

PROPERTY LOCATED AT: 26 Forest Terrace, Brunswick, ME 04011-2941

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: N/A 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: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? Yes No Unknown
Comments: None

Source of Section I information: Seller and public record

Buyer Initials _____ Page 1 of 8 Seller Initials  

PROPERTY LOCATED AT: **26 Forest Terrace, Brunswick, ME 04011-2941**

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public N/A 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: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ 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: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

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

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

Have you experienced any malfunctions? Yes No

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

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

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: None

Source of Section II information: Seller and public record

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 26 Forest Terrace, Brunswick, ME 04011-2941

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	Baseboard Hotwater			
Age of system(s) or source(s)	2004±			
TYPE(S) of Fuel	Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	650± gallons			
Name of company that services system(s) or source(s)	DeadRiver			
Date of most recent service call	08/22/2023			
Malfunctions per system(s) or source(s) within past 2 years	None known			
Other pertinent information	Burnham Boiler			

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: **None**

Source of Section III information: **Seller and previous owner's disclosure**

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 _____

Seller Initials JS

Initial MBS

PROPERTY LOCATED AT: **26 Forest Terrace, Brunswick, ME 04011-2941**

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

Comments: **None**

Source of information: **Seller and previous disclosure**

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: **Built in 1985 - no known asbestos used**

Source of information: **Seller and previous disclosure**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
If Yes: Date: **2004** By: **Prior owner**

Results: **Previous owner's disclosure states it passed**

If applicable, what remedial steps were taken? **None**

- Has the property been tested since remedial steps? Yes No Unknown
- Are test results available? Yes No

Results/Comments: **None**

Source of information: **Seller and previous disclosure**

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: **None (public water supply)**

Source of information: **Seller**


E. METHAMPHETAMINE - Current or previously existing:


Yes No Unknown

Comments: **None**

Source of information: **Seller**

Buyer Initials _____

Seller Initials 



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

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

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

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

If Yes, describe: *****

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

Comments: **Built in 1985**

Source of information: **Seller and previous owner's disclosure**

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, deed and previous disclosure**

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: **Maplewood PUD covenants**

Source of information: **Registry of Deeds Book 6160, Page 54**


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: **Seller**

Buyer Initials _____

Seller Initials 

 _____

PROPERTY LOCATED AT: **26 Forest Terrace, Brunswick, ME 04011-2941**

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: 2024 (Attach a copy)

Comments: N/A

Source of Section VI information: **See attached FEMA flood map**

Buyer Initials _____

Seller Initials  

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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 occupants after 1st 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**

Year Principal Structure Built: **1985**

What year did Seller acquire property? **2008**

Roof: Year Shingles/Other Installed: **2023 (rubber roof on bathroom in 2020)**

Water, moisture or leakage: **There was a leak once with the old roof.**

Comments: **None**

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

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

Prior water, moisture or leakage? Yes No Unknown

Comments: **None**

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

If Yes, are test results available? Yes No

Comments: **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: **None**

Comments: **None**

Source of Section VII information: **Seller**

Buyer Initials _____

Seller Initials 

 _____

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SECTION VIII – ADDITIONAL INFORMATION

See attached FEMA flood map, tax map, zoning map, floorplans, assessor record, survey, deed.

-2023 Above the upstairs bathroom, the roof deck was replaced, insulation improved, the vent pipe moved, and a rubber membrane roof installed and new bathroom fan vented through wall.

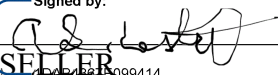
-2024 New gutters installed over front entry and garage.

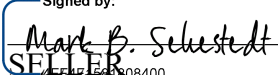
ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

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.

Signed by:  Sep 6, 2024
SELLER DATE
747448678099414...
Andrea J. Sehestedt

Signed by:  Sep 6, 2024
SELLER DATE
4FF4P1567808400...
Mark B. Sehestedt

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



CONDOMINIUM ADDENDUM - REALES

To Agreement dated _____, between
Andrea J. Sehestedt, Mark B. Sehestedt
("Seller")
and _____
("Buyer")
for property located at 26 Forest Terrace, Brunswick, ME 04011-2941

The Purchase and Sale Agreement is further subject to the following terms:

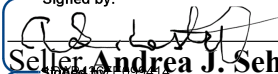

- 1. Seller shall provide Buyer, at Seller's expense, with the following within the indicated number of days from the Effective Date of this Agreement:
a. A copy of the current Condominium Declaration, Bylaws and Rules/Regulations within 1 days;
b. Copies of the minutes of meetings of the Association and its Board of Directors for the preceding 3 months within 5 days; and
c. An original Resale Certificate for the Condominium Association in accordance with the Maine Condominium Act * within 20 days
2. Buyer shall have 5 days (by statute cannot be less than 5 calendar days) from receipt to review and approve the above documents.
3. Seller shall provide Buyer with an updated Resale Certificate if required by Buyer's lender or closing agent and shall provide Buyer with a lender questionnaire if required by Buyer's lender.
4. Seller represents that condominium association fees in the current amount of \$275.00 are due monthly quarterly, and include the following:

- Water: Yes No Unknown
• Sewer: Yes No Unknown
• Heat: Yes No Unknown
• Hot Water: Yes No Unknown
• Insurance: (common areas) Yes No Unknown
• Maintenance: (common areas) Yes No Unknown
• Other: Snow removal Yes No Unknown
• Other: Trash Pick-up Yes No Unknown
• Other: Mowing/pest control Yes No Unknown
• Other: Roof Yes No Unknown

Buyer Initials _____ Seller Initials [Initials]

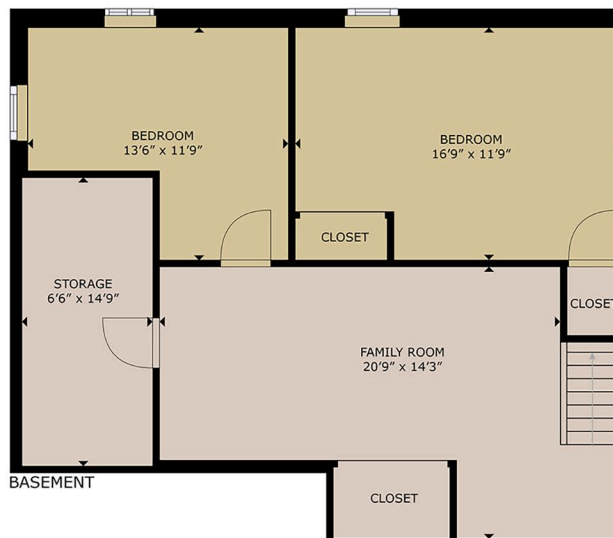
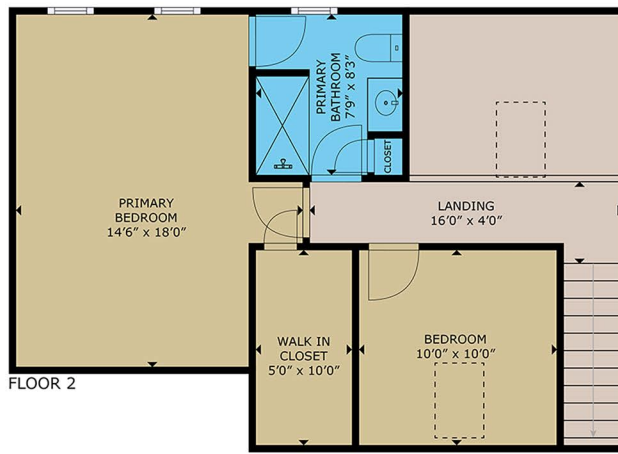
For Property Located At: **26 Forest Terrace, Brunswick, ME 04011-2941**

5. Buyers are required to pay an entry fee of \$ **ZERO** to the association at closing.
The association fees are payable to **Maplewood Association**
at the following address: **12 Forest Terrace, Brunswick, ME 04011**

_____	_____	Signed by:	_____	Sep 6, 2024
Buyer	Date		Seller Andrea J. Sehestedt	Date
_____	_____		Seller Mark B. Sehestedt	Sep 6, 2024
Buyer	Date	_____	_____	Date
_____	_____	_____	Seller	Date
Buyer	Date	_____	Seller	Date

* The Maine Condominium Act establishes the following requirements in connection with the resale of a condominium unit: A unit owner is required to furnish to a purchaser a copy of the declaration (other than the plats and plans), the bylaws, the rules or regulations of the association, and a reasonably current certificate containing the items set forth in 33 MRSA §1604-108. The condominium's association is required, within 10 calendar days after a request by a unit owner and payment of any reasonable fee established by the association, to furnish a certificate containing the information necessary to enable the unit owner to comply with this requirement. If the certificate is not provided prior to execution of the purchase contract, the purchase contract is voidable by the purchaser until the certificate has been provided and for 5 calendar days thereafter or until conveyance, whichever first occurs.





