

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 N/A Unknown
 Drilled Dug Other N/A

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. _____ 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? N/A

~~IF PRIVATE: (Strike Section if Not Applicable):
INSTALLATION: Location: N/A
Installed by: N/A
Date of Installation: _____
USE: Number of persons currently using system: N/A
Does system supply water for more than one household? Yes No Unknown~~

Comments: None

Source of Section I information: Seller

Buyer Initials _____ Page 1 of 8 Seller Initials _____

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: 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 (Strike Section if Not Applicable):
Tank: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gallon 1000 Gallon Unknown Other: 2,000 gallon tank (Pat Jackson)
Tank Type: Concrete Metal Unknown Other: x large w/3 riser cleanouts
Location: Back lawn flat area (see file pics & dimensions) OR Unknown
Date installed: May 1997 Date last pumped: 08/10/2022 Name of pumping company: Pat Jackson
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: None needed Name of company servicing tank: N/A

Leach Field: Yes No Unknown
If Yes, Location: Field beyond the tank area with slight mound

Date of installation of leach field: May 1997 Installed by: Dwight Leighton Construction, Oakland
Date of last servicing of leach field: None needed 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

Comments: 1997 John Philbrick renewed perk test. 6 Bedroom design (rated for 12 adults - 540 GPD)
Source of Section II information: Seller and HHE200

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Oil fired BBHW	Propane fireplace	N/A	N/A
Age of system(s) or source(s)	1997	1997±	N/A	N/A
TYPE(S) of Fuel	Oil	Propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	1205± gallons	None		
Name of company that services system(s) or source(s)	Augusta Natural Gas	Augusta Natural Gas	N/A	N/A
Date of most recent service call	Winter 2022	None needed		
Malfunctions per system(s) or source(s) within past 2 years	None	None	N/A	N/A
Other pertinent information	2x 330 oil tanks 6 zones	2x 120 gallon propane		

- 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:~~ N/A

Date chimney(s) last cleaned: Not needed

- Direct/Power Vent(s): Yes No Unknown
- ~~Has vent(s) been inspected? Yes No Unknown~~

~~If Yes, date:~~ N/A

Comments: 2 additional zones (one for indoor pool and the other for top floor area)

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? 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? Yes No Unknown

Age of tank(s): N/A Size of tank(s): N/A

Location: N/A

Buyer Initials _____ Page 3 of 8 Seller Initials _____

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

Comments: None

Source of information: 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: N/A Yes No Unknown

Comments: No know asbestos (built in 1990's)

Source of information: Seller

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
If Yes: Date: _____ 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: No radon tests performed

Source of information: Seller

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown
If Yes: Date: _____ 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: No radon tests performed

Source of information: Seller

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

Comments: None

Source of information: Seller

Buyer Initials _____

Seller Initials _____

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:~~ N/A

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 (built in the 1990's)

Source of information: 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: N/A

Source of information: Seller

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

SECTION V — ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: If purchased with 20 acres, seller intends to include 20' ROW to lake

Source of information: Seller

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

If No, who is responsible for maintenance? *****

Road Association Name (if known): *****

Source of information: *****

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: N/A

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: N/A

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: N/A

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: N/A

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: N/A

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/A

Relevant Panel Number: N/A Year: 2011 (Attach a copy)

Comments: None

Source of Section VI information: **FEMA attached map and seller.**

Buyer Initials _____

Page 6 of 8

Seller Initials _____

SECTION VII – GENERAL INFORMATION

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

If Yes, explain: Homestead exemption available to most primary homeowners after first year

Is a Forest Management and Harvest Plan available?..... 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: None (seller owns gas tanks)

Year Principal Structure Built: 1997

What year did Seller acquire property? 1994

Roof: Year Shingles/Other Installed: 2013

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: slab in front entry was not flashed, caused leak in foundation. Fixed 2016

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

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: N/A Unknown

Comments: None

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

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... Yes No Unknown

Comments: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Baseboard pipe in office over garage burst, and water damaged that section. Garage was gutted and refinished by Paul Davis Restoration, Portland Feb 2014.

Comments: None

Source of Section VII information: Seller

Buyer Initials _____ Page 7 of 8 Seller Initials _____

SECTION VIII – ADDITIONAL INFORMATION

Propane lines in conduit under patio.

See attached survey, tax map, septic design (HHE200), deed, floorplans, assessor online record, 2024 tax bill, FEMA map

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.

