/AIR - Current or previously existing:
Has the property been tested? _____ Yes No Unknown
If Yes: Date: _____ By: _____

Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? _____ Yes No Unknown
Are test results available? _____ Yes No

Results/Comments: _____
Source of information: Owner/seller

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: Owner/seller

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown
Comments: Seller has no knowledge.
Source of information: Owner/seller

Buyer Initials _____ Page 4 of 7 Seller Initials NO 28

PROPERTY LOCATED AT: 2127 Medway Road , Medway, ME 04460

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: Some on Building

Source of information: owner/seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: owner/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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Access Easement

Source of information: Deed

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): _____

Buyer Initials _____

Seller Initials NG 22

PROPERTY LOCATED AT: 2127 Medway Road , Medway, ME 04460

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

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

Year Principal Structure Built: unknown

What year did Seller acquire property? 1985

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: Seller/buyer has no knowledge of any

Comments: Review indicates no issues

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: Crawl Space only

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: _____

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: Building was used in the past for Post

Office for Jan of Medway for many years.

Comments: _____

Source of Section V information: Owner/Seller

Buyer Initials _____

Seller Initials NO 2/2

PROPERTY LOCATED AT: 2127 Medway Road, Medway, ME 04460

SECTION VI – ADDITIONAL INFORMATION

Rental/Front left buidling

property Currently Rented \$600 - per month.

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.

Angie thi Hartner 12/19/22 SELLER DATE SELLER DATE

Louise Hartner 12/19/22 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

PROPERTY LOCATED AT: 2127 A Medway Road , Medway, ME 04460 (3)

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: unknown 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: Back of Main Home
Installed by: unknown
Date of Installation: unknown

USE: Number of persons currently using system: 9-12
Does system supply water for more than one household? Yes No Unknown

Comments: owner/seller - well provides water for all Built Hugs

Source of Section I information: owner/seller

Buyer Initials _____ Page 1 of 7 Seller Initials NG R [Signature]

PROPERTY LOCATED AT: 2127 A Medway Road , Medway, ME 04460

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: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: Side of Building OR Unknown

Date installed: 2015/- Date last pumped: 2017 /- Name of pumping company: Cats Septic

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: Head lines cleaned, no issues since cleaned.

Date of last servicing of tank: 2017/- Name of company servicing tank: Cats Septic

Leach Field: Yes No Unknown

If Yes, Location: Rear Property

Date of installation of leach field: 2015/- Installed by: Seller is unsure of Company

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: New System in 2015/-

Source of Section II information: owner/seller

Buyer Initials _____

Page 2 of 7

Seller Initials NG [Signature]

PROPERTY LOCATED AT: 2127 A Medway Road , Medway, ME 04460

SECTION III — HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>FHR</u>			
Age of system(s) or source(s)	<u>2015+ New FHR</u>			
Name of company that services system(s) or source(s)	<u>Budget Energy</u>			
Date of most recent service call				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>Renters pay utilities</u>			
Malfunction per system(s) or source(s) within past 2 years	<u>—</u>			
Other pertinent information	<u>—</u>			

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(s) been inspected? Yes No Unknown
 If Yes, date: _____
 Date chimney(s) last cleaned: unknown
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____
 Comments: Renters provided limited access
 Source of Section III information: owner/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? Seller has no knowledge of any Yes 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: _____

Buyer Initials _____

Seller Initials SG RQ

PROPERTY LOCATED AT: 2127 A Medway Road, Medway, ME 04460

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

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

Comments: _____

Source of information: owner/seller

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: owner/seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: owner/seller

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: owner/seller

E. METHAMPHETAMINE - Current or previously existing:

Comments: owner/seller has no knowledge Yes No Unknown

Source of information: owner/seller

Buyer Initials _____

Seller Initials NG RL

PROPERTY LOCATED AT: 2127 A Medway Road , Medway, ME 04460

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: Some Peeling of Paint

Source of information: Seller/owner observations

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: owner/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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Access Easement

Source of information: Deed

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): _____

Buyer Initials _____

Page 5 of 7

Seller Initials NG RJK

PROPERTY LOCATED AT: 2127 A Medway Road , Medway, ME 04460

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

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

Year Principal Structure Built: unknown

What year did Seller acquire property? 1995 +/-

Roof: Year Shingles/Other Installed: unknown

Water, moisture or leakage: Some / light

Comments: Renters are in Property, have received no complaints of Roof Leaky

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Older Mobile Home, Addition has been built around it.