GROSS INTERNAL AREA
 BASEMENT: 728 sq. ft, FLOOR 1: 796 sq. ft
 FLOOR 2: 516 sq. ft, TOTAL: 2,040 sq. ft
 EXCLUDED AREA: GARAGE: 238 sq. ft
 DECK: 90 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

26 FOREST TERRACE

Location 26 FOREST TERRACE

Mblu U30/ / 026/000 010/

Acct# U30026000010

Owner SEHESTEDT, MARK B &
ANDREA J JT

TIF/Current Use

Assessment \$181,900

PID 7670

Building Count 1

Lot Description

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$116,900	\$65,000	\$181,900

Owner of Record

Owner SEHESTEDT, MARK B & ANDREA J JT
Co-Owner
Address 26 FOREST TERRACE
BRUNSWICK, ME 04011

Sale Price \$173,500
Book & Page 26155/0103
Sale Date 06/23/2008
Instrument 00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
SEHESTEDT, MARK B & ANDREA J JT	\$173,500	26155/0103	00	06/23/2008
RAFFORD, ROBERT D	\$149,000	21741/0239	00	08/31/2004

Building Information

Building 1 : Section 1

Year Built: 1985
Living Area: 1,299
Replacement Cost: \$131,540
Building Percent Good: 80
Replacement Cost
Less Depreciation: \$105,200

Building Attributes

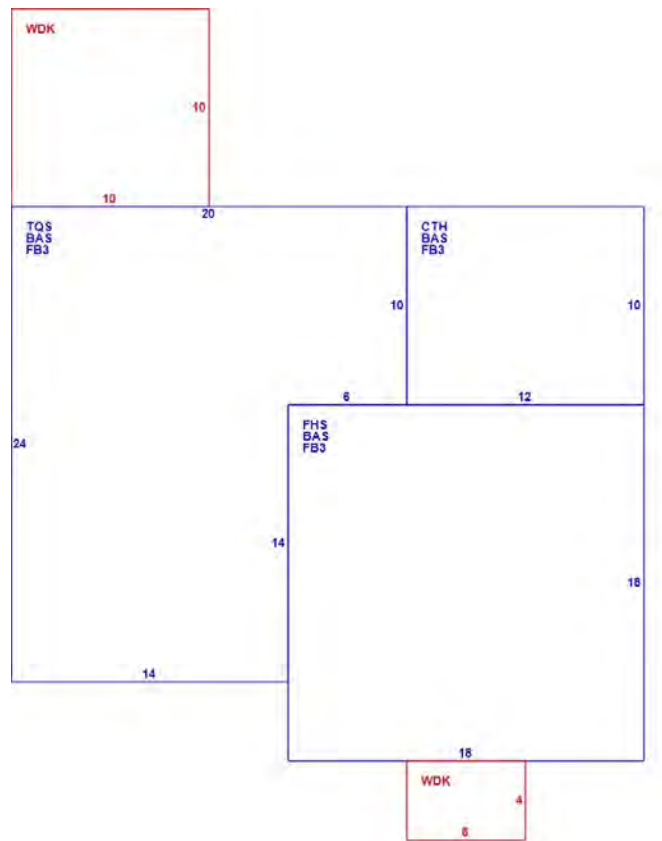
Field	Description
Style:	Condominium
Model	Res Condo
Stories:	1.75
Grade	Average
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heat Fuel:	Oil/Gas
Heat Type:	FHW
AC Type:	None
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	1
Total Rooms:	6
Bath Style:	Typical
Kitchen Style:	Typical
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	
Pct Low Ceiling	
Unit Loen	
Grade	Very Good
Stories:	1.5
Residential Units:	13
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip

Building Photo



(<https://images.vgsi.com/photos/brunswickmePhotos/\00\04\66\86.jpg>)

Building Layout



([ParcelSketch.ashx?pid=7670&bid=7670](#))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	840	840	
TQS	Three Quarter Story	396	297	
FHS	Half Story, Finished	324	162	
CTH	Cathedral Ceiling	120	0	
FB3	3/4 Basement, Finished	840	0	
WDK	Deck, Wood	124	0	
		2,644	1,299	

Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	
Color	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1020
Description Condo
Zone GR4
Neighborhood C21

Land Line Valuation

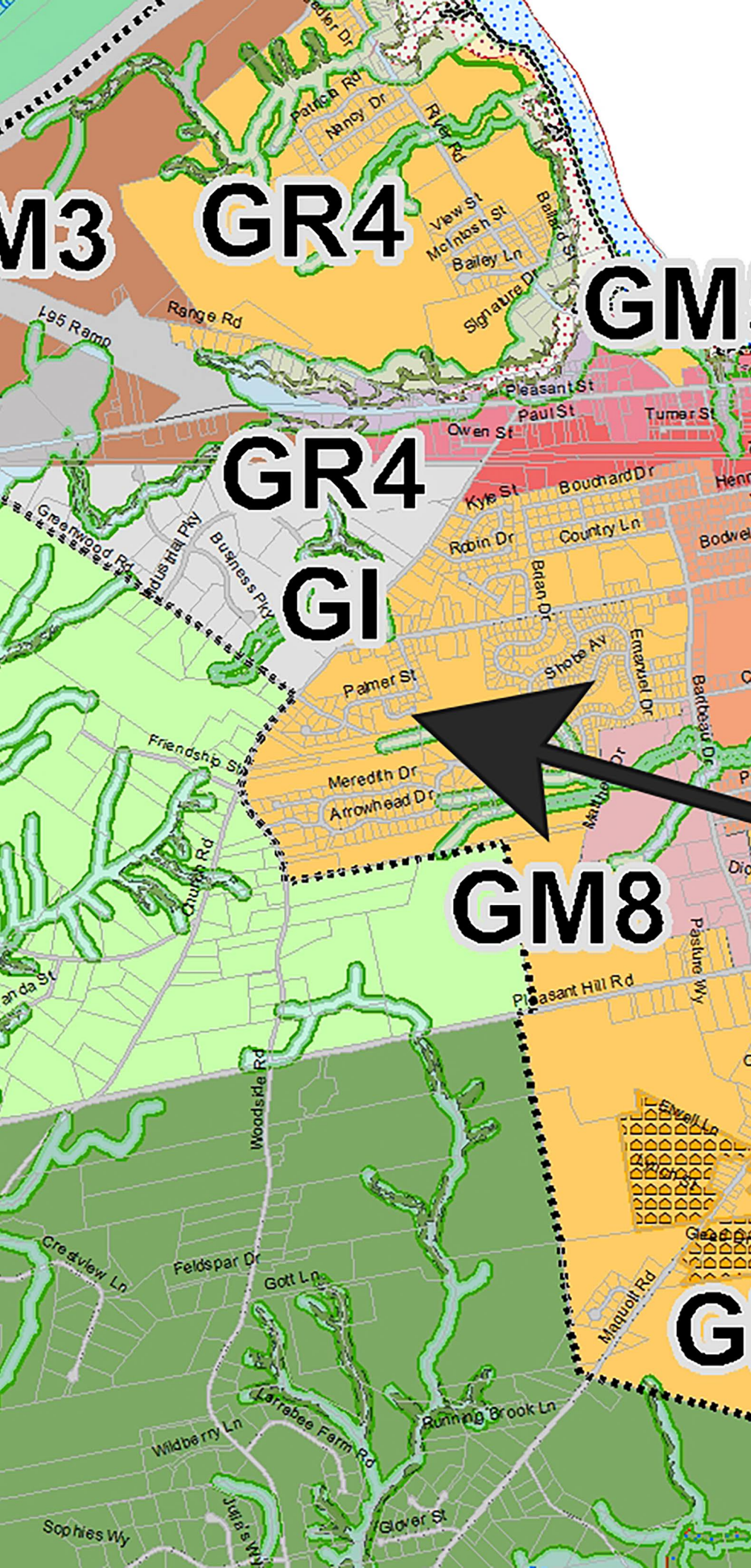
Size (Acres) 0
Assessed Value \$65,000
 lblndfront

Outbuildings

Outbuildings					<u>Legend</u>
Code	Description	Size	Assessed Value	Bldg #	
FGR1	GARAGE-AVE	242.00 S.F.	\$11,700	1	