SELLER
WW 176 LLC

DATE

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

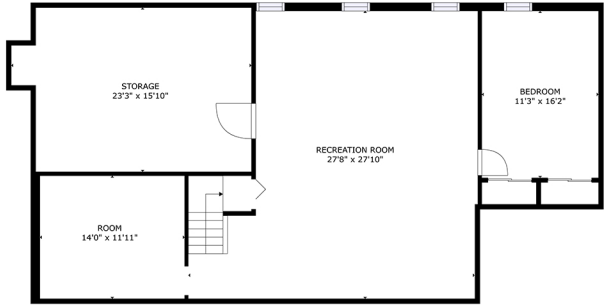
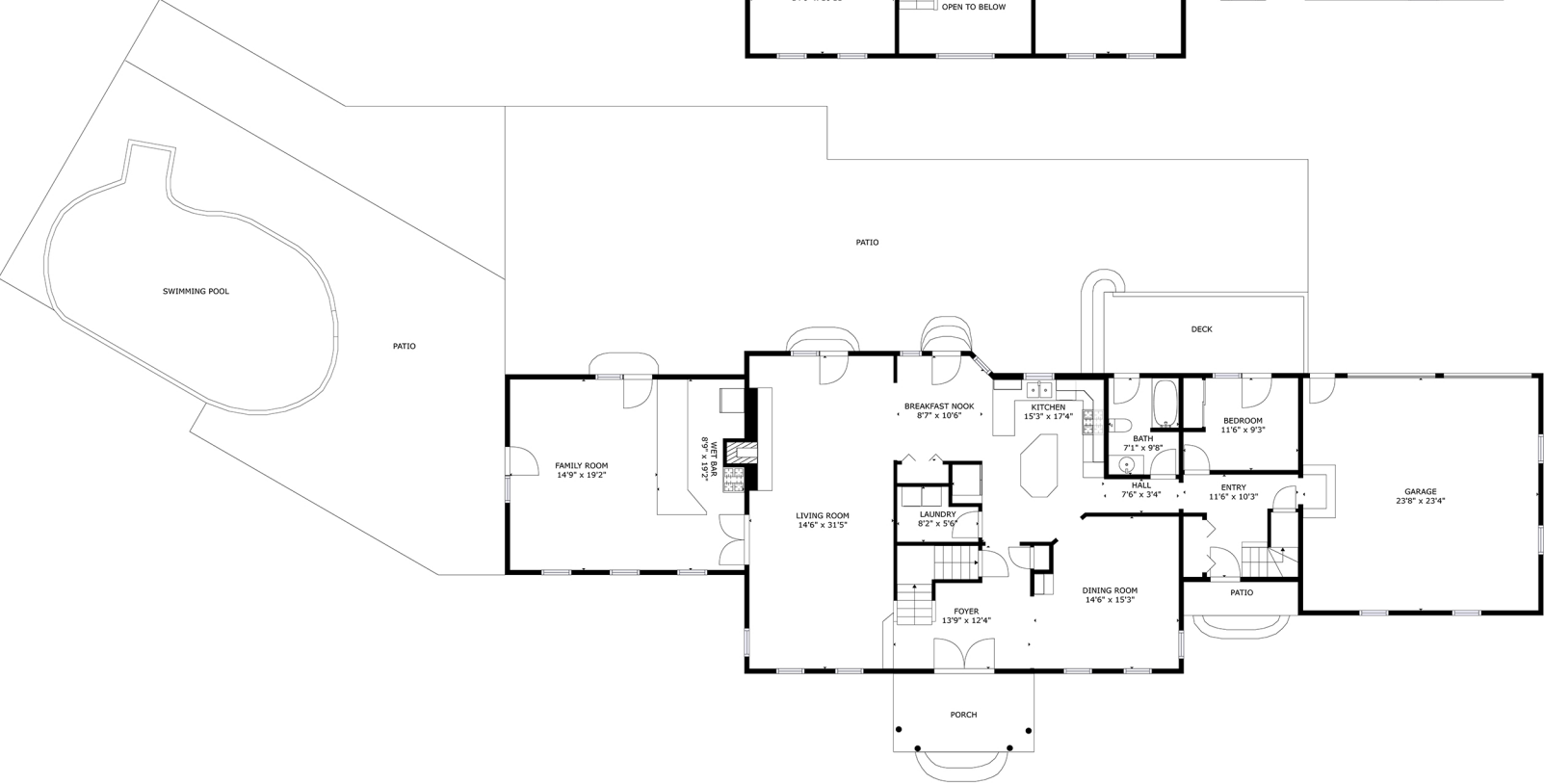
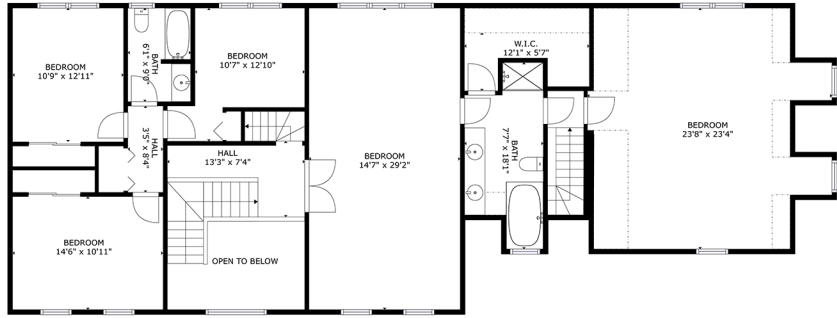
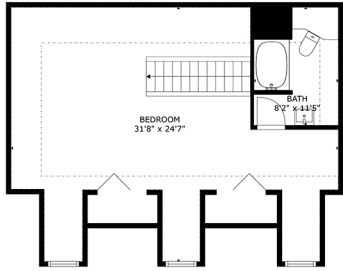
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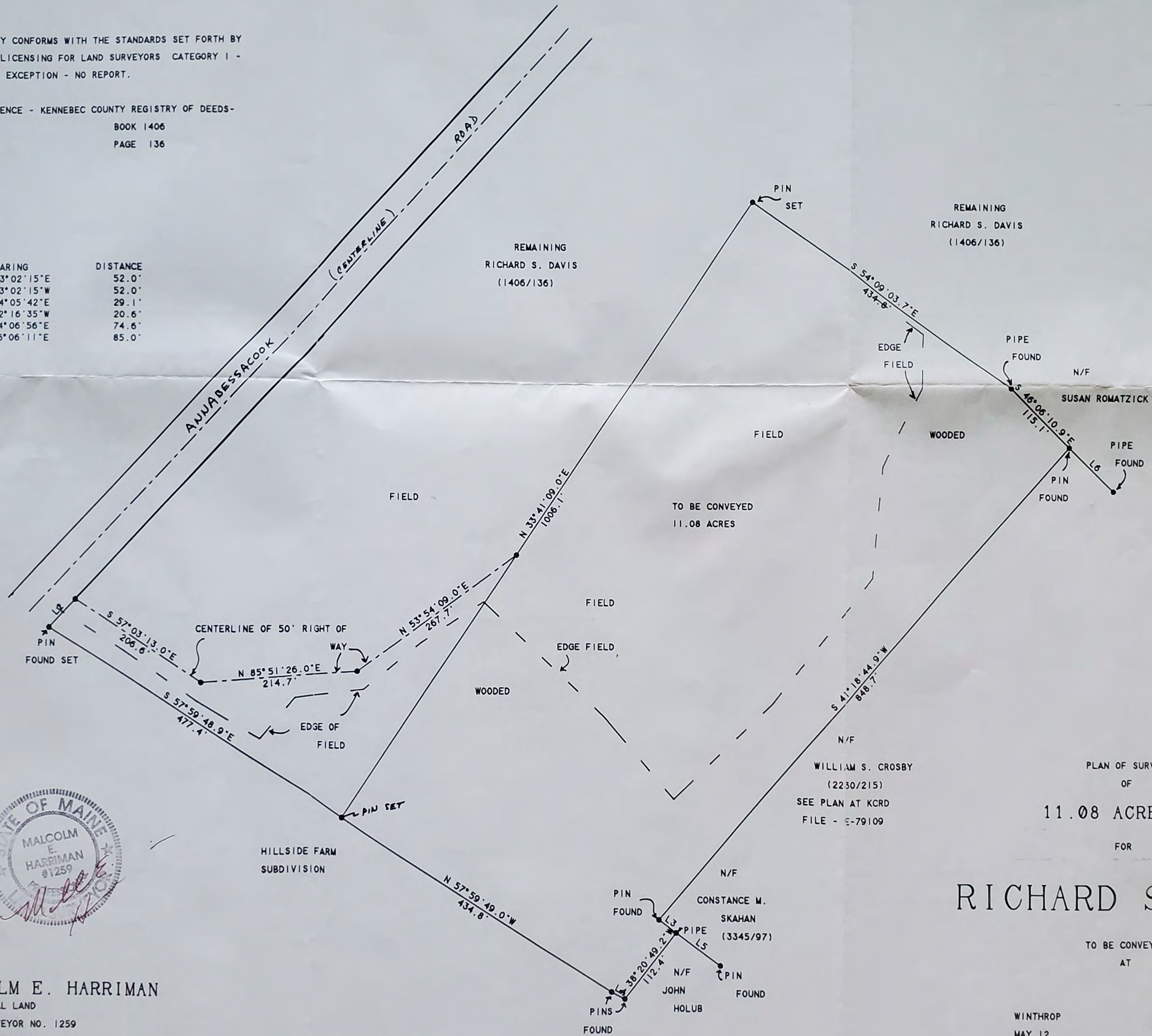