Comments: _____

Source of Section V information: Owner/Seller

Buyer Initials _____

Page 6 of 7

Seller Initials NG 28

PROPERTY LOCATED AT: 2127 A Medway Road, Medway, ME 04460

SECTION VI – ADDITIONAL INFORMATION

Rental/Mobile Home

Property Currently Rented \$600. - per month

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.

Nigel Eli Hamlin 12/19/22
SELLER DATE SELLER DATE

Nomi Hamlin 12/19/22
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

PROPERTY LOCATED AT: 2125 Medway Road, Medway, ME 04460 (4)

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 1 - 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: unknown 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: Back of Home
Installed by: unknown
Date of Installation: unknown
USE: Number of persons currently using system: 9-12
Does system supply water for more than one household? Yes No Unknown
Comments: water to this property is no longer working. Pipes had frozen and supply is being used for storage
Source of Section 1 information: owner/seller

Buyer Initials _____ Page 1 of 7 Seller Initials U G [Signature]

PROPERTY LOCATED AT: 2125 Medway Road, Medway, ME 04460

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: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: owner thinks 1500 gallon

Tank Type: Concrete Metal Unknown Other: other tank 1000 gallon

Location: Side of Property - 2 tanks OR Unknown

Date installed: _____ 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: unknown Name of company servicing tank: unknown

Leach Field: Yes No Unknown

If Yes, Location: Front of Home

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

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

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: This building was once used as a Restaurant. It Built Ponds

Source of Section II information: owner/seller - 1. One tank for Bathrooms

2. one tank for main Building. Both drain to Leach field front of Home

Buyer Initials _____

Page 2 of 7

Seller Initials UB [Signature]

PROPERTY LOCATED AT: 2125 Medway Road , Medway, ME 04460

SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	<u>None</u>			
Age of system(s) or source(s)	<u>—</u>			
Name of company that services system(s) or source(s)	<u>—</u>			
Date of most recent service call	<u>—</u>			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	<u>—</u>			
Malfunction per system(s) or source(s) within past 2 years	<u>—</u>			
Other pertinent information	<u>—</u>			

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(s) been inspected? Yes No Unknown

 If Yes, date: _____

 Date chimney(s) last cleaned: _____

Direct/Power Vent(s): Yes No Unknown

 Has vent(s) been inspected? Yes No Unknown

 If Yes, date: _____

Comments: Building is being used for Storage - had a fire many years ago

Source of Section III information: owner/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? Yes No Unknown

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

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

Are tanks registered with DEP? Yes No Unknown

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

Location: _____

Buyer Initials _____ Page 3 of 7 Seller Initials NG RK

PROPERTY LOCATED AT: 2125 Medway Road , Medway, ME 04460

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

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

Comments: _____

Source of information: Owner/Seller

B. ASBESTOS – Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: Owner/Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: Owner/Seller

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: Owner/Seller

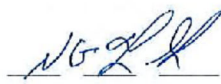
E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: _____

Source of information: Owner/Seller

Buyer Initials _____

Seller Initials _____



PROPERTY LOCATED AT: 2125 Medway Road , Medway, ME 04460

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: Some cracking/ Peeling of Paint

Source of information: owner/seller observation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: owner/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, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: Access Easement

Source of information: Deed

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): —

Buyer Initials _____

Page 5 of 7

Seller Initials _____

NG

PROPERTY LOCATED AT: 2125 Medway Road, Medway, ME 04460

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

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

Year Principal Structure Built: unknown

What year did Seller acquire property? 1985

Roof: Year Shingles/Other Installed: metal

Water, moisture or leakage: None for Seller knowledge

Comments: _____

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: _____

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: _____

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: _____

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: A portion of this Building Burned, Restaurant

Closed, Some Frozen pipes, No heat and now used for a garage/Storage.