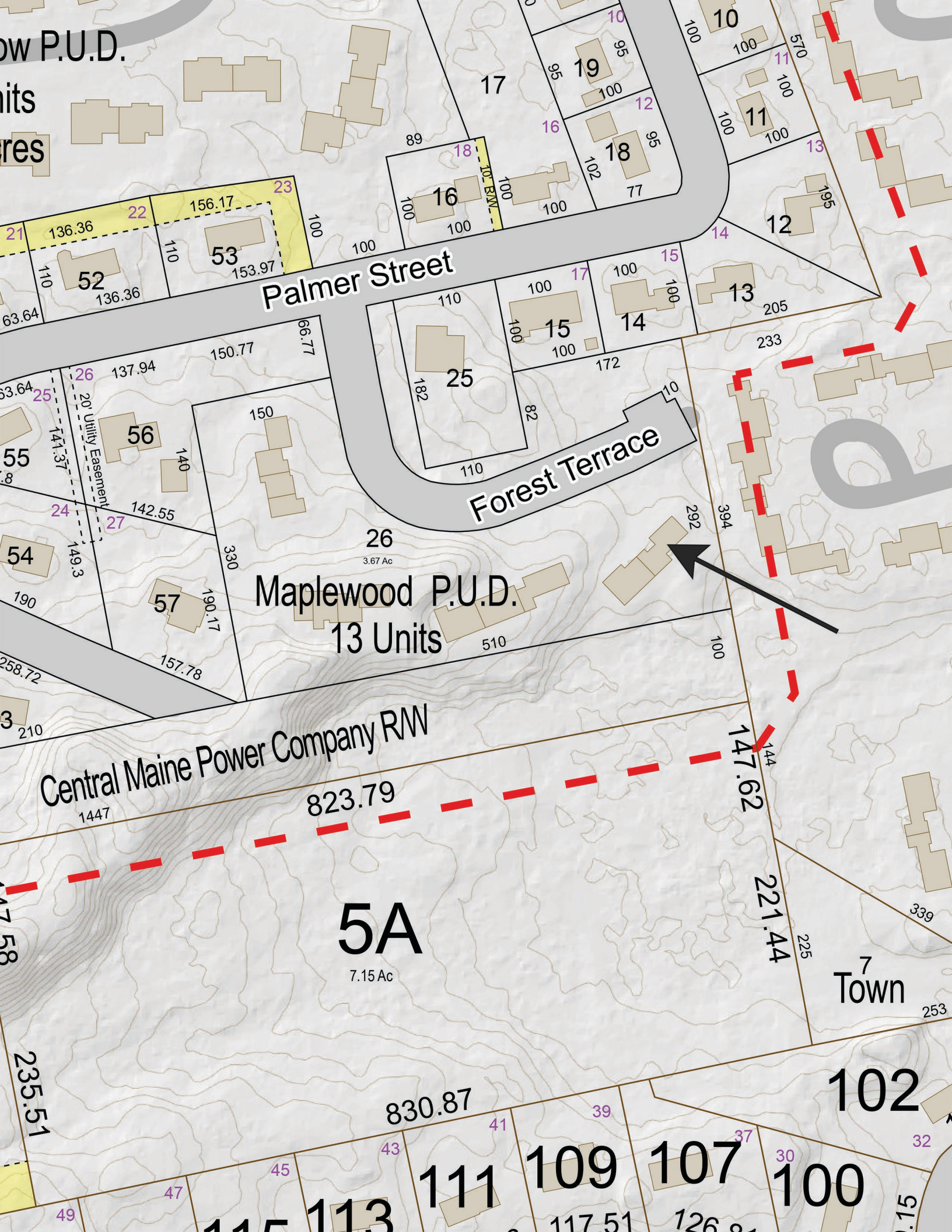
Valuation History

Assessment				
Valuation Year	Improvements	Land	Total	
2023	\$116,900	\$65,000	\$181,900	
2022	\$111,700	\$65,000	\$176,700	
2021	\$111,700	\$65,000	\$176,700	



Zoning Districts & Overlay Zones

- Growth - Rural Area Boundary
- Growth Aviation (GA)
- Growth College 1 (GC1)
- Growth College 2 (GC2)
- Growth College 3 (GC3)
- Growth College 4 (GC4)
- Growth College 5 (GC5)
- Growth Industrial (GI)
- Growth Mixed-Use 1 (GM1)
- Growth Mixed-Use 2 (GM2)
- Growth Mixed-Use 3 (GM3)
- Growth Mixed-Use 4 (GM4)
- Growth Mixed-Use 5 (GM5)
- Growth Mixed-Use 6 (GM6)
- Growth Mixed-Use 7 (GM7)
- Growth Mixed-Use 8 (GM8)
- Growth Natural Resources (GN)
- Growth Outdoor (GO)
- Growth Residential 1 (GR1)
- Growth Residential 2 (GR2)
- Growth Residential 3 (GR3)
- Growth Residential 4 (GR4)
- Growth Residential 5 (GR5)
- Growth Residential 6 (GR6)
- Growth Residential 7 (GR7)
- Growth Residential 8 (GR8)
- Growth Residential 9 (GR9)
- Growth Residential 10 (GR10)
- Rural Farm and Forest (RF)
- Rural Mixed-Use (RM)
- Rural Natural Resources (RN)
- Rural Protection 1 (RP1)
- Rural Protection 2 (RP2)
- Rural Residential (RR)
- ▨ Airport Approach Zone
- ▨ Runway Protection Zone
- APO 1
- APO 2
- APO 3
- Mobile Home Park Overlay
- Telecommunications Overlay
- Special Flood Hazard Area (FEMA)



ow P.U.D.

its
res

Palmer Street

Forest Terrace

Maplewood P.U.D.
13 Units

Central Maine Power Company RW

5A

7.15 Ac

7
Town

102

109

107

100

111

113

115

117

126

51

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Robert D. Rafford of 26 Forest Terrace, Brunswick ME 04011, for consideration paid grant(s) to Andrea J. Sehestedt, of 22 Birch Meadow Road, Brunswick ME 04011 and Mark B. Sehestedt, of 22 Birch Meadow Road, Brunswick ME 04011, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

Two certain lots or parcels of land, with the buildings thereon, situated in Brunswick, County of Cumberland, State of Maine, and being those parcels of land designated 403 and G3 on an Amended Plan for Maplewood, a Planned Unit Development dated April 17, 1986 and recorded in Plan Book 154, Page 19 of the Cumberland County Registry of Deeds, and being also those parcels designated as Unit 403 and Garage 403 on Detail Plan 4 of Maplewood, a Planned Unit Development, dated March 3, 1983, by Larry Slaughter, L.S., recorded in the Cumberland County Registry of Deeds in Plan Book 137 at Page 70, to which Plans and their record reference is made for a more particular description of the premises herein conveyed.

Further reference is made to a site plan of Maplewood Planned Unit Development by Salmon Falls Associates, dated August 17, 1981 and recorded in Plan Book 137, Page 16 of said Registry of Deeds. Said original plan of the Maplewood Planned Unit Development was amended for the purpose of reflecting those slight variations in locations of the third and fourth building unit complexes, which varied from the original recorded plan. Reference is also made to an Amended Plan for Maplewood, a Planned Unit Development dated September 13, 1985 and recorded in Plan Book 150, Page 50 of the Cumberland County Registry of Deeds.

Also conveying a twenty foot (20') exclusive easement as it pertains to Unit 403 as designated on the above-referenced Detail Plan and defined as a limited common area in a Declaration of Covenants, Conditions and Restrictions of Maplewood Planned Unit Development dated March 28, 1983 and recorded in Book 6160, Page 54 of the Cumberland County Registry of Deeds.

Also conveying to the grantees herein, their heirs and assigns, as appurtenant to said Unit 403 and Garage 403, in common with the Grantor herein and others, all as set forth in said Declaration of Restrictions, the rights and easements to the use of the common areas and facilities, including without limiting the generality thereof, all roads, ways, walks, paths, ducts, pipes, plumbing, wiring, and other facilities for the furnishing of utilities and services, subject always, to the exclusive rights and easements granted to other particular units in Maplewood Planned Unit Development in certain facilities, all as set forth in said Declaration.

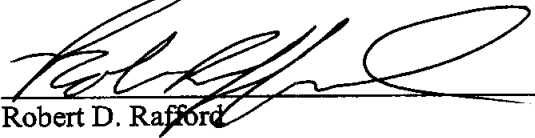
This conveyance, together with all easements and rights herein conveyed, is subject to all the provisions of said Declaration of Covenants, Conditions and Restrictions of Maplewood Planned Unit Development as the same are recorded in Book 6160, Page 54 of said Registry of Deeds, to which Declaration and its record reference is hereby made for a more particular description.

