

PROPERTY LOCATED AT: 6 Pond Ridge Dr, Lewiston, ME 04240-2320

## 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: 2011± 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: As you stand at the street: Front left yard (see HHE200 sketch)

Installed by: Sunco Pump & Well Drilling

Date of Installation: March 9, 2001

USE: Number of persons currently using system: 4

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: 360' deep, 20' of casing, 5 GPM (replaced pump 2025) - Water softener

Source of Section I information: Seller and previous owners' disclosure.

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**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: Front right yard OR ☐ Unknown

Date installed: 4/14/2001 Date last pumped: 05/09/2023 Name of pumping company: Maine Septic & Pumping

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: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: As you stand at the street looking at the house: Front right yard

Date of installation of leach field: 01/20/2001 Installed by: Goulet & Sons

Date of last servicing of leach field: NONE Company servicing leach field: None needed

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: 270 gallons a day for 6 adults (3 bedrooms) 2/18/2001 plan amended on 4/16/2001

Source of Section II information: Attached HHE200 and Previous owners' disclosures

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**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                                                              | <b>Radiant boiler</b>         | <b>Fireplace</b>                                  |          |          |
| Age of system(s) or source(s)                                                  | <b>2001±</b>                  | <b>2001±</b>                                      |          |          |
| TYPE(S) of Fuel                                                                | <b>Propane</b>                | <b>Propane</b>                                    |          |          |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | <b>9/2024-9/2025: 777 gal</b> | <b>&lt;---shared with dryer and kitchen range</b> |          |          |
| Name of company that services system(s) or source(s)                           | <b>None</b>                   | <b>None</b>                                       |          |          |
| Date of most recent service call                                               | <b>None</b>                   | <b>None</b>                                       |          |          |
| Malfunctions per system(s) or source(s) within past 2 years                    | <b>None known</b>             | <b>None known</b>                                 |          |          |
| Other pertinent information                                                    | <b>Provides domestic HW</b>   | <b>Dining room</b>                                |          |          |

Are there fuel supply lines? ..... ☒ Yes ☐ No ☐ UnknownAre any buried? ..... ☐ Yes ☒ No ☐ UnknownAre all sleeved? ..... ☒ Yes ☐ No ☐ UnknownChimney(s): ..... ☐ Yes ☒ NoIf Yes, are they lined? ..... ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ..... ☐ Yes ☐ No ☐ UnknownHad a chimney fire? ..... ☐ Yes ☐ No ☐ UnknownHas chimney(s) been inspected? ..... ☐ Yes ☐ No ☐ Unknown

If Yes, date: .....

Date chimney(s) last cleaned: .....

Direct/Power Vent(s): ..... ☒ Yes ☐ No ☐ UnknownHas vent(s) been inspected? ..... ☐ Yes ☐ No ☒ UnknownIf Yes, date: **N/A**Comments: **None**Source of Section III information: **Seller and previous owners' 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 ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ..... ☐ Yes ☐ No ☐ Unknown

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

Location: .....

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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 owners' 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: None

Source of information: Seller and previous owners' disclosure.

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: 2011 By: Sirois Home Inspection

Results: "Below acceptable level" (previous owner)

~~If applicable, what remedial steps were taken? N/A~~

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

~~Are test results available? ☐ Yes ☒ No~~

Results/Comments: None

Source of information: Seller and previous owners' 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: No known radon water tests performed.

Source of information: Seller and previous owners' disclosure.

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

Comments: None

Source of information: Seller and previous owners' disclosure.

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PROPERTY LOCATED AT: **6 Pond Ridge Dr, Lewiston, ME 04240-2320**

**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: N/A

Source of information: **Built after 1978.**

**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 and previous owners' 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: **Protective covenants and restrictions (\$500 initial fee, then \$100 annually)**

Source of information: **Deed, Seller and previous owners' disclosure.**

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

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Source of information: **Deed, Seller and previous owners' disclosure.**

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## 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: 23001C0332E Year: 7/8/2013 (Attach a copy)

Comments: None

Source of Section VI information: Attached FIRMette map, Seller and previous owners' disclosure.

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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

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

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? ..... ☐ Yes ☒ No ☐ Unknown

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

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 (Fielding's)

Year Principal Structure Built: 2001 What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: 2001

Water, moisture or leakage: None known

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: Previous owners' disclosure references they tested and had results but no comments.

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: \_\_\_\_\_ ☐ 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 known

Comments: None

Source of Section VII information: Seller

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**SECTION VIII - ADDITIONAL INFORMATION**

**See attached 2025-2026 Tax bill, 2021 deed, FIRMette, protective covenants, HHE200, survey, tax map, floorplans, assessor online record, well report.**