Comments: Storage Building

Source of Section V information: owner/observer

Buyer Initials _____

Page 6 of 7

Seller Initials M G 20



**DISCLAIMER TO BUYERS & SELLERS DEED, ACREAGE/STRUCTURE SIZE
IMPORTANT BUYER & SELLER INFORMATION TO READ**

ERA Dawson Bradford, The Nadeau Bragdon Team and Agents Andy Nadeau & Bruce Bragdon make NO representation concerning any location of the boundaries or the property under consideration, nor it's dimensions or acreage size of property or any structures located thereon. Furthermore, agent will not walk boundary lines to determine boundaries.

If you are in question of the aforementioned property including it's deed description, measurements, acreage or boundaries or feel there are points that need clarification in your evaluation of the property, ERA Dawson Bradford, The Nadeau Bragdon Team and Agents, Andy Nadeau & Bruce Bragdon recommend that you consider the employment of a land surveyor or attorney to advise you.

Furthermore, you will hold ERA Dawson Bradford, The Nadeau Bragdon Team, and Andy Nadeau and Bruce Bragdon harmless from any and all problems of whatever nature that may arise from this decision after the purchase.

X *Ingre Thi Santini*

Seller

_____ Date

X *Louis C. Santini*

Seller

_____ Date

_____ Buyer

_____ Date

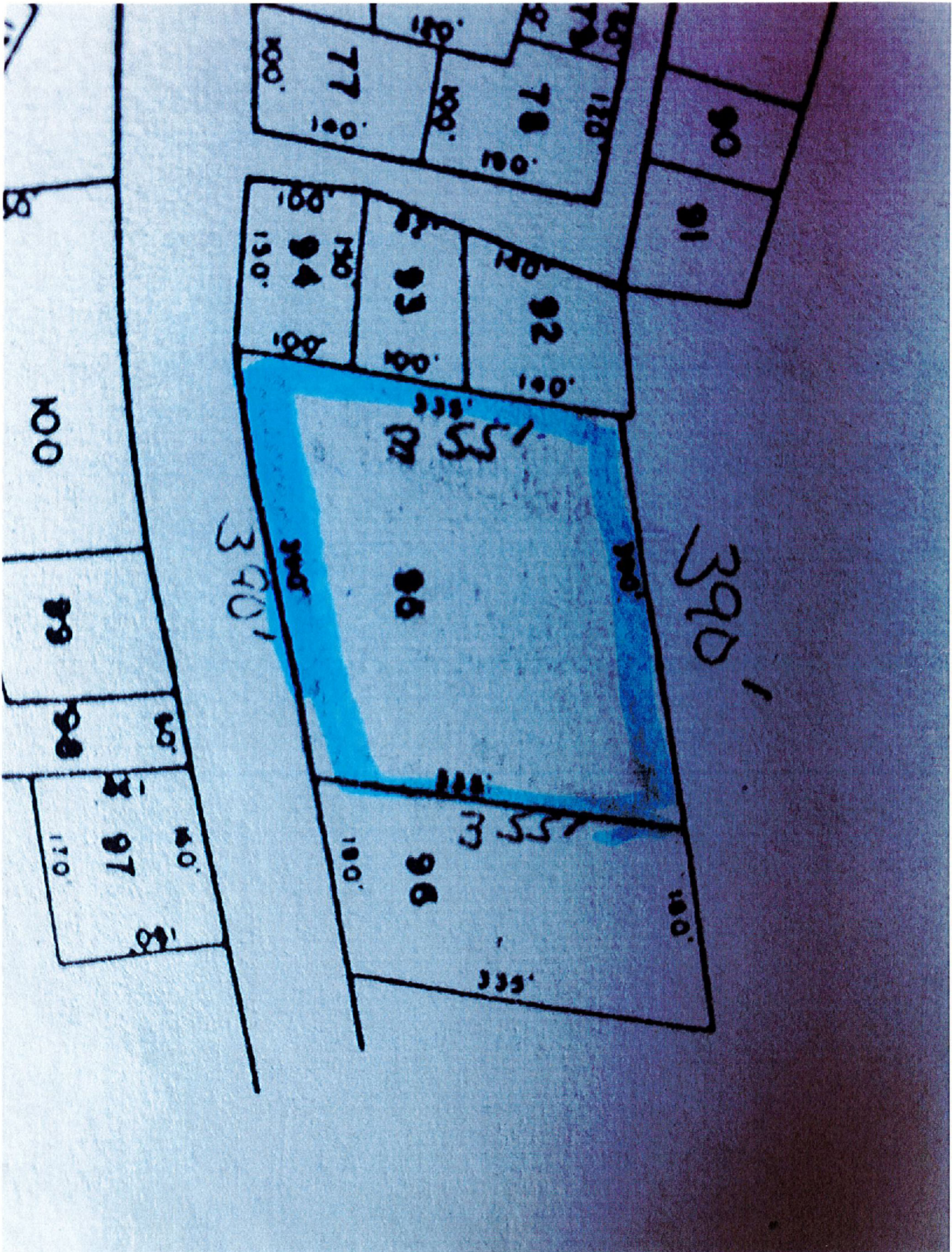
_____ Buyer

_____ Date

Inn Town of Medway - Town 7/26

15





LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Laura / Noe Gantner (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 2121, 2127, 2127A, 2125 Medway Road
Medway, ME 04460 - one property / four buildings

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.

<u>Laura Noe Gantner</u>	_____	<u>Laura Noe Gantner</u>	_____
Seller	Date	Buyer	Date
<u>Laura Noe Gantner</u>	_____	<u>Laura Noe Gantner</u>	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