NOTE:

1. THIS SURVEY CONFORMS WITH THE STANDARDS SET FORTH BY THE BOARD OF LICENSING FOR LAND SURVEYORS CATEGORY 1 - CONDITION 3. EXCEPTION - NO REPORT.

2. DEED REFERENCE - KENNEBEC COUNTY REGISTRY OF DEEDS-
 BOOK 1406
 PAGE 136

LINE	BEARING	DISTANCE
L 1	N 43°02'15"E	52.0'
L 2	S 43°02'15"W	52.0'
L 3	S 54°05'42"E	29.1'
L 4	N 62°16'35"W	20.6'
L 5	S 54°06'56"E	74.6'
L 6	S 46°06'11"E	85.0'



MALCOLM E. HARRIMAN
 PROFESSIONAL LAND
 SURVEYOR NO. 1259
 8 COUNTRY CLUB ROAD
 MANCHESTER, MAINE 04351



WILLIAM S. CROSBY
 (2230/215)
 SEE PLAN AT KCRD
 FILE - E-79109

PLAN OF SURVEY
 OF
11.08 ACRE LOT

RICHARD S. DAVIS

TO BE CONVEYED
 AT

WINTHROP
 MAY 12

MAINE
 1994

National Flood Hazard Layer FIRMMette



69°59'13"W 44°17'22"N



Legend

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

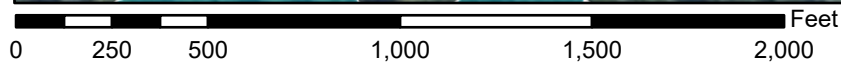
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/29/2024 at 10:43 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



1:6,000

69°58'36"W 44°16'56"N

Basemap Imagery Source: USGS National Map 2023

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

05157603

PROPERTY ADDRESS
 Town Or Plantation: WINTHROP
 Street Subdivision Lot #: ANNABESSACOOK RD.
PROPERTY OWNER'S NAME

Last: WILLIAMS First: WILL
 Applicant Name: SAME
 Mailing Address of Owner/Applicant (If Different): RFD #3 BOX 325 WINTHROP, ME. 04364

OWNER/APPLICANT STATEMENT
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.
 Signature of Owner/Applicant: _____ Date: _____

ma # 27A House

#1824 Revised plan

CAUTION: PERMIT REQUIRED

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

installed by Dwight Leighton

CAUTION: INSPECTION REQUIRED
 I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.
 Local Plumbing Inspector Signature: S. Elizabeth Young Date Approved: 5/20/97