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  
**William L. Herin**

DATE

SELLER  
**Kathleen Herin**

DATE

SELLER

DATE

SELLER

DATE

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

BUYER

DATE

BUYER

DATE

BUYER

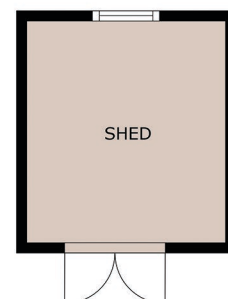
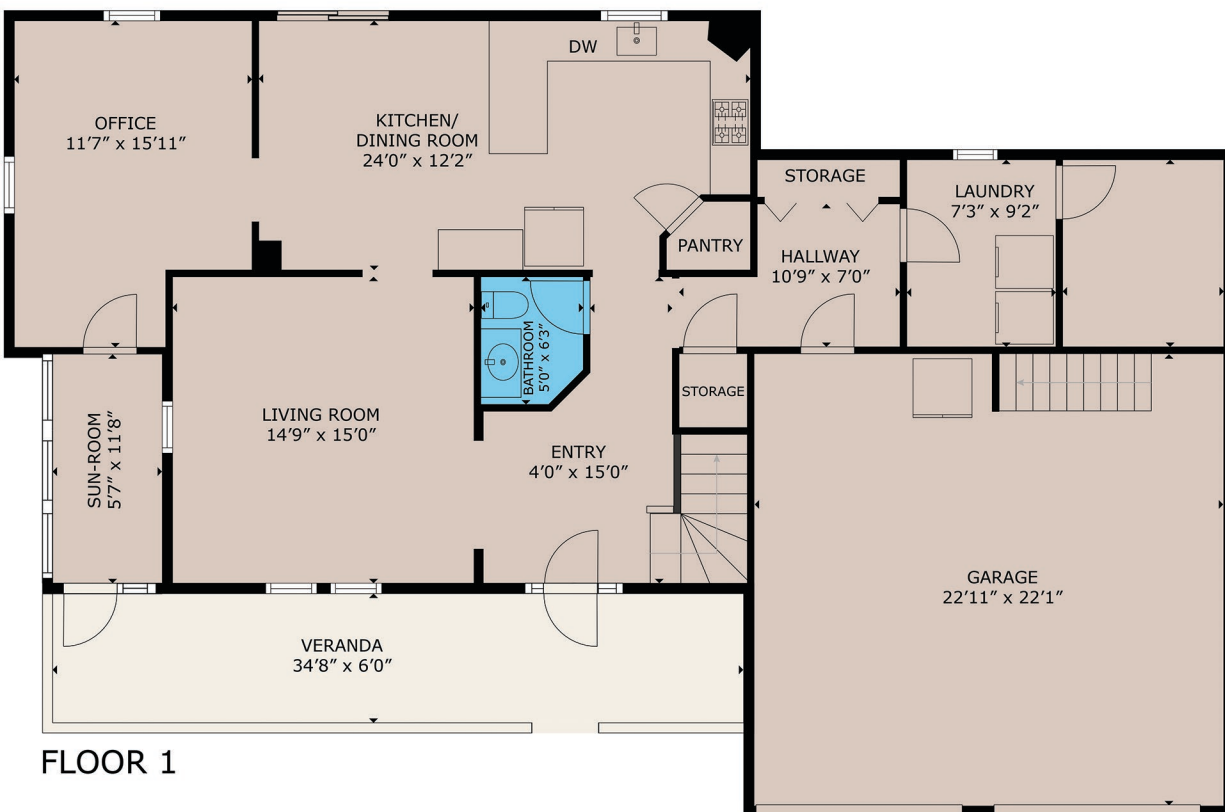
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BUYER

DATE

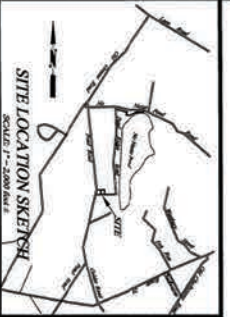
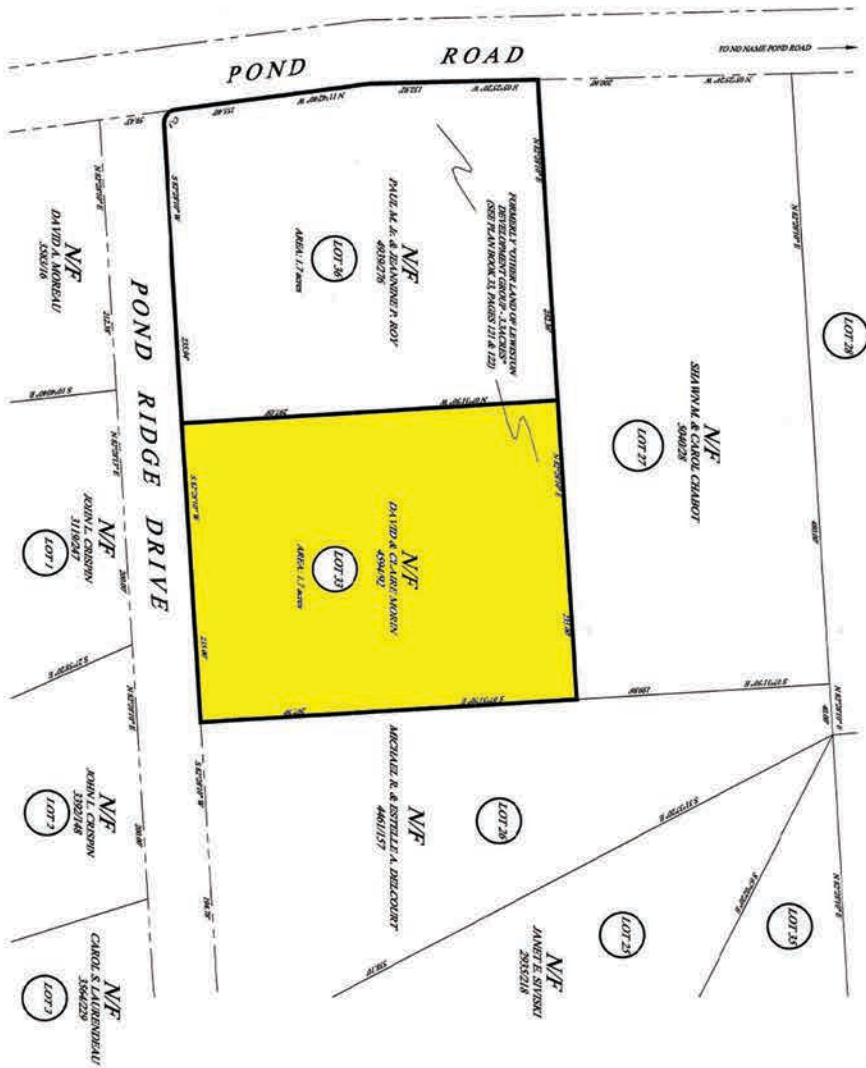