The Grantees herein, by accepting delivery of this deed, agree for themselves, their heirs and assigns, to abide by all of the covenants, conditions and restrictions set forth in said Declaration, and further agree to abide by the Bylaws of Maplewood Development Association, a Maine non-profit corporation situated in Brunswick, County of Cumberland, State of Maine.

MAINE REAL ESTATE TAX PAID

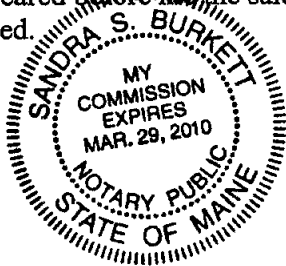
Reference is hereby made to a deed from Dominic D'Alessio, Jr. and Tracie M. D'Alessio to Robert D. Rafford dated August 31, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21741, Page 239.

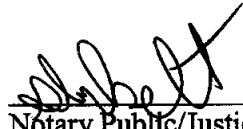
Executed this 23 day of June, 2008.


Robert D. Rafford

State of ME
County of Cumberland

Then personally appeared before me the said Robert D. Rafford and acknowledged the foregoing to be his voluntary act and deed.





Notary Public/Justice of the Peace
Commission expiration:
Title not searched by preparer of deed

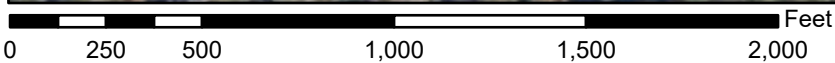
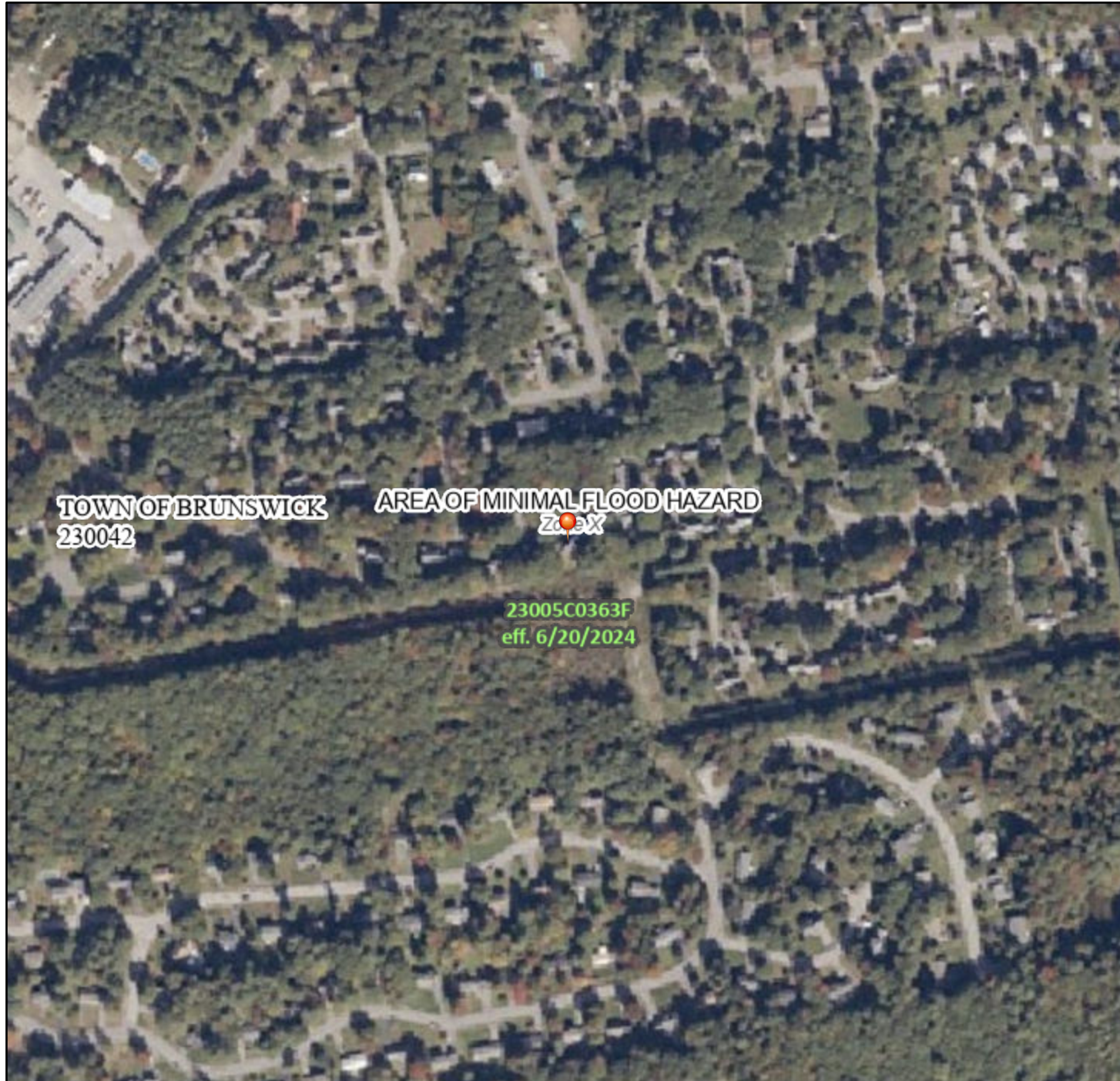
Received
Recorded Register of Deeds
Jun 25, 2008 11:33:32A
Cumberland County
Pamela E. Lovley