PERMIT INFORMATION

<p>THIS APPLICATION IS FOR:</p> <p>1. <input checked="" type="checkbox"/> NEW SYSTEM 2. <input type="checkbox"/> REPLACEMENT SYSTEM 3. <input type="checkbox"/> EXPANDED SYSTEM 4. <input type="checkbox"/> EXPERIMENTAL SYSTEM</p> <p>SEASONAL CONVERSION to be completed by the LPI</p> <p>5. <input type="checkbox"/> SYSTEM COMPLIES WITH RULES 6. <input type="checkbox"/> CONNECTED TO SANITARY SEWER 7. <input type="checkbox"/> SYSTEM INSTALLED - P# _____ 8. <input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED</p> <p>IF REPLACEMENT SYSTEM: YEAR FAILING SYSTEM INSTALLED _____ THE FAILING SYSTEM IS</p> <p>1. <input type="checkbox"/> BED 3. <input type="checkbox"/> TRENCH 2. <input type="checkbox"/> CHAMBER 4. <input type="checkbox"/> OTHER _____</p> <p>SIZE OF PROPERTY: <u>12 ± AC.</u> ZONING: <u>RURAL</u></p>	<p>THIS APPLICATION REQUIRES:</p> <p>1. <input checked="" type="checkbox"/> NO RULE VARIANCE 2. <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form 3. <input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form a. <input type="checkbox"/> Requires Local Plumbing Inspector Approval b. <input type="checkbox"/> Requires State and Local Plumbing Inspector Approval 4. <input type="checkbox"/> MINIMUM LOT SIZE VARIANCE</p> <p>DISPOSAL SYSTEM TO SERVE:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER _____ SPECIFY _____</p>	<p>INSTALLATION IS:</p> <p>COMPLETE SYSTEM</p> <p>1. <input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM 2. <input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet) 3. <input type="checkbox"/> ENGINEERED (+ 2000 gpd)</p> <p>INDIVIDUALLY INSTALLED COMPONENTS</p> <p>4. <input type="checkbox"/> TREATMENT TANK (ONLY) 5. <input type="checkbox"/> HOLDING TANK _____ GAL. 6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY) 7. <input type="checkbox"/> NON-ENGINEERED DISPOSAL AREA (ONLY) 8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY) 9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p> <p>TYPE OF WATER SUPPLY <u>PUBLIC</u></p>
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DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p>TREATMENT TANK</p> <p>1. <input checked="" type="checkbox"/> SEPTIC: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> AEROBIC</p> <p>SIZE: <u>1500</u> GALS.</p>	<p>WATER CONSERVATION</p> <p>1. <input checked="" type="checkbox"/> NONE 2. <input type="checkbox"/> LOW VOLUME TOILET 3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM 4. <input type="checkbox"/> ALTERNATIVE TOILET SPECIFY _____</p>	<p>PUMPING</p> <p>1. <input checked="" type="checkbox"/> NOT REQUIRED 2. <input type="checkbox"/> MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION & ELEVATION) 3. <input type="checkbox"/> REQUIRED DOSE: _____ GALS.</p>	<p>CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING) EMPLOYEES, WATER RECORDS, ETC.)</p> <p><u>6 BEDROOM</u></p>
<p>SOIL CONDITIONS USED FOR DESIGN PURPOSES</p> <p>PROFILE: <u>3</u> CONDITION: <u>C</u> DEPTH TO LIMITING FACTOR: <u>19</u> "</p>	<p>SIZE RATINGS USED FOR DESIGN PURPOSES</p> <p>1. <input type="checkbox"/> SMALL 2. <input type="checkbox"/> MEDIUM 3. <input checked="" type="checkbox"/> MEDIUM-LARGE 4. <input type="checkbox"/> LARGE 5. <input type="checkbox"/> EXTRA-LARGE</p>	<p>DISPOSAL AREA TYPE/SIZE</p> <p>1. <input checked="" type="checkbox"/> BED <u>1800</u> Sq. Ft. 2. <input type="checkbox"/> CHAMBER _____ Sq. Ft. <input type="checkbox"/> REGULAR <input type="checkbox"/> H-20 3. <input type="checkbox"/> TRENCH _____ Linear Ft. 4. <input type="checkbox"/> OTHER: _____</p>	<p>DESIGN FLOW: <u>540 G.P.D.</u> (GALLONS/DAY)</p>