GROSS INTERNAL AREA  
 FLOOR 1: 1,293 sq. ft, FLOOR 2: 1,679 sq. ft  
 TOTAL: 2,972 sq. ft  
 EXCLUDED AREAS: GARAGE: 507 sq. ft, VERANDA: 213 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

6/24/05 123 6/28/05 @ 10:28



**APPROVAL:**  
CITY OF FORTN HAME PLANNING BOARD  
Signer: 11/23/04  
Date: 11/23/04

**RECORDING INFORMATION:**  
AMENDED SUBDIVISION PLAN  
RECEIVED Jan 26, 2005 AT 10:10 AM 123  
AND RECORDED IN BOOK 114 PAGE 123  
ATTN: Land Services Unit and Records

| CURVE TABLE |        |        |        |
|-------------|--------|--------|--------|
| CHORD       | LENGTH | RADIUS | ANGLE  |
| C1          | 144.0  | 144.0  | 90.00° |
| C2          | 144.0  | 144.0  | 90.00° |
| C3          | 144.0  | 144.0  | 90.00° |

**CERTIFICATION:**

TO THE BEST OF MY KNOWLEDGE, I HAVE EXAMINED THE PLAN AND THE INFORMATION CONTAINED THEREON, AND I CERTIFY THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESIGNED BY: SLG  
PLANNED BY: SLG  
PLAN CHECKED BY: SLG  
THIS PLAN IS NOT VALID UNLESS SIGNED ABOVE



**LEGEND:**

- CONCRETE MONUMENT (CONCRETE 12" X 12" X 36" W/ 1/2" REINFORCING)
- IRON PIN (CONCRETE 12" X 12" X 36")
- NEW OR REMOVED
- WETLANDS
- WETLANDS OUTLINE
- RIGHT OF WAY LINES

**REFERENCES:**

1. PLAN OF LOTS - POND RIDGE ACRES SUBDIVISION - LAMBERT, MISSOURI, MADE FOR LAMBERT AIRPORT DEVELOPMENT GROUP BY JOHN L. MOORE, JR., 12/12/00, AS AMENDED BY THE FORTN HAME PLANNING BOARD, 11/23/04.

2. PLAN OF LOTS - POND RIDGE ACRES SUBDIVISION - LAMBERT, MISSOURI, MADE FOR LAMBERT AIRPORT DEVELOPMENT GROUP BY JOHN L. MOORE, JR., 12/12/00, AS AMENDED BY THE FORTN HAME PLANNING BOARD, 11/23/04.

**OWNER OF RECORD:**  
FORTN HOME CONSTRUCTION, INC.  
4529/333



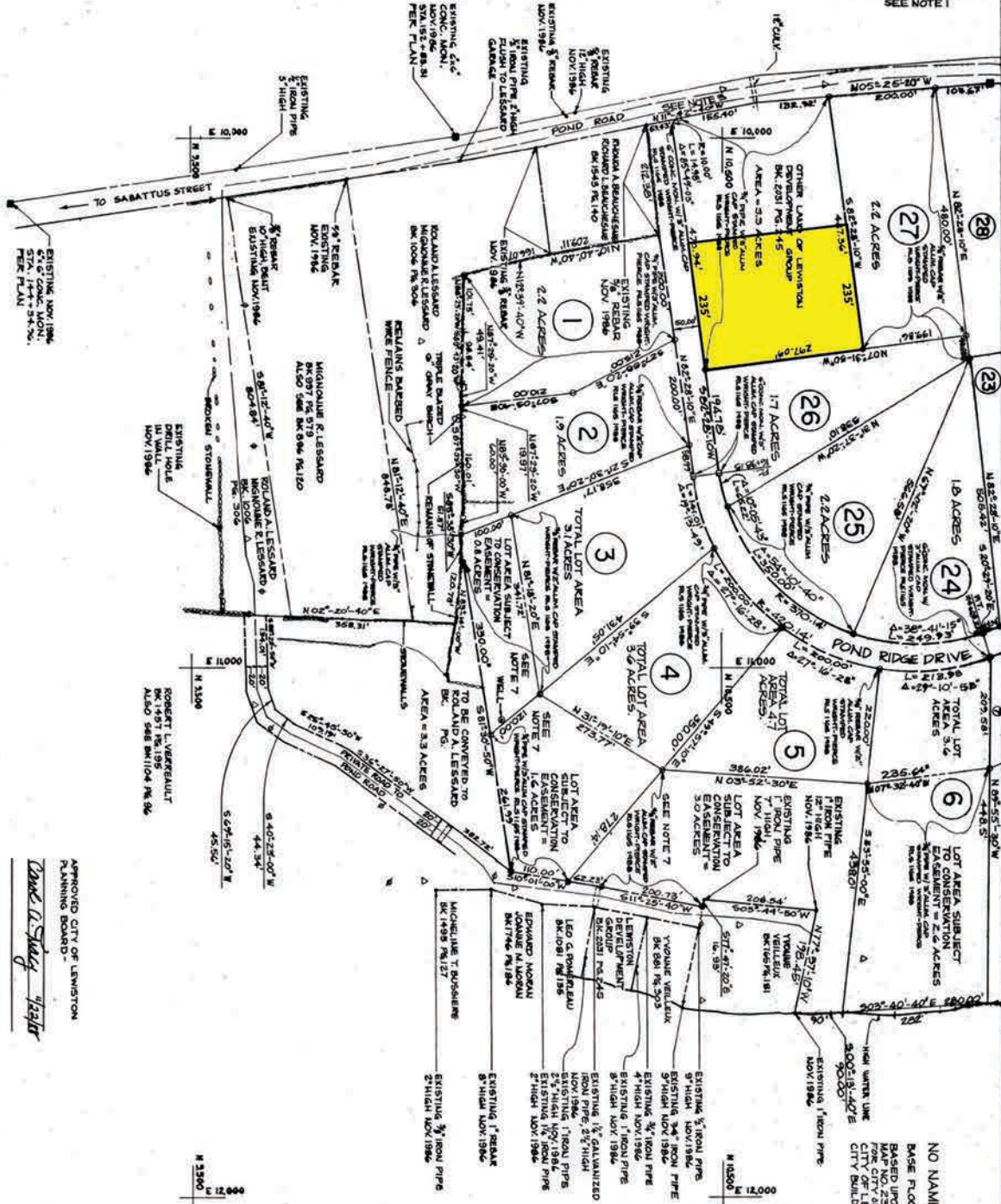
**AMENDED SUBDIVISION PLAN**  
NEW LOTS 25, 26, 27, 28, 29, 30 POND RIDGE ACRES SUBDIVISION  
POND RIDGE ACRES SUBDIVISION  
33 WHEELER STREET, FORTN, MISSOURI 64003  
**FORTN HOME CONSTRUCTION, INC.**  
33 WHEELER STREET, FORTN, MISSOURI 64003  
**LAND SURVEYING**  
BOOK 48 PAGE 123  
RECORDED 11/23/04