Parcel ID	Bill		Name 2	#	Street	Land Value	Building Value	Exemptions	Taxable Value	Calculated Tax	Tax	Net Tax Due	Due 10/31/23	Due 4/16/24
	Number	Name 1									Stabilization			
U38-038-000-000	2318009	SCHUEMAN, GREGORY M		12	NANCY DR	62,600	124,600	20,750	166,450	3,876.62	-	3,876.62	1,938.31	1,938.31
U19-035-000-000	2318010	SCHULLER, ELIZABETH B	SCHULLER, EDWARD W	5	PEARY DR	65,000	172,500	20,750	216,750	5,048.11	-	5,048.11	2,524.06	2,524.05
U28-007-000-000	2318011	SCHWAB, FREDERICK A	SCHWAB, BEVERLY M	16	BOUCHARD DR	70,500	149,800	25,750	194,550	4,531.07	(199.79)	4,331.28	2,165.64	2,165.64
U22-076-000-000	2318012	SCHWAB, JOHN E		80	MCKEEN ST	61,600	116,100	25,750	151,950	3,538.92	(313.83)	3,225.09	1,612.54	1,612.55
036-020-00A-000	2318013	SCHWAB, MICHAEL G	NOLET, NANCY L JT	143	PRINCES PT RD	73,400	152,400	-	225,800	5,258.88	-	5,258.88	2,629.44	2,629.44
U17-012-000-000	2318014	SCHWARTZ, KARA LYNN		10	PAGE ST	49,800	140,300	-	190,100	4,427.43	-	4,427.43	2,213.72	2,213.71
U19-002-000-019	2318015	SCHWARTZ, ROBERTA B	ELBERG, DONNA S	4	LARKSPUR LN	140,000	210,000	20,750	329,250	7,668.23	(576.68)	7,091.55	3,545.78	3,545.77
052-004-000-000	2318016	SCIACCA, JOSEPH A & MEREDITH S JT		61	WILDWOOD DR	70,200	173,600	20,750	223,050	5,194.83	-	5,194.83	2,597.42	2,597.41
027-019-000-000	2318017	SCOTT, DEBBIE		93	CASCO RD	84,400	265,500	-	349,900	8,149.17	-	8,149.17	4,074.59	4,074.58
022-054-000-091	2318018	SCOTT, GARY		29	ELWELL LN	-	44,700	25,750	18,950	441.35	(105.37)	335.98	167.99	167.99
U39-078-000-000	2318019	SCOTT, JOHN A	SCOTT, ALICIA M (JT)	31	MELDEN DR	75,900	213,600	20,750	268,750	6,259.19	-	6,259.19	3,129.60	3,129.59
022-054-000-066	2318020	SCOTT, STEPHANIE		25	SCARPONI DR	-	46,700	20,750	25,950	604.38	-	604.38	302.19	302.19
005-060-000-000	2318021	SCOTT, THOMAS & KIMBERLY JT		63	COLLINSBROOK RD	5,800	-	-	5,800	135.08	-	135.08	67.54	67.54
005-031-000-000	2318022	SCOTT, THOMAS H & KIMBERLY B JT		61	COLLINSBROOK RD	61,500	333,000	20,750	373,750	8,704.64	-	8,704.64	4,352.32	4,352.32
025-048-000-000	2318023	SCOTT, VALERIE E & CLINE, SARAH B JT		27	DAMARIN LN	93,200	295,900	20,750	368,350	8,578.87	-	8,578.87	4,289.44	4,289.43
037-063-000-000	2318024	SCRAPCHANSKY, DEREK & KELI		7	LEEWARD COVE RD	164,600	238,700	20,750	382,550	8,909.59	-	8,909.59	4,454.80	4,454.79
045-003-000-248	2318025	SCRIBNER, KEVIN D & KARIN A		43	JAMES ST	-	12,300	12,300	-	-	-	-	-	-
040-365-000-002	2318026	SCRIBNER, LAUREN	SCRIBNER, STANLEY	7	CHICKADEE CIR	100,000	125,800	-	225,800	5,258.88	-	5,258.88	2,629.44	2,629.44
040-090-000-002	2318027	SCS HARPSWELL 012903 BRUNSWICK LLC		0	SAMUEL ADAMS DR	-	5,481,000	5,481,000	-	-	-	-	-	-
U34-004-000-000	2318028	SCS, SENECA CONSTRUCTION SERVICES LLC		21	OLD PORTLAND RD	63,800	31,600	-	95,400	2,221.87	-	2,221.87	1,110.94	1,110.93
MP1-001-000-000	2318029	SEA POINT LAND CO	C/O MOLLY RENNIE	0	MONUMENT LN	35,100	-	-	35,100	817.48	-	817.48	408.74	408.74
MP1-011-000-001	2318030	SEA POINT LAND CO	C/O MOLLY RENNIE	39	EAST MARGINAL RD	58,800	11,000	-	69,800	1,625.64	-	1,625.64	812.82	812.82
MP1-012-000-000	2318031	SEA POINT LAND CO	C/O MOLLY RENNIE	0	WEST MARGINAL RD	31,100	-	-	31,100	724.32	-	724.32	362.16	362.16
MP1-029-000-000	2318032	SEA POINT LAND CO	C/O MOLLY RENNIE	0	CENTRAL AVE	32,300	-	-	32,300	752.27	-	752.27	376.14	376.13
MP1-085-000-000	2318033	SEA POINT LAND CO	C/O MOLLY RENNIE	74	EAST MARGINAL RD	183,300	141,500	-	324,800	7,564.59	-	7,564.59	3,782.30	3,782.29
MP1-089-000-000	2318034	SEA POINT LAND CO	C/O MOLLY RENNIE	0	CENTRAL AVE	34,000	35,900	-	69,900	1,627.97	-	1,627.97	813.99	813.98
MP1-106-000-000	2318035	SEA POINT LAND CO	C/O MOLLY RENNIE	0	CENTRAL AVE	31,700	-	-	31,700	738.29	-	738.29	369.15	369.14
MP1-109-000-000	2318036	SEA POINT LAND CO	C/O MOLLY RENNIE	25	EAST MARGINAL RD	15,700	-	-	15,700	365.65	-	365.65	182.83	182.82
U15-113-00A-000	2318037	SEABRIGHT PROPERTIES LLC		14	STANWOOD ST	50,400	208,400	-	258,800	6,027.45	-	6,027.45	3,013.73	3,013.72
MP1-088-000-000	2318038	SEAL PASS LLC		64	EAST MARGINAL RD	299,200	743,200	-	1,042,400	24,277.50	-	24,277.50	12,138.75	12,138.75
016-019-000-000	2318039	SEALARK-FIVE LLC		0	LAMB FARM RD	59,100	-	-	59,100	1,376.44	-	1,376.44	688.22	688.22
018-012-000-000	2318040	SEALARK-FIVE LLC		192	RAYMOND RD	73,100	-	-	73,100	1,702.50	-	1,702.50	851.25	851.25
018-055-000-000	2318041	SEALARK-FIVE LLC		0	NORTH TRAIL	25,800	-	-	25,800	600.88	-	600.88	300.44	300.44
042-164-000-000	2318042	SEAN & TERI GILL LIVING TRUST	GILL, SEAN & TERI, TRUSTEES	1	EVERGREEN DR	66,800	232,500	20,750	278,550	6,487.43	-	6,487.43	3,243.72	3,243.71
052-050-000-000	2318043	SEAN K BARKER LIVING TRUST	ELIZABETH S BARKER LIVING TRUST	3	BALSAM AVE	72,800	310,800	20,750	362,850	8,450.78	-	8,450.78	4,225.39	4,225.39
U22-083-000-000	2318044	SEARCH, HOWARD R	SEARCH, SHERYL L (JT)	79	MCKEEN ST	68,100	175,000	25,750	217,350	5,062.08	-	5,062.08	2,531.04	2,531.04
025-025-00D-000	2318045	SEAY, LAURA		418	MERE PT RD	74,300	151,700	-	226,000	5,263.54	-	5,263.54	2,631.77	2,631.77
022-054-000-049	2318046	SECONE, LAURA L		46	LINNELL CIR	-	23,900	-	23,900	556.63	-	556.63	278.32	278.31
U28-030-000-000	2318047	SEEGERS, ERIN & STEINHOUSER, JASON JT		58	HENNESSEY AVE	50,000	112,600	20,750	141,850	3,303.69	-	3,303.69	1,651.85	1,651.84
U10-021-000-000	2318048	SEGAL, KENNETH B	SEGAL, JUDITH L	10	SPARWELL LN	104,900	254,100	25,750	333,250	7,761.39	(565.73)	7,195.66	3,597.83	3,597.83
MP1-084-000-000	2318049	SEGALL, WYNN H	JENEFSKY, ANNA	80	EAST MARGINAL RD	286,000	247,800	-	533,800	12,432.20	-	12,432.20	6,216.10	6,216.10
041-017-00B-000	2318050	SEGARS, GUY & DAWN		105	STORER RD	51,100	126,500	20,750	156,850	3,653.04	-	3,653.04	1,826.52	1,826.52
025-016-000-055	2318051	SEGERSON, CHRIS & KATRINA		54	GLEED DR	-	10,600	10,600	-	-	-	-	-	-
045-055-000-000	2318052	SEGUINLAND LLC		256	BATH RD	254,600	899,600	-	1,154,200	26,881.32	-	26,881.32	13,440.66	13,440.66
U30-026-000-010	2318053	SEHESTEDT, MARK B & ANDREA J JT		26	FOREST TERRACE	65,000	116,900	-	181,900	4,236.45	-	4,236.45	2,118.23	2,118.22
U21-120-000-000	2318054	SEHON, SCOTT		26	THOMPSON ST	68,600	113,500	20,750	161,350	3,757.84	-	3,757.84	1,878.92	1,878.92
U29-005-000-032	2318055	SEIDEL, MARY A		79	WILLOW GROVE RD	85,000	169,400	20,750	233,650	5,441.71	-	5,441.71	2,720.86	2,720.85
022-054-000-205	2318056	SEIDENBERG, MARY		35	SCARPONI DR	-	16,600	-	16,600	386.61	-	386.61	193.31	193.30
U29-047-000-000	2318057	SEIDL, VINCENT C		7	MOORE AVE	55,200	141,000	20,750	175,450	4,086.23	-	4,086.23	2,043.12	2,043.11
U29-161-000-000	2318058	SEILER, JAY S		22	EMANUAL DR	49,800	119,600	20,750	148,650	3,462.06	-	3,462.06	1,731.03	1,731.03
U05-028-000-000	2318059	SEIP, CRAIG E & SHIRLEY M &	CANDAGE, JERI-LYNN JT	97	JORDAN AVE	61,200	108,500	20,750	148,950	3,469.05	-	3,469.05	1,734.53	1,734.52
U39-032-000-000	2318060	SEITZ, MARK E & KERI S JT		6	ALGONQUIN LN	75,900	222,700	20,750	277,850	6,471.13	-	6,471.13	3,235.57	3,235.56