SITE EVALUATOR STATEMENT

On 5/14/97 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

John A. Philbrick
 John A. Philbrick, Licensed Site Evaluator

256
 SE#

5/15/97
 Date

Approved for use as
 HHE 200 by Division of
 Health Engineering 9/87

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

05157603

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

WINTHROP

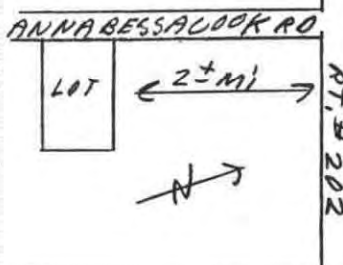
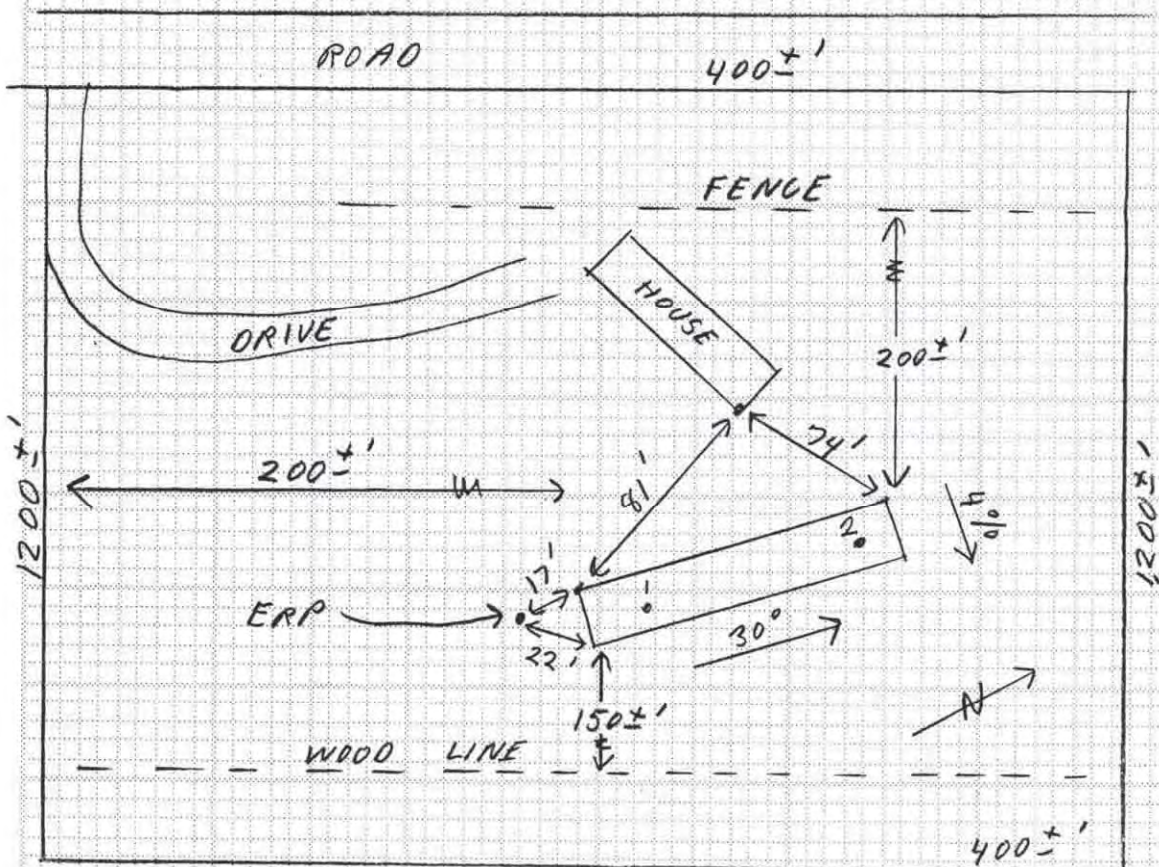
ANNA BESSACOOK RD.

WILL WILLIAMS

SITE PLAN

Scale: 1" = 50 Ft.
or as shown

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



20' x 90' BEO
FLAGS MARK
CORNERS

SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole 1 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Inches	Texture	Consistency	Color	Mottling
0	SANDY	FRIABLE	DARK BR.	NONE
6	LOAM		BR.	
10	LOAMY		BR.	
15				
20	SAND			
20		FIRM	GRAY	COMMON
30				DISTINCT
40				
50				

Soil Classification: 3 Profile, C Condition
 Slope: 4 %
 Limiting Factor: 19"
 Ground Water
 Restr. Layer
 Bedrock

Observation Hole 2 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Inches	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
20	SAME AS #1			
30				
40				
50				

Soil Classification: 3 Profile, C Condition
 Slope: 4 %
 Limiting Factor: 19"
 Ground Water
 Restr. Layer
 Bedrock