- NOTES:**
1. THE SURVEY WAS CONDUCTED TO THE NORTH AS TAKEN FROM THE PLAN OF RECORDING OF LOTS 25, 26, 27, 28, 29, 30 POND RIDGE ACRES SUBDIVISION, LAMBERT, MISSOURI, MADE FOR LAMBERT AIRPORT DEVELOPMENT GROUP BY JOHN L. MOORE, JR., 12/12/00, AS AMENDED BY THE FORTN HAME PLANNING BOARD, 11/23/04.
  2. THERE IS NOT A BOUNDARY SURVEY. THIS PLAN IS INTENDED TO SHOW ONLY A PARTITION OF LOTS NOTED AS VISIBLE LAND OF LAMBERT AIRPORT DEVELOPMENT GROUP, BOOK 48, PAGE 123, AND AS SHOWN ON SAID PLAN OF RECORDING OF LOTS 25, 26, 27, 28, 29, 30 POND RIDGE ACRES SUBDIVISION.
  3. THE AMENDMENT HEREON WAS PREPARED TO SHOW ONLY THE CHANGES TO THE PLAN OF LOTS - POND RIDGE ACRES SUBDIVISION, LAMBERT, MISSOURI, MADE FOR LAMBERT AIRPORT DEVELOPMENT GROUP BY JOHN L. MOORE, JR., 12/12/00, AS AMENDED BY THE FORTN HAME PLANNING BOARD, 11/23/04. ALL NOTES, RESERVATIONS, COVENANTS AND CONDITIONS CONTAINED HEREON, INCLUDING THE PLAN OF LOTS - POND RIDGE ACRES SUBDIVISION, LAMBERT, MISSOURI, MADE FOR LAMBERT AIRPORT DEVELOPMENT GROUP BY JOHN L. MOORE, JR., 12/12/00, AS AMENDED BY THE FORTN HAME PLANNING BOARD, 11/23/04, ARE HEREBY INCORPORATED BY REFERENCE INTO THIS AMENDED SUBDIVISION PLAN.
  4. THIS AMENDED PLAN OF LOTS - POND RIDGE ACRES SUBDIVISION, LAMBERT, MISSOURI, MADE FOR LAMBERT AIRPORT DEVELOPMENT GROUP BY JOHN L. MOORE, JR., 12/12/00, AS AMENDED BY THE FORTN HAME PLANNING BOARD, 11/23/04, WAS APPROVED BY THE FORTN HAME PLANNING BOARD, 11/23/04, AND WAS RECORDED IN BOOK 114, PAGE 123.
  5. THE SURVEY WAS CONDUCTED TO THE NORTH AS TAKEN FROM THE PLAN OF RECORDING OF LOTS 25, 26, 27, 28, 29, 30 POND RIDGE ACRES SUBDIVISION, LAMBERT, MISSOURI, MADE FOR LAMBERT AIRPORT DEVELOPMENT GROUP BY JOHN L. MOORE, JR., 12/12/00, AS AMENDED BY THE FORTN HAME PLANNING BOARD, 11/23/04.