National Flood Hazard Layer FIRMette



69°59'52"W 43°54'20"N



1:6,000

69°59'14"W 43°53'54"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

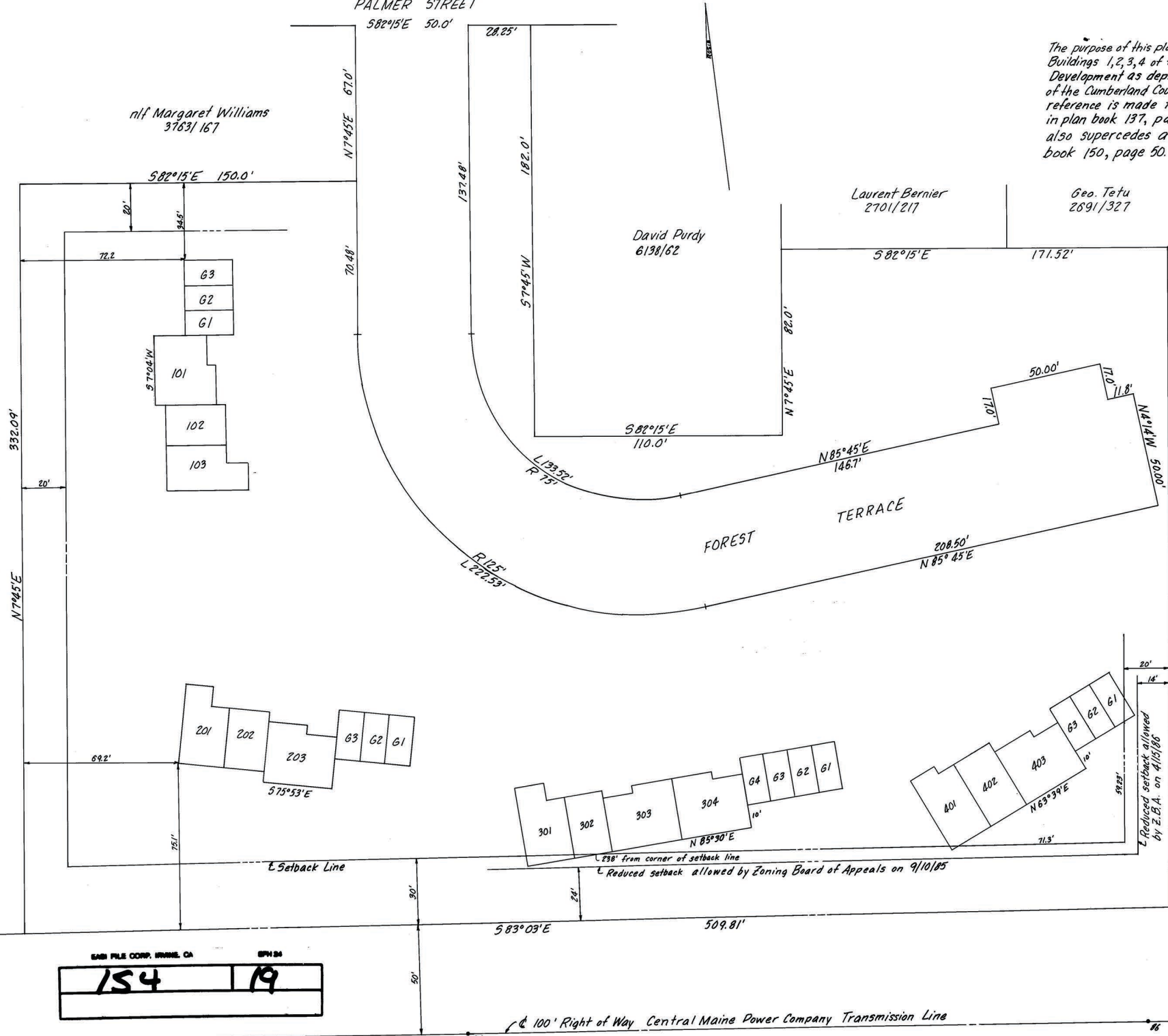
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage 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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Base Flood Elevation Line (BFE)
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
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 **9/5/2024 at 9:12 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.

The purpose of this plan is to revise the location of Buildings 1, 2, 3, 4 of the Maplewood Planned Unit Development as depicted in plan book 137, page 16 of the Cumberland County Registry of Deeds. Further reference is made to Detail Plans 1, 2, 3, 4 recorded in plan book 137, pages 67, 68, 69 & 70. This plan also supercedes a drawing recorded in plan book 150, page 50.



State of Maine, Cumberland ss.
 Registry of Deeds
 Received April 17, 1986
 at 12h 27m P.M. and recorded in
 Plan Book 154 Page 19
 Attest: Jerry J. Walsh
 Register

Planning Board 4/16/86
[Signature]
 Frank Russ



MAPLEWOOD
 A Planned Unit Development
 AMENDED PLAN

Owner: Maplewood Development Corporation
 at: Forest Terrace
 Brunswick, ME
 scale: 1" = 30'
 date: 3/24/86
 by: Larry Slaughter
 PO Box 535
 Brunswick, ME 04011

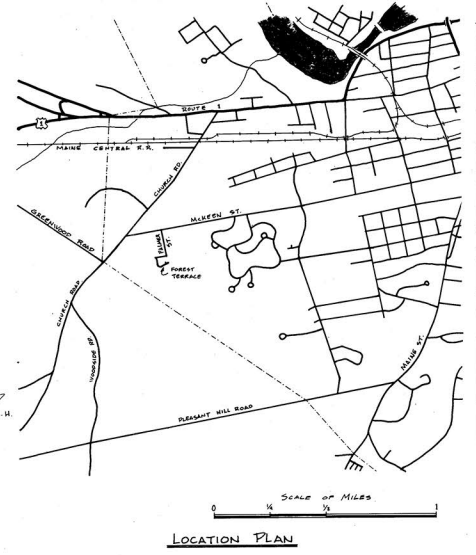
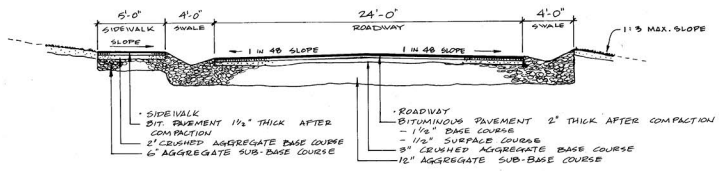
ES&S FILE CORP. IRVINE, CA 074136
 154 19