[Signature]
Site Evaluator Signature

256
SE#

5/15/97
Date

Approved for use as
HHE 200 by Division of
Health Engineering 9/87

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

05157603

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

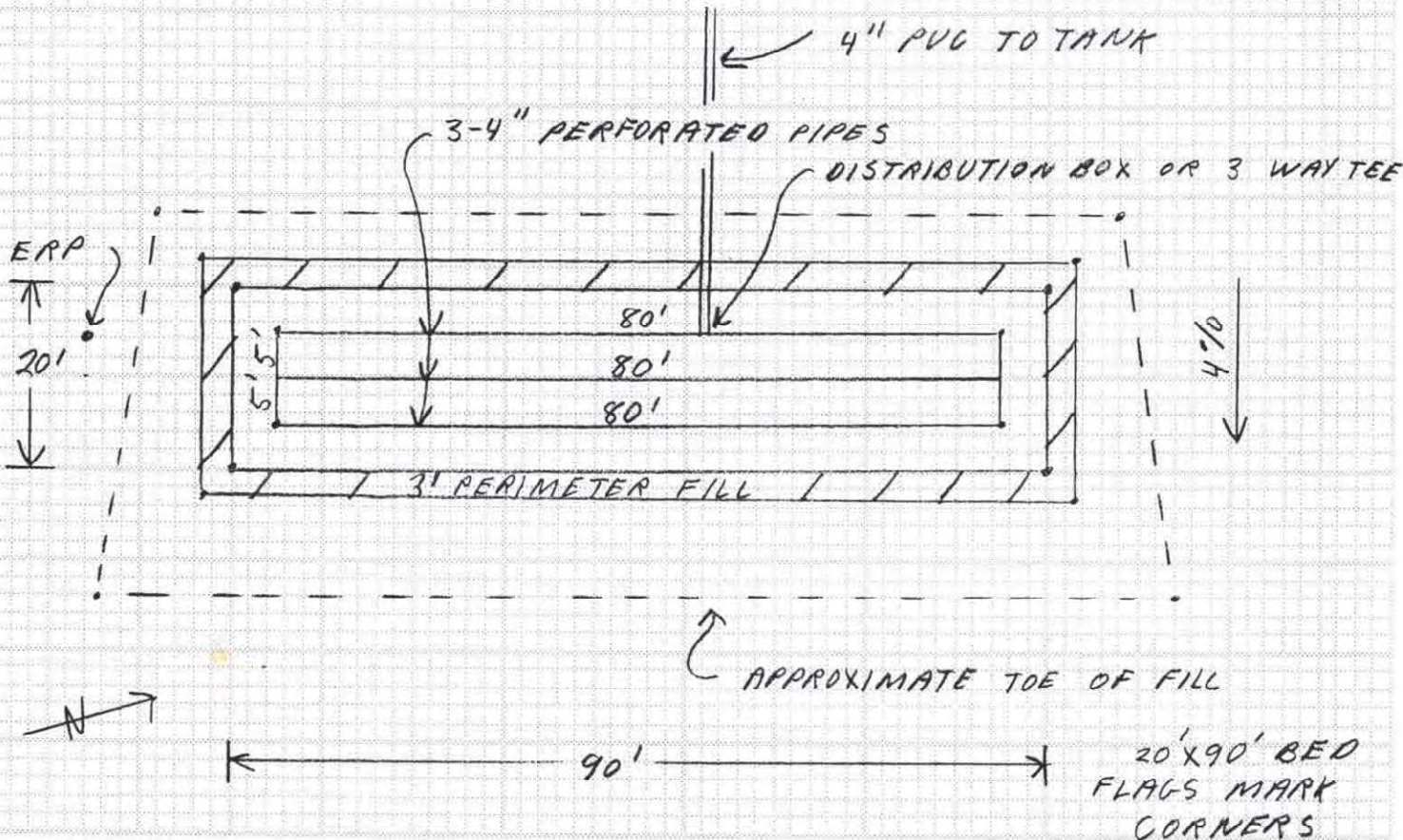
WINTHROP

ANNABESSACOOK RD.

WILL WILLIAMS

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 Ft.
or as shown



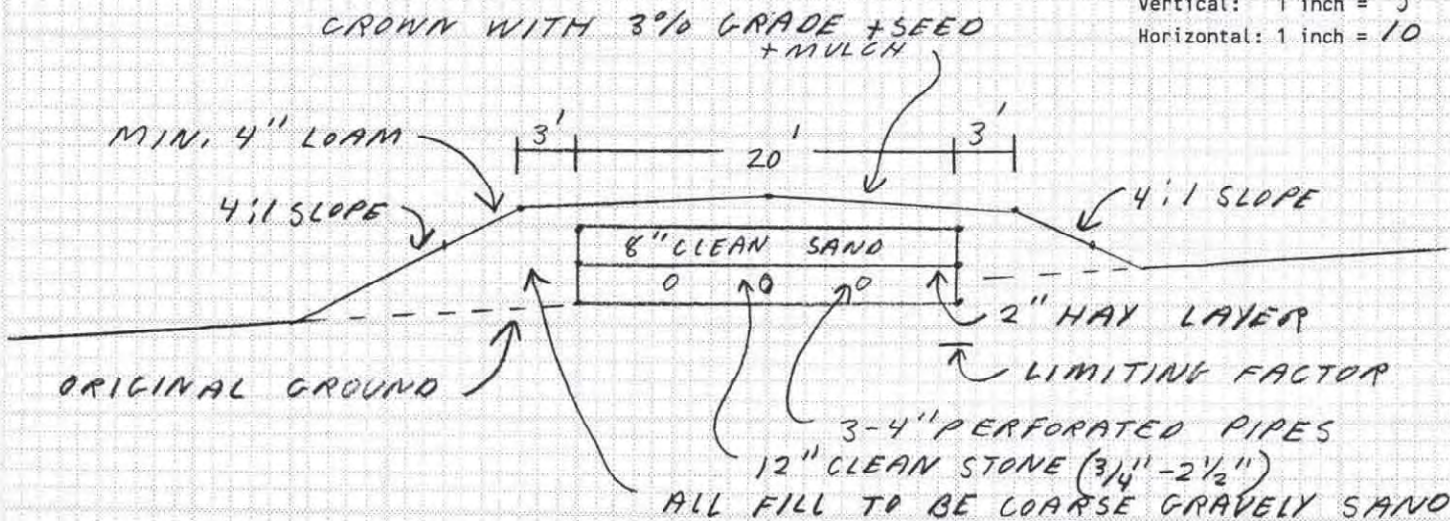
FILL REQUIREMENTS
 Depth of Fill (Upslope) _____
 Depth of Fill (Downslope) _____

CONSTRUCTION ELEVATION
 17" Reference Elevation is _____
 26" Bottom of Disposal Area _____
 Top of Distribution Lines or Chambers _____

ELEVATION REFERENCE POINT
 0" ERP IS TOP OF SET _____
 -48" POST, 16' SOUTH OF _____
 -37" SYSTEM, 40" ABOVE GROUND.

DISPOSAL AREA CROSS SECTION

Scale:
 Vertical: 1 inch = 5 Ft.
 Horizontal: 1 inch = 10 Ft.