B-14, 0-81 0-11-11-12



NO NAME POND  
BASE FLOOD ELEVATION = 246.00 NGVD 1929  
BASED UPON FLOOD INSURANCE RATE MAP  
MAP NO. 25000-A DATED SEPTEMBER 24, 1979  
FLOOD ZONE ZONE 1  
CITY OF LEWISTON PLANNING DEPARTMENT,  
CITY BUILDING LEWISTON, MAINE

NOTES:

- 1-CONVEYANCE IS TO TRUE NORTH AS DETERMINED FROM SURVEY OBSERVATIONS WITH A WILD T2 THEODOLITE AND FERNI.
- 2-GRID IS ASSUMED.
- 3-POUND ROAD AND NO NAME POND ROAD DERIVED BY GEOMETRIC H. BARRETT FOR AGRICULTURAL COUNTY COMMISSIONERS, 1934, 1934 PLAN OF POND ROAD SHEETS 3, 4, 5 OF 3 SHEETS.
- 4-REPRODUCTION OF CONVEYANCE SHOWN ON SHEET 3 OF 3 SHEETS.
- 5-SUBJECT TO PLAN OF PROPERTY POND ROAD ACRES, LEWISTON, MAINE RECORDED PLAT BK 52, PG 108.
- 6-AREA SUMMARY: AREA OF LOTS 1-32 = 92.2 ACRES, AREA OF POND RIDGE DRIVE = 3.0 ACRES, TOTAL PROJECT AREA = 95.2 ACRES.
- 7-THE WELL EXISTING ON LOT 1 MAY OR MAY NOT BE THE WELL REFERRED TO IN BK 777 PG 239 & BK 765 PG 101, LOTS 3, 4, 5 MAY THEREFORE BE SUBJECT TO THE RIGHTS OF USE OF THE WELL AS DESCRIBED IN BK 777 PG 239 & BK 765 PG 101.

LEGEND

- RIGHT OF WAY CONTROL MONUMENT
- EXISTING MONUMENT
- UTILITY POLE
- SURVEY INSTRUMENT STATION
- DRILL HOLE EXISTING
- IRON PIPE OR ROD EXISTING
- CONVEYANCE EASEMENT
- PROPERTY LINE
- LOT LINE 1
- THE OR DIMENSION LINE
- EDGE OF TRAVELWAY
- STONEWALL
- SURVEY MONUMENT TO BE SET AT LOT CORNER OR ANGLE POINT.

I, ALICE N. GOODWIN HEREBY CERTIFY TO ANY AND ALL CHANGES MADE TO THIS PLAN OF LOTS POND RIDGE ACRES SUBDIVISION AFTER THE DATE OF 12 JUNE 1987.

ALICE N. GOODWIN RLS 1906

WE HEREBY DECLARE THAT THE SURVEY REPRESENTED BY THIS PLAN CONFORMS TO THE STANDARDS AND CRITERIA OF THE PROFESSIONAL SURVEYING BOARD OF CATEGORY 1 (STANDARD BOUNDARY SURVEY) CATEGORY 2.

WRIGHT - PIERCE

100 50 0 100 200 300  
SCALE: 1"=100'

PLAN OF LOTS

POND RIDGE ACRES SUBDIVISION  
POND ROAD & NO NAME POND ROAD  
LEWISTON, MAINE  
FOR  
LEWISTON DEVELOPMENT GROUP  
LEWISTON, MAINE

DRAWN BY: CH/VEY  
CHECKED BY: RHL  
DATE: JUNE 12, 1987  
APPROVED BY: PHK  
DATE: JUNE 12, 1987  
BOOK NO. 555, 145, 156  
PROJECT NO. 555-89-A  
SCALE: 1"=100'

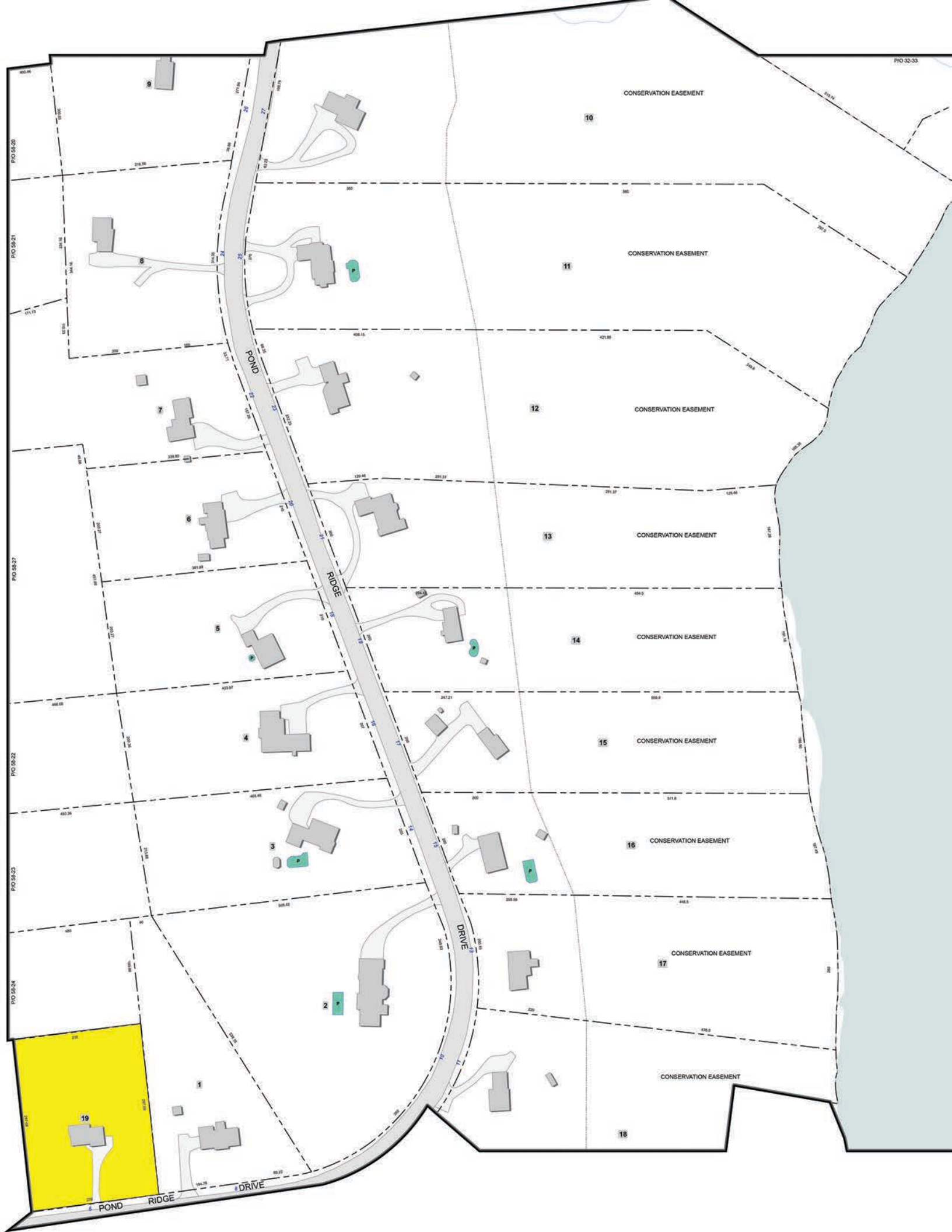
WRIGHT - PIERCE  
ARCHITECTS & ENGINEERS