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COLOR BUILDING

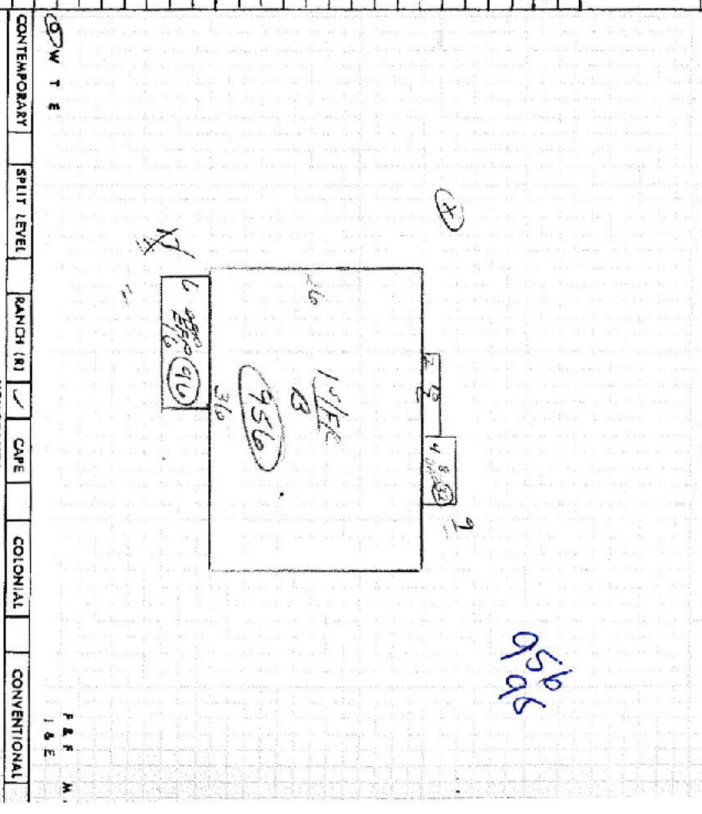
BUILDING RECORD

COMMERCIAL COMPUTATIONS

SKETCH

OCCUPANCY				PLUMBING				COMMERCIAL COMPUTATIONS			
1	2	3	4	STANDARD	NO.	M	O	1 FRAME	5 STUCCO	9 CONCRETE	
VAC. LOT DWELLING	COMM.	OTHER	OTHER	BATHROOM	OF UNITS	REB ROOMS	NO. OF UNITS	2 BRICK	6 TILE	10 ENAM. STL.	
1	2	3	4	TOILET ROOM				3 GLASS	7 STONE		
NONE	CRAWL	1/2	3/4	WATER CLOSET/URINAL				4 C B	8 METAL		
	FOUNDATION			NO PLUMBING							
	8 A 5	CB	CONC	OTHER FEATURES							
	HEATING			PART MASONRY WALLS							
	NO HEAT			FIREPLACE (INGRADE)							
	NO HEAT 2ND ONLY			BSMT. GAR 1 2							
	WARM AIR F G			BUILT-IN RANGE/DW/DISP							
	HEAT/STEAM HEAT			MODERN KITCHEN							
	FLOOR/WALL FURNACE			EXTERIOR BETTER							
	AIR CON./ELEC.			INTERIOR BETTER							
	ATTIC			LIVING ACCOMMODATIONS							
	NONE	UNFIN.	1/2	NO. OF UNITS / REB ROOMS							
		1/2	FULL	TOTAL ROOMS							
				DWELLING COMPUTATIONS							
	ROOF										
	SHINGLES ASP/SH/WOOD										
	SLATE/TILE/METAL										
	KOOL/T & G										
	EXTERIOR WALLS										
	BEVEL/DROP/ALUM/VIN										
	SHINGLE ASPH/ASB/ROOF										
	CB/STUCCO/BRICK VENEER/STONE										
	MASONRY/TILE										
	PLATE GLASS - AL/WO										
	FLOORS										
	CONCRETE										
	HARD WOOD										
	SOFT WOOD/SUB										
	TILE										
	W. W.										
	JOISTS										
	INTERIOR FINISH										
	GRADE										
	DRYWALL/PLASTER										
	PANELING										
	FIBERBOARD										
	JUNIPINISHED										