Site Evaluator Signature

256
SE#

5/15/97
Date

Approved for use as
 HHE 200 by Division of
 Health Engineering 9/87

2,000 Gallon

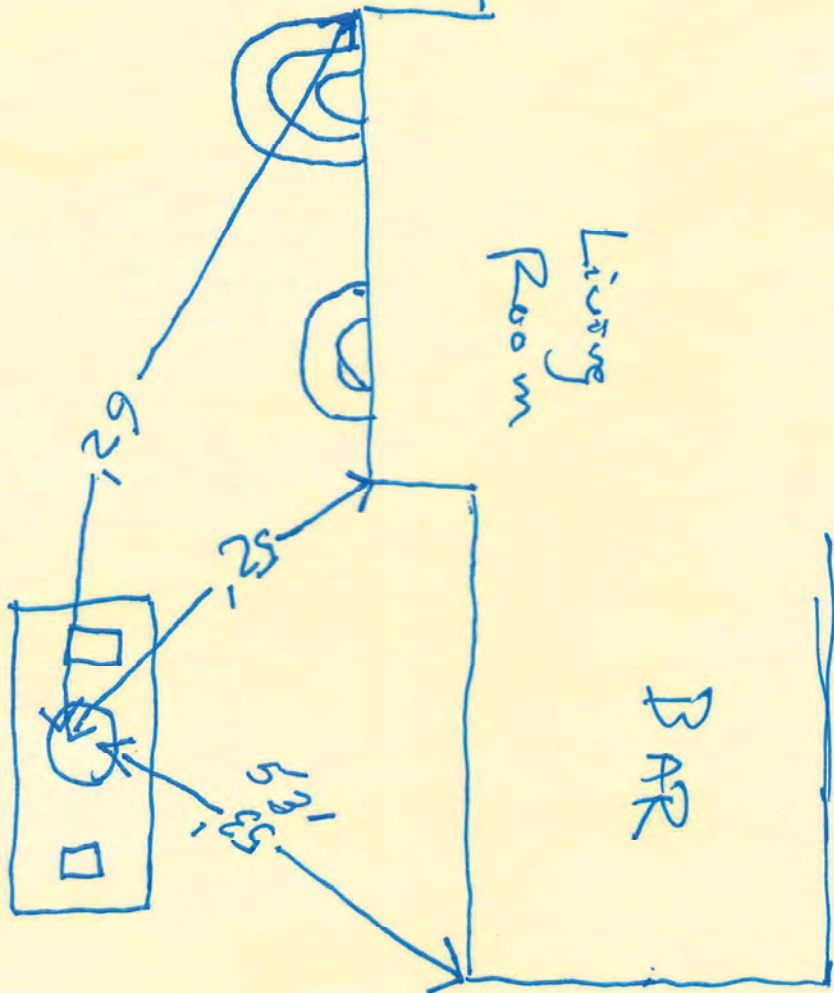
TANK! per Jacksons

8-16-22

KITCHEN

Living Room

BAR









**NO TRANSFER
TAX PAID**

Doc # 2008014067
Book 9755 Page 0298

WARRANTY DEED

Know all men by these presents,

That I, **WILLIAM S. WILLIAMS**, of Winthrop, County of Kennebec, State of Maine for consideration received, grant to **WW 176, LLC**, a Maine Limited Liability Company with a place of business at 176 Annabessacook Road, Winthrop, County of Kennebec and State of Maine, with Warranty Covenants, the following described property:

176 Annabessacook Road, Winthrop, Maine

A certain lot or parcel of land with any buildings thereon, situated in the Town of Winthrop, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at an iron pin set on the northeasterly line of Hillside Farm subdivision. Said pin being S 57° 59' 48" E and 477.40' from an iron pin found on the easterly side line of the Annabessacook Road at the northwest corner of Hillside Farm subdivision; thence N 33° 41' 09" E a distance of 1006.1' to an iron pin set; thence S 54° 09' 04" E a distance of 434.8' to an iron pipe found set at the southwest corner of land now or formerly of Susan Romatzick; thence S 46° 06' 11" E along the south line of Romatzick 115.1' to an iron pin found set at the northeast corner of land now or formerly of William S. Crosby (Book 2230, Page 215); thence S 41° 18' 45" W along the westerly line of Crosby and then Constance M. Skahan (Bk 3345, Page 97) a distance of 848.7' to an iron pin found set at the southwest corner of said Skahan; thence S 54° 05' 42" E along the south line of Skahan 29.1' to an iron pipe found at the northwest corner of land now or formerly of John Holub; thence S 38° 20' 49" W along the west line of Holub 112.40' to an iron pin found on line of Sherwood and Dawn Richards; thence N 62° 16' 35" W along the north line of Richards 20.6' to an iron pin found at the northeast corner of Hillside Farm Subdivision; thence N 57° 59' 49" W along the northerly line of Hillside Farms Subdivision - 434.8' to the point of beginning, containing 11.08 acres.

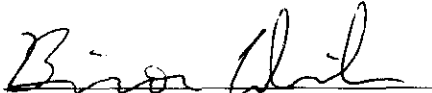
Together with a right of way 50' in width leading from the southerly side line of Annabessacook Road to the northwesterly sideline of the 11.08 acre parcel described above. The centerline of said 50' right of way being described as follows:


Beginning at a point at the southwesterly side line of Annabessacook Road, said point being N 43° 02' 15" E and 52.0' along said road from an iron pin found set at the northwest corner of Hillside Farms Subdivision; thence S 57° 03' 13" E a distance of 206.6' to a point; thence N 85° 51' 26" E a distance of 214.7' to a point; thence N 53° 54' 09" E a distance of 267.7' to the sideline of the 11.08 acre parcel.

Meaning and intending to convey the same premises conveyed to the grantor herein by deed of Richard S. Davis dated May 24, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4778, Page 63.

② B. Winchester

IN WITNESS WHEREOF, William S. Williams has set his hand and seal this
5th day of June, 2008.


Witness



William S. Williams

STATE OF MAINE
Kennebec, ss.

June 5, 2008

THEN PERSONALLY APPEARED the above named William S. Williams and
acknowledged the foregoing instrument to be his free act and deed.

Before me,


Brian P. Winchester
Attorney at Law, Bar No. 3077

Received Kennebec SS.
06/09/2008 11:04AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

176 ANNABESSACOOK ROAD

Location 176 ANNABESSACOOK ROAD

Mblu 002 / / 027 / A/000

Acct# W2423R

Owner WW 176, LLC

Assessment \$514,100

Appraisal \$514,100

PID 199

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$467,700	\$46,400	\$514,100

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$467,700	\$46,400	\$514,100

Owner of Record

Owner WW 176, LLC

Sale Price \$0

Co-Owner

Certificate

Address 176 ANNABESSACOOK ROAD
WINTHROP, ME 04364

Book & Page 9755 / 298

Sale Date 06/05/2008

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
WW 176, LLC	\$0		9755 / 298	06/05/2008
WILLIAMS WILLIAM S	\$0		4778 / 63	05/24/1994

Building Information

Building 1 : Section 1

Year Built: 1994
Living Area: 4,161
Replacement Cost: \$504,795
Building Percent Good: 88
**Replacement Cost
Less Depreciation:** \$444,200