99 Main Street Topsham, Maine 04085 725-8721  
170 Commerce Way Portsmouth, NH. 03801 436-0174



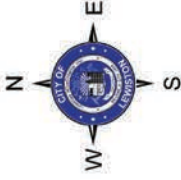
| NO. | REVISIONS | APPROVED |
|-----|-----------|----------|
| 1   | REVISIONS | APPROVED |
| 2   | REVISIONS | APPROVED |
| 3   | REVISIONS | APPROVED |
| 4   | REVISIONS | APPROVED |
| 5   | REVISIONS | APPROVED |
| 6   | REVISIONS | APPROVED |
| 7   | REVISIONS | APPROVED |
| 8   | REVISIONS | APPROVED |
| 9   | REVISIONS | APPROVED |
| 10  | REVISIONS | APPROVED |







**LEWISTON**  
Maine



Scale 1" = 50'

**Legend**

- Parcel Line
- Other ROW
- Easement
- Mobile Home Lot
- Street Address
- Subject Map and Lot
- \*Lot Line Dimension From Deed or Plat Map

This Map is provided by the City of Lewisiston, Maine for general reference and tax assessment purposes.

The City of Lewisiston makes no warranty of the accuracy of this map. Field verification is required.

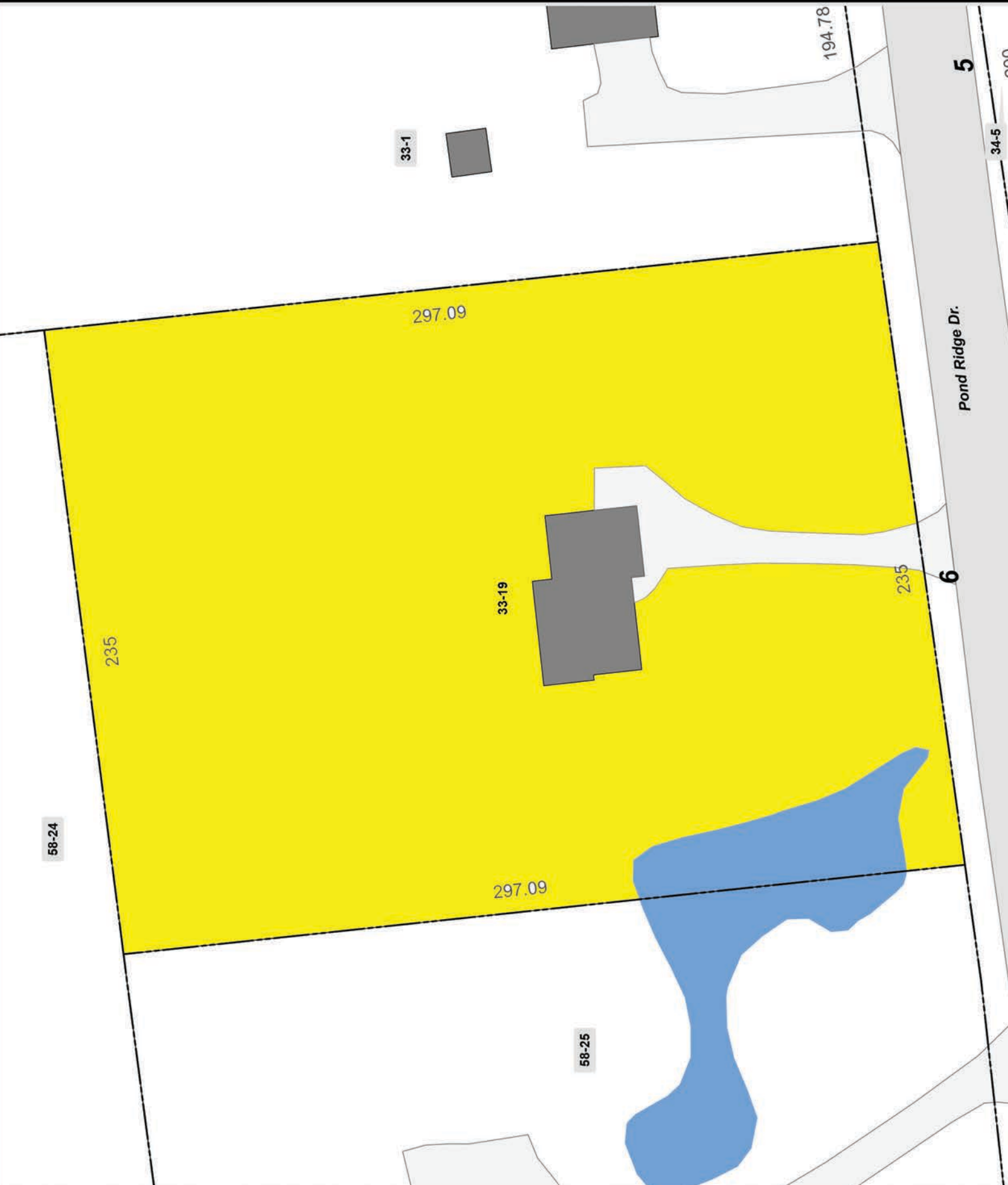
This map is not intended to replace a legal boundary survey. Inclusion, omission, or placement of dimensions, lot lines, easements, right-of-way, are not indicative of a legal representation on any given property.