	REMODELING DATA										
	KITCHEN										
	PLUMBING										
	HEAT										

EXTERIOR WALL CODES	PERIMETER	EXTERIOR WALLS	PERIMETER	NO. OF UNITS	AVG. UNIT SIZE	BASEMENT SIZE	SCHEDULE	HT.	REPLACEMENT COST	FUNCTIONAL DEPRECIATION FACTORS	REPLACEMENT COST	BLIGHTED AREA	COMM. LOCATION	ECONOMIC OBSOLESCENCE
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														



TYPE	LOC.	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CONDITION	REPLACEMENT COST	DER.	TRUE VAL.
DWELLING											
GARAGE											
SHED											
COMMERCIAL BUILDING											
TOTAL CARDS											
TOTAL VALUE ALL BUILDINGS											

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
 *ACTION FACTOR REFERS TO THE PROVISIONAL DEPRECIATION NECESSARY TO BE...

PAGE NO.

CARD NO.

PROPERTY ASSESSMENT RECORD

MEDWAY, MAINE

RECORD OF OWNERSHIP

DATE BOOK PAGE AMOUNT

017 005 001 000 000 000 000 000
 44000 28
 CODE, 000
 18 13 15
 pg

LAND VALUE COMPUTATIONS AND SUMMARY

BUILDING PERMIT RECORD

PROPERTY FACTORS

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	PERMIT NO.	EST. COST	DATE	TOPOGRAPHY	IMPROVEMENTS
TILLABLE							LEVEL	WATER
PASTURE							HIGH	SEWER
WOODLAND							LOW	GAS
WASTE LAND							ROLLING	ELECTRIC
BASE							SWAMPY	ALL UTILITIES
TOTAL ACREAGE								
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. VALUE				TREND OF DISTRICT
								PAVED
								SEMI-IMPROVED
								DIRT
								SIDEWALK
								BUGHT
TOTAL VALUE LAND								
TOTAL VALUE BUILDINGS								
TOTAL VALUE LAND & BUILDINGS								