100' Right of Way Central Maine Power Company Transmission Line

mlt Robt. Fortin 4619/19

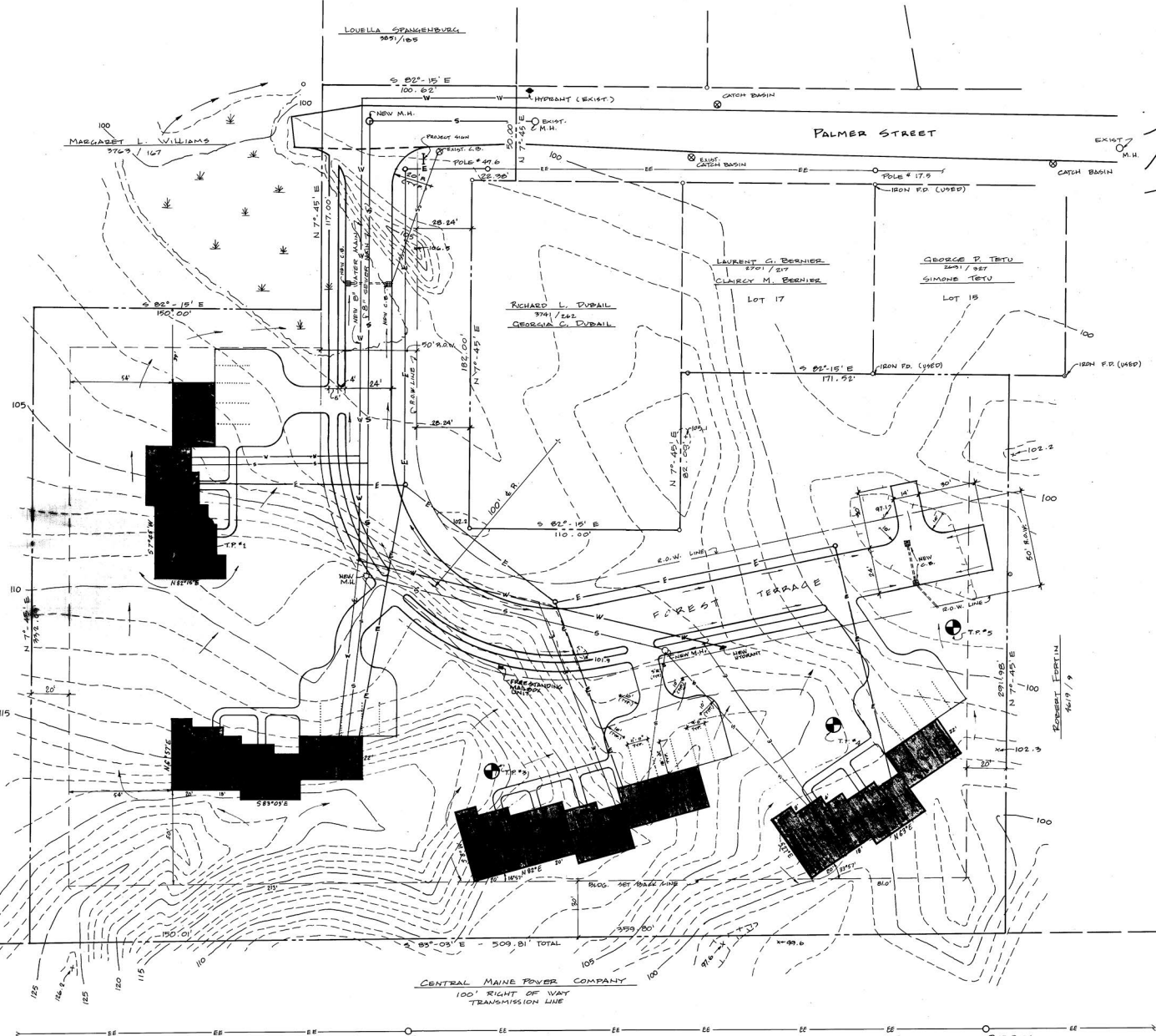
• NOTICE: PROSPECTIVE BUYERS & OTHER INTERESTED PARTIES, PLEASE NOTE: APPROVAL OF THE DEVELOPMENT SHOWN ON THIS PLAN WAS GRANTED ON A CONDITIONAL AGREEMENT DATED 11-5-81 BETWEEN THE DEVELOPER AND THE TOWN OF BRUNSWICK, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE TOWN CLERK, UNDER THE TERMS OF WHICH THE DEVELOPER HAS AGREED NOT TO SELL ANY UNITS IN THE DEVELOPMENT EXCEPT THOSE IN BUILDING #1 UNTIL THE TERMS OF THAT AGREEMENT HAVE BEEN COMPLIED WITH.

• PRELIMINARY PLAN AND SUPPORTING DOCUMENTS ARE PART OF THIS PLAN AND ARE ON FILE AT THE BRUNSWICK TOWN OFFICE.



REVISIONS:
10/7/81
10/26/81
6/8/82 L.S.
4/15/85 L.S.

Salmon Falls Associates
Architecture • Planning
Academy Street, South Denwick, Maine 03908
207-384-2117



GENERAL NOTES

- PROPERTY AND TOPOGRAPHICAL SURVEY TAKEN FROM PLAN BY MORTON & ROSE DATED 5-21-81 LIMERICK, MAINE
- THE EXISTING SITE IS HEAVILY WOODED WITH A STAND OF MATURE HARD AND SOFT WOODS. CLEARING WILL BE ONLY FOR ROADS AND CLOSE TO BUILDINGS. TREES WILL REMAIN IN ALL OTHER AREAS. ADDITIONAL SHRUBS AND IRON AND GREEK WILL BE ADDED AS NEEDED.
- DURING THE COURSE OF CONSTRUCTION SUITABLE SOIL IS FOUND THE ROAD EDGE COURSE WILL BE REDUCED FROM 15" TO 8"
- ALL STREET AND UTILITY IMPROVEMENTS REQUIRED BY THE TOWN WILL BE INSTALLED AT THE EXPENSE OF MAPLEWOOD DEVELOPMENT CORPORATION
- ZONING DISTRICT: SUBURBAN "A"
- DENSITY: TOTAL LOT AREA: 3.67 ACRES
AREA OF R.O.W.: .85 ACRES
NET AREA: 3.82 ACRES
UNITS ALLOWABLE: 13.4
- LOT COVERAGE: TOTAL LOT AREA: 3.67 A
BUILDING AREA: 0.29 A
NET AREA: 3.38 A
% COVERAGE: 7.9% OF TOTAL AREA
- CONSTRUCTION SCHEDULE: 1st BLDG. TO START SEPT. 1981, OTHER BLDGS. CONSTRUCTED AS SALES DEMAND.
- THE MAJORITY OF SOILS ON SITE ARE: DEERFIELD AND WINWOOD.
- CIVIL ENGINEER - SWIFT ENGINEERING
AUBURN, MAINE 04210
- PIPING FOR SANITARY SEWER WILL BE EITHER P.V.C. OR TRANSITE IN STRUCTURAL GRADES REQUIRED BY THE PUBLIC WORKS DEPARTMENT
- RIP-RAP ENDS OF ALL DRAINAGE OUTFALLS
- BUILDINGS WILL BE WOOD FRAMED WITH 1 HR. PARTY WALLS AND CEILING SYSTEMS.
- EACH LIVING UNIT WILL HAVE SINGLE STATION SMOKE DETECTORS ON EACH FLOOR.
- ATTIC SPACES WILL BE SUBDIVIDED SO THAT NO AREA IS OVER 9.00 SQ. FT.
- SEE DECLARATION DOCUMENTS FOR DEED RESTRICTIONS
- SEE ATTACHED LETTER FOR WAIVERS REQUESTED, AND PLANNING BOARD MINUTES FOR APPROVAL.
- ELECT. TRANSMISSION LINES WILL BE OVERHEAD TO TRANSFORMER THEN UNDERGROUND TO EACH BUILDING.
- SEE ALSO, Planned Unit Development- Detail Plans, sheets 1 thru 4, dated 3/18/82, to be recorded.

DRAWN: P.S.M.
CHECKED: R.L.R.
DATE: 8-17-81
PROJECT NO: 8118

FINAL PLAN OF:
MAPLEWOOD - Planned Unit Development
OFF PALMER STREET
BRUNSWICK, MAINE
FOR:
MAPLEWOOD DEVELOPMENT CORPORATION
17 Quarry Road
Brunswick, ME 04801



SITE PLAN
SCALE: 1" = 30'-0"

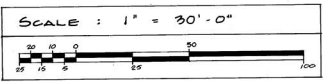
KEY:

- - - - - EXIST. CONTOURS
- EE - - - - - EXIST. OVERHEAD ELECT. LINES
- E - - - - - NEW ELECT. SERVICE
- S - - - - - NEW 8" SEWER MAIN
- W - - - - - NEW 8" WATER MAIN
- 108+ - - - - - FIRST FLOOR PLAN
- SS - - - - - NEW SEWER POWER
- ⊕ - - - - - TEST PITS