Do not use for description delineation, or transfer of land.

**Parcel ID**  
**RE00013315**

6 POND RIDGE DR  
**Map/Lot 33-19**  
2026 Tax Commitment

City of Lewisiston  
Assessing Dept.  
27 Pine Street  
Lewisiston Maine 04240  
(207) 513-3122



5

34-5

Pond Ridge Dr.

6

58-24

58-25

33-1

297.09

33-19

297.09

235

194.78

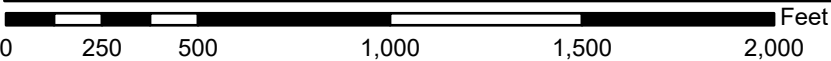
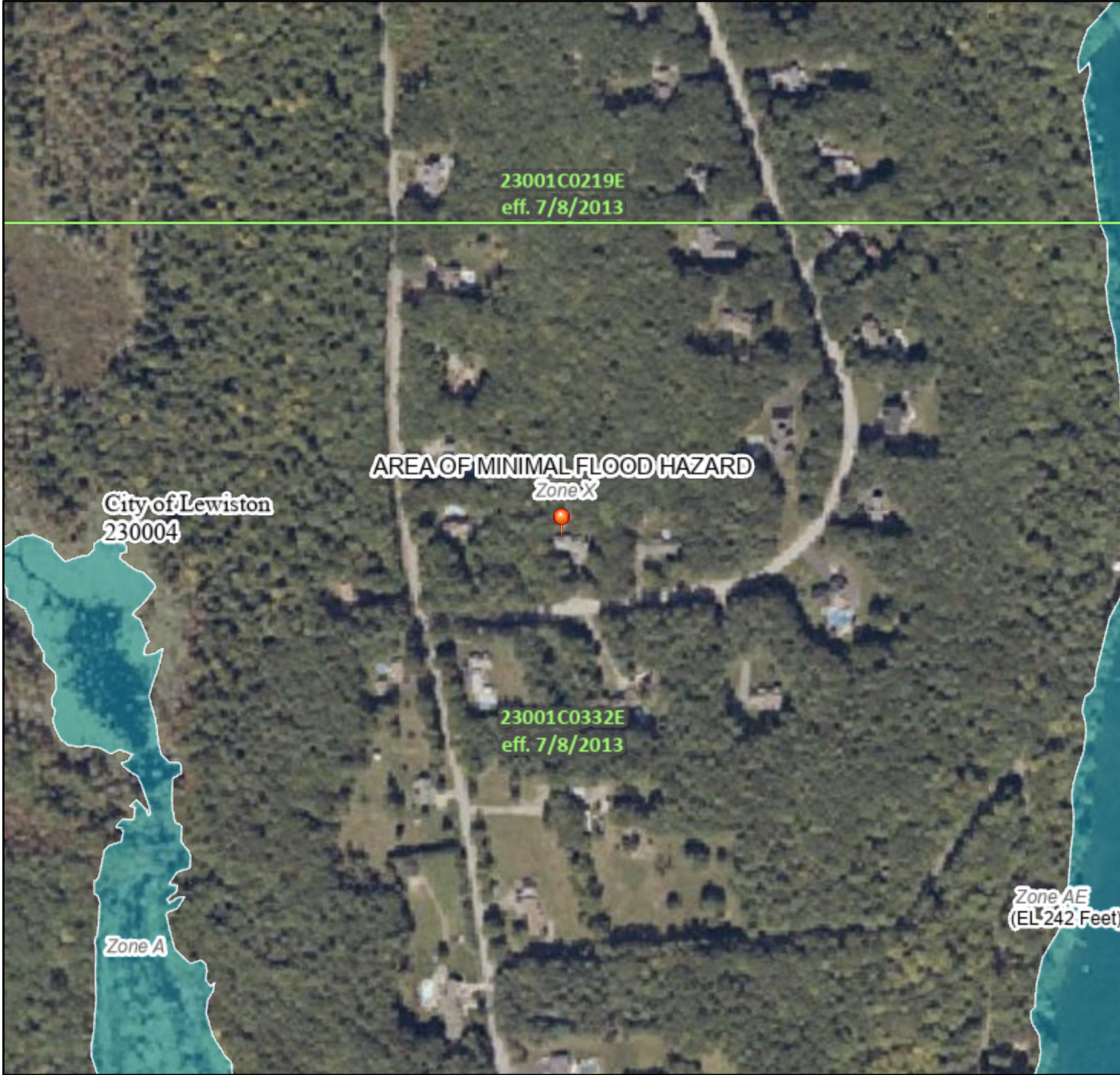
235



# National Flood Hazard Layer FIRMette



70°9'5"W 44°7'35"N



1:6,000

70°8'28"W 44°7'10"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)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | 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 Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
|                             |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
| 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 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
| MAP PANELS                  |  | Coastal Transect Baseline                                                                                                                                         |
|                             |  | Profile Baseline                                                                                                                                                  |
|                             |  | Hydrographic Feature                                                                                                                                              |
| 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 **10/22/2025 at 2:55 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.

Well Number 72011  
Well Card No 96386  
Town LEWISTON  
Well Address 6 POND RIDGE DRIVE  
Tax Map No 33  
Tax Map Lot No 19  
Drill Date 3/9/2001  
Drill Date Estimated  
Driller SUNCO PUMP & WELL DRILLING INC  
Well Use DOMESTIC  
Well Type BEDROCK  
Well Construction  
Well Development AIR/WATER  
Hydrofracture NO  
Casing Length (ft) 20.00  
Overburden Thickness (ft) 5.00  
Well Depth (ft) 360.00  
Yield Modifier  
Yield (gpm) 5.00  
Yield Date 3/9/2001  
Static Level (ft)  
Static Level Date  
Vein1 Depth (ft) 360.00  
Vein1 Yield (gpm) 5.00  
Vein2 Depth (ft) 0.00  
Vein2 Yield (gpm) 0.00  
Vein2 Depth (ft) 0.00  
Vein3 Yield (gpm) 0.00  
Vein4 Depth (ft) 0.00  
Vein4 Yield (gpm) 0.00  
Replacement Well NO  
Geothermal Well NO  
Comment  
Location Method GEOCODED STREET ADDRESS MAINE E911  
Location Accuracy  
Location Date  
Location Updated  
Latitude 44.12268  
Longitude -70.14519  
Date Entered 1/15/2002  
Date Edited 10/10/2023



## SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-6672 FAX (207) 287-4172

|                                                                                                                                                                                                                                           |                       |                                                                                                                                                                                                                                                                                                                   |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>PROPERTY LOCATION</b>                                                                                                                                                                                                                  |                       | <b>&gt;&gt; Caution: Permit Required -- Attach in Space Below &lt;&lt;</b>                                                                                                                                                                                                                                        |  |
| City, Town, or Plantation                                                                                                                                                                                                                 | LEWISTON              | <i>Amendment to Permit # 5886</i>                                                                                                                                                                                                                                                                                 |  |
| Street or Road                                                                                                                                                                                                                            | POND RIDGE            |                                                                                                                                                                                                                                                                                                                   |  |
| Subdivision, Lot #                                                                                                                                                                                                                        | # 33 POND RIDGE ACRES |                                                                                                                                                                                                                                                                                                                   |  |
| <b>OWNER/APPLICANT INFORMATION</b>                                                                                                                                                                                                        |                       | The Subsurface Wastewater Disposal System <b>shall not</b> 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. |  |
| Name (last, first, MI)                                                                                                                                                                                                                    | MORIN, DAVID          |                                                                                                                                                                                                                                                                                                                   |  |
| Mailing Address of                                                                                                                                                                                                                        | 22 BEACON ST.         |                                                                                                                                                                                                                                                                                                                   |  |
| <input checked="" type="checkbox"/> Owner<br><input type="checkbox"/> Applicant                                                                                                                                                           | LEWISTON, ME 04240    |                                                                                                                                                                                                                                                                                                                   |  |
| Daytime Tel. #                                                                                                                                                                                                                            | 734-0486              | Municipal Tax Map # _____ Lot # _____                                                                                                                                                                                                                                                                             |  |
| <b>Owner or Applicant Statement</b><br>I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit. |                       | <b>Caution: Inspections Required</b><br>I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.                                                                                                                            |  |
| Signature of Owner or Applicant _____ Date _____                                                                                                                                                                                          |                       | Local Plumbing Inspector Signature _____ (1st) Date Approved _____<br>_____<br>(2nd) Date Approved _____                                                                                                                                                                                                          |  |

## PERMIT INFORMATION

|                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>TYPE OF APPLICATION</b>                                                                                                                                                                                                                                                                                                                                                                                    |  | <b>THIS APPLICATION REQUIRES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | <b>DISPOSAL SYSTEM COMPONENT(S)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 1. <input checked="" type="checkbox"/> First Time System<br>2. <input type="checkbox"/> Replacement System<br>Type Replaced: _____<br>Year Installed: _____<br>3. <input type="checkbox"/> Expanded System<br>a. <input type="checkbox"/> One-time exempted<br>b. <input type="checkbox"/> Non-exempted<br>4. <input type="checkbox"/> Experimental System<br>5. <input type="checkbox"/> Seasonal Conversion |  | 1. <input checked="" type="checkbox"/> No Rule Variance<br>2. <input