INSPECTION WITNESSED BY:

ASSESSMENT RECORD

CLASSIFICATION	NO. OF ACRES	RATE	TOTAL	LAND	BLDGS.	TOTAL	LAND	BLDGS.	TOTAL	LAND	BLDGS.	TOTAL
TILLABLE												
PASTURE												
WOODLAND												
WASTE LAND												
BASE												
TOTAL ACREAGE												
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. VALUE								
TOTAL VALUE LAND												
TOTAL VALUE BUILDINGS												
TOTAL VALUE LAND & BUILDINGS												

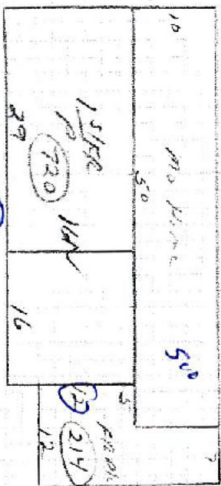
PARKER APPRAISAL CO.

COLOR BUILDING

BUILDING RECORD

SKETCH

OCCUPANCY					PLUMBING					COMMERCIAL COMPUTATIONS									
1	2	3	4	5	STANDARD	BATHROOM	TOILET ROOM	WATER CLOSET/URNAL	NO PLUMBING	EXTERIOR WALL CODES	PERIMETER	FORM. AREA RATIO	NO. OF UNITS	AVG. UNIT SIZE	1	2	3	4	5
VAC. LOT DWELLING COMM. OTHER	BASEMENT									1 STUCCO	L/F				9 CONCRETE				
1	2	3	4	5						2 BRICK	L/F				10 ENAM. STIL.				
NONE CRAWL	1/2	1/2	1/2	FULL						3 GLASS	L/F				8 METAL				
FOUNDATION										4 C B					A				
F	B & S	CR	CONC							5					8				
HEATING										6									
NO HEAT										7									
NO HEAT 2ND ONLY										8									
WARM AIR F G										9									
HV/STEAM BS BAD										10									
FLOOR/WALL FURNACE																			
AIR CON./ELEC.																			
ATTIC																			
1	2	3	4	5															
NONE UNFIN.	1/2	1/2	1/2	FULL															
ROOF																			
SHINGLES ASP/ASB/WOOD																			
SLATE/TILE/METAL																			
ROLL/T & G																			
EXTERIOR WALLS																			
BEVEL/DROP/ALUM./VIN																			
SINGLE ASPH/ASB/WOOD																			
OR/STUCCO/BRICK VENEER/STONE																			
MASONITE/TI-II																			
PLATE CLASS - AL/WD																			
FLOORS																			
CONC/DIRT	8	1	2	3	4														
HARD WOOD																			
SOFT WOOD/SUB																			
TILE																			
W. W.																			
JOISTS																			
INTERIOR FINISH																			
DRYWALL/PLASTER	8	1	2	3	4														
PANELING																			
FIBERBOARD																			
UNFINISHED																			
REMODELING DATA																			
KITCHEN																			
PLUMBING																			
HEAT																			
BASEMENT																			
OTHER																			
REPL. COST																			



TOTAL
TOTAL
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11/18/93

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXC.; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

TOTAL VALUE ALL BUILDINGS

TOWN OF MEDWAY
4 SCHOOL STREET
MEDWAY, ME 04460



2022 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$0.00
BUILDING VALUE	\$30,000.00
TOTAL: LAND & BLDG	\$30,000.00
MACHINERY & EQUIPMENT	\$0.00
FURNITURE & FIXTURES	\$0.00
RENEWABLE SOLAR/WIND	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$30,000.00
TOTAL TAX	\$714.00
LESS PAID TO DATE	\$0.00
TOTAL DUE ⇨	\$714.00

5127885 P0 - 1of1

320 GANTNIER, LOUIS
ROUTE 157
PO BOX 117
MEDWAY, ME 04460-0117

ACCOUNT: 000299 RE
MIL RATE: 23.8
LOCATION: 2125 MEDWAY ROAD
BOOK/PAGE:

ACREAGE: 0.00
MAP/LOT: 012-095-ON3

TOTAL DUE: \$714.00

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INFORMATION

For information regarding payments OR interest, please contact the Tax collector, phone 746-9531. For information regarding changes OR information regarding valuations, should be sent to the Assessor's Office, phone 746-9531, or at the Town Office.