APPROVED BY TOWN OF BRUNSWICK PLANNING BOARD

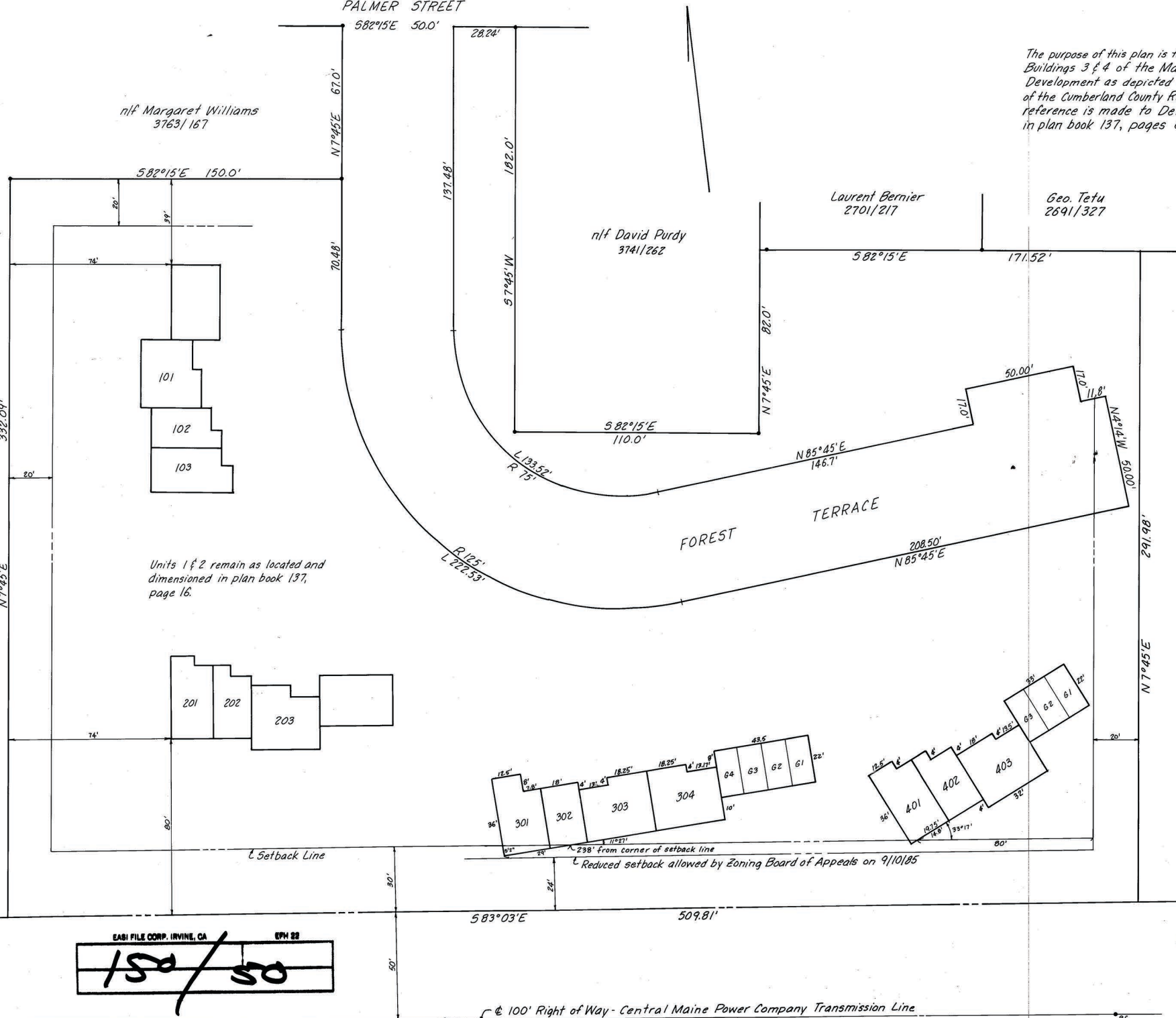
Chairman: [Signature]
Date: [Date]

Members: [Signatures]



State of Maine, Cumberland ss
Registry of Deeds
Received April 15 1983
11:32 AM and recorded in
Plan Book 19 Page 46
Attest: [Signature] Register

137/16



The purpose of this plan is to revise the location of Buildings 3 & 4 of the Maplewood Planned Unit Development as depicted in plan book 137 page 16 of the Cumberland County Registry of Deeds. Further reference is made to Detail Plans 3 & 4 recorded in plan book 137, pages 69 & 70.

State of Maine, Cumberland ss.
 Registry of Deeds
 Received October 2, 1985
 at 2 h 06m P.M. and recorded in
 Plan Book 150 Page 50
 Attest: James J. Walsh
 Register

Planning Board 10/1/85
Chas. Korman
G. G. G.
John F. Feltch
James F. Fowd

Larry Slaughter
 1985

**MAPLEWOOD
 A Planned Unit Development
 AMENDED PLAN**

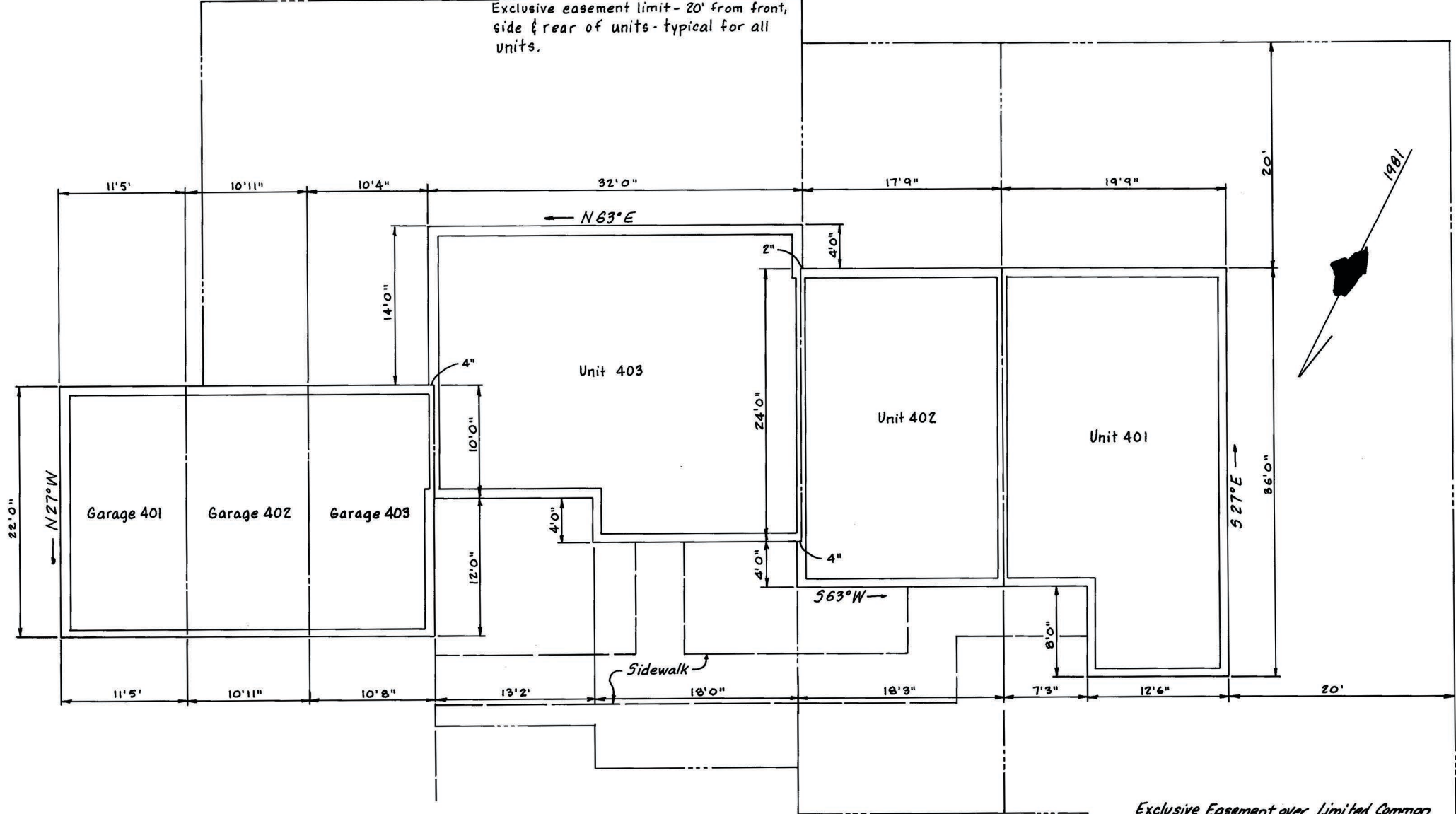
Owner: Maplewood Development Corporation
 at: Forest Terrace Brunswick, ME
 scale: 1"=30'
 date: 9/13/85
 by: Larry Slaughter
 PO Box 535
 Brunswick, ME 04011

EASI FILE CORP. IRVINE, CA EPH 22
150/50

© 100' Right of Way - Central Maine Power Company Transmission Line

150/50

Exclusive easement limit - 20' from front, side & rear of units - typical for all units.

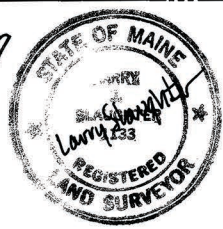


See plan book 137, page 16 for building locations.

EARTH FILE CORP. IRVINE, CA		SP-22
Book 137	#70	

State of Maine, Cumberland ss
 Registry of Deeds
 Received May 9, 1983
 12:57 PM and recorded in
 Plan Book 137 p. 70
 Attest Larry Slaughter
 Registrar

TEI
 See Plan book 137
 Page 16



Exclusive Easement over Limited Common Area. Refer to Declaration of Covenants, Conditions and Restrictions of Maplewood Planned Unit Development, paragraphs B-2(d) and B-4.

DETAIL PLAN 4

MAPLEWOOD, a Planned Unit Development
 by: Maplewood Development Corporation
 at: Forest Terrace
 Brunswick, Cumberland ss, Maine
 scale: 1/8" = 1'0"
 date: 3/31/83
 dwg. by: Larry Slaughter-Surveyor
 27 Columbia Avenue
 Brunswick, Maine 04011