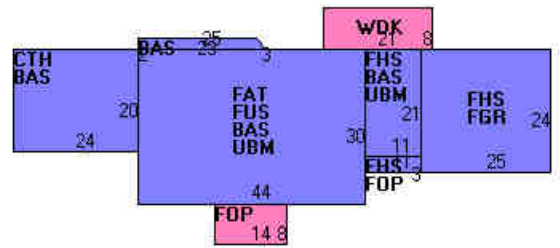
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Good+20
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	6 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Modern

Building Photo



(<https://images.vgsi.com/photos/winthropmePhotos/A00\00\20\30.jpg>)

Building Layout



(https://images.vgsi.com/photos/winthropmePhotos/Sketches/199_199.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,079	2,079
FUS	Upper Story, Finished	1,320	1,320
FHS	Half Story, Finished	864	432
FAT	Attic, Finished	1,320	330
CTH	Cathedral Ceiling	480	0
FGR	Garage	600	0
FOP	Porch, Open, Finished	145	0
UBM	Basement, Unfinished	1,551	0
WDK	Deck, Wood	168	0
		8,527	4,161

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1 UNITS	\$2,500	1

Land

Land Use

Use Code 1010
Description Single Family
Zone MIX
Neighborhood 50
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 11.08
Frontage
Depth
Assessed Value \$46,400
Appraised Value \$46,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT2	PATIO-GOOD			2500 S.F.	\$11,300	1
SPL1	POOL-INGR CONC			600 S.F.	\$9,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$467,700	\$46,400	\$514,100
2013	\$467,700	\$46,400	\$514,100
2012	\$467,700	\$46,400	\$514,100

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$467,700	\$46,400	\$514,100
2013	\$467,700	\$46,400	\$514,100
2012	\$467,700	\$46,400	\$514,100



TOWN OF WINTHROP
17 HIGHLAND AVE
WINTHROP, ME 04364-1499



2024 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$46,400.00
BUILDING VALUE	\$467,700.00
TOTAL: LAND & BLDG	\$514,100.00
OTHER	\$0.00
OTHER	\$0.00
OTHER	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$514,100.00
TOTAL TAX	\$11,875.71
PAID TO DATE	\$0.00
TOTAL DUE	\$11,875.71

OFFICE HOURS

Monday through Friday
 8:00 AM - 4:30 PM except holidays

To pay online: winthropmaine.gov/payonline

S307899 P0 - 1of1

4029 WW 176, LLC
 176 ANNABESSACOOK RD
 WINTHROP, ME 04364-3838

ACCOUNT: 003795 RE **ACREAGE:** 11.08
MIL RATE: 23.1 **MAP/LOT:** 002-027-A
LOCATION: 176 ANNABESSACOOK ROAD
BOOK/PAGE: B4778P63 05/24/1994 B9755P298 06/05/2008

FIRST HALF DUE 10/01/2024: \$5,937.86
 SECOND HALF DUE 04/01/2025: \$5,937.85

THIS IS THE ONLY BILL YOU WILL RECEIVE

TAXPAYER'S NOTICE

This bill covers the fiscal year from July 1, 2024, through June 30, 2025.
Interest at 8.5% will be charged for unpaid balances beginning 10/2/2024 and 4/2/2025.
Please Note: This Is The Only Tax Bill You Will Receive.

Notice is hereby given that your property taxes are due 10/01/2024, for the first half and 04/01/2025, for the second half. Interest will be charged on unpaid taxes at an annual rate of 8.5% beginning 10/2/2024, for the first half and 4/2/2025, for the second half. As per state statute, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1 each year.

INFORMATION

For information regarding payments OR interest, please contact the Tax Collector. For Information regarding changes OR valuations, please contact the Assessor's Office. Both can be reached by phone at the Town Office at (207) 377-7200.
A STATE STATUTE REQUIRES THAT MUNICIPALITIES INFORM TAXPAYERS THAT STATE AID TO MUNICIPALITIES HELPS REDUCE LOCAL PROPERTY TAXES FOR THE FISCAL YEAR JULY 1, 2024 THROUGH JUNE 30, 2025. THE ESTIMATED STATE AID REDUCES LOCAL PROPERTY TAXES BY 48.07%. CURRENT OUTSTANDING BONDED INDEBTEDNESS IS \$2,529,404.00.

CURRENT BILLING DISTRIBUTION

SCHOOL	\$6,539.95	55.070%
COUNTY	\$874.05	7.360%
<u>MUNICIPAL</u>	<u>\$4,461.70</u>	<u>37.570%</u>
TOTAL	\$11,875.71	100.00%

REMITTANCE INSTRUCTIONS

Please make checks or money orders payable to
Town of Winthrop and mail to:

TOWN OF WINTHROP
17 HIGHLAND AVE
WINTHROP, ME 04364-1499

ACCOUNT: 003795 RE
 NAME: WW 176, LLC
 MAP/LOT: 002-027-A
 LOCATION: 176 ANNABESSACOOK ROAD
 ACREAGE: 11.08

TOWN OF WINTHROP, 17 HIGHLAND AVE, WINTHROP, ME 04364-1499



INTEREST BEGINS ON 04/02/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/01/2025	\$5,937.85	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT. SEND A SELF-ADDRESSED, STAMPED ENVELOPE FOR RECEIPT.

TOWN OF WINTHROP, 17 HIGHLAND AVE, WINTHROP, ME 04364-1499

ACCOUNT: 003795 RE
 NAME: WW 176, LLC
 MAP/LOT: 002-027-A
 LOCATION: 176 ANNABESSACOOK ROAD
 ACREAGE: 11.08



INTEREST BEGINS ON 10/02/2024

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/01/2024	\$5,937.86	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT. SEND A SELF-ADDRESSED, STAMPED ENVELOPE FOR RECEIPT.