A STATE STATUTE REQUIRES MUNICIPALITIES INFORM TAXPAYERS THAT STATE AID TO MUNICIPALITIES HELPS REDUCE LOCAL PROPERTY TAXES FOR THE FISCAL YEAR JULY 1, 2022 TO JUNE 30, 2023. THE ESTIMATED STATE AID REDUCES LOCAL PROPERTY TAXES BY 50%.

THE TOWN OF MEDWAY HAS AN OUTSTANDING BONDED INDEBTEDNESS OF \$133,436.00.
VETERAN EXEMPTIONS ARE BASED ON THE RATIO OF CURRENT LIST VALUE IN ACCORDANCE WITH TITLE 36, SEC. 653, MRSA.
FOR ADDITIONAL INFORMATION CALL (207) 746-9531, if you are a veteran 62 or older.

If your taxes are being held in escrow, please send a copy of this to your mortgage holder.

CURRENT BILLING DISTRIBUTION

COUNTY	\$28.56	4%
SCHOOL	\$406.98	57%
MUNICIPAL	\$278.46	39%
TOTAL	\$714.00	100%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail.
Please make checks or money orders payable to
Town of Medway and mail to:
TOWN OF MEDWAY
4 SCHOOL ST
MEDWAY, ME 04460-3153
If you would like a receipt, please send a self-addressed stamped envelope with your payment.

TOWN OF MEDWAY, 4 SCHOOL STREET, MEDWAY ME 04460

ACCOUNT: 000299 RE
NAME: GANTNIER, LOUIS
MAP/LOT: 012-095-ON3
LOCATION: 2125 MEDWAY ROAD
ACREAGE: 0.00



INTEREST BEGINS ON 01/01/2023		
DUE DATE	AMOUNT DUE	AMOUNT PAID
12/31/2022	\$714.00	

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT

**TOWN OF MEDWAY
4 SCHOOL STREET
MEDWAY, ME 04460**



2022 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$0.00
BUILDING VALUE	\$31,100.00
TOTAL: LAND & BLDG	\$31,100.00
MACHINERY & EQUIPMENT	\$0.00
FURNITURE & FIXTURES	\$0.00
RENEWABLE SOLAR/WIND	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$31,100.00
TOTAL TAX	\$740.18
LESS PAID TO DATE	\$0.00
TOTAL DUE →	\$740.18

S127095 PD - 1 of 1

146 COLE, HOA
C/O GANTNIER, LOUIS & NGOC
PO BOX 117
MEDWAY, ME 04460-0117

ACCOUNT: 000080 RE
MIL RATE: 23.8
LOCATION: 2127 MEDWAY ROAD
BOOK/PAGE:

ACREAGE: 0.00
MAP/LOT: 012-095-0N1

TOTAL DUE: \$740.18

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CURRENT BILLING DISTRIBUTION

COUNTY	\$29.61	4%
SCHOOL	\$421.90	57%
MUNICIPAL	\$288.67	39%
TOTAL	\$740.18	100%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail.
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Town of Medway and mail to:
**TOWN OF MEDWAY
4 SCHOOL ST
MEDWAY, ME 04460-3153**
If you would like a receipt, please send a self-addressed stamped envelope with your payment.

TOWN OF MEDWAY, 4 SCHOOL STREET, MEDWAY ME 04460

ACCOUNT: 000080 RE
NAME: COLE, HOA
MAP/LOT: 012-095-0N1
LOCATION: 2127 MEDWAY ROAD
ACREAGE: 0.00



INTEREST BEGINS ON 01/01/2023

DUE DATE	AMOUNT DUE	AMOUNT PAID
12/31/2022	\$740.18	

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT

TOWN OF MEDWAY
4 SCHOOL STREET
MEDWAY, ME 04460



2022 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$0.00
BUILDING VALUE	\$34,700.00
TOTAL: LAND & BLDG	\$34,700.00
MACHINERY & EQUIPMENT	\$0.00
FURNITURE & FIXTURES	\$0.00
RENEWABLE SOLAR/WIND	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$34,700.00
TOTAL TAX	\$825.86
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$825.86

S127895 P0 - 1of1

318 GANTNIER, LOUIS
GANTNIER, NGOC
ROUTE 157
PO BOX 117
MEDWAY, ME 04460-0117

ACCOUNT: 000297 RE
MIL RATE: 23.8
LOCATION: 2127 MEDWAY ROAD
BOOK/PAGE:

ACREAGE: 0.00
MAP/LOT: 012-095-0N2

TOTAL DUE: \$825.86

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THE TOWN OF MEDWAY HAS AN OUTSTANDING BONDED INDEBTEDNESS OF \$133,436.00.
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CURRENT BILLING DISTRIBUTION

COUNTY	\$33.03	4%
SCHOOL	\$470.74	57%
MUNICIPAL	\$322.09	39%
TOTAL	\$825.86	100%

REMITTANCE INSTRUCTIONS

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TOWN OF MEDWAY
4 SCHOOL ST
MEDWAY, ME 04460-3153
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TOWN OF MEDWAY, 4 SCHOOL STREET, MEDWAY ME 04460

ACCOUNT: 000297 RE
NAME: GANTNIER, LOUIS
MAP/LOT: 012-095-0N2
LOCATION: 2127 MEDWAY ROAD
ACREAGE: 0.00



INTEREST BEGINS ON 01/01/2023

DUE DATE	AMOUNT DUE	AMOUNT PAID
12/31/2022	\$825.86	

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT

TOWN OF MEDWAY
4 SCHOOL STREET
MEDWAY, ME 04460



2022 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$63,100.00
BUILDING VALUE	\$52,900.00
TOTAL: LAND & BLDG	\$116,000.00
MACHINERY & EQUIPMENT	\$0.00
FURNITURE & FIXTURES	\$0.00
RENEWABLE SOLAR/WIND	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$25,000.00
OTHER EXEMPTION	\$8,000.00
NET ASSESSMENT	\$65,000.00
TOTAL TAX	\$2,023.00
LESS PAID TO DATE	\$0.00
TOTAL DUE ⇨	\$2,023.00

S127895 PD - 1011

319 GANTNIER, LOUIS
GANTNIER, NGOC
PO BOX 117
MEDWAY, ME 04460-0117

ACCOUNT: 000298 RE

ACREAGE: 2.80

MIL RATE: 23.8

MAP/LOT: 012-095

TOTAL DUE: \$2,023.00

LOCATION: 2121 MEDWAY ROAD

BOOK/PAGE: B3652P126 04/29/1985

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CURRENT BILLING DISTRIBUTION

COUNTY	\$80.92	4%
SCHOOL	\$1,153.11	57%
MUNICIPAL	<u>\$788.97</u>	<u>39%</u>
TOTAL	\$2,023.00	100%

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TOWN OF MEDWAY
4 SCHOOL ST
MEDWAY, ME 04460-3153
If you would like a receipt, please send a self-addressed stamped envelope with your payment.

TOWN OF MEDWAY, 4 SCHOOL STREET, MEDWAY ME 04460

ACCOUNT: 000298 RE
NAME: GANTNIER, LOUIS
MAP/LOT: 012-095
LOCATION: 2121 MEDWAY ROAD
ACREAGE: 2.80



INTEREST BEGINS ON 01/01/2023

DUE DATE	AMOUNT DUE	AMOUNT PAID
12/31/2022	\$2,023.00	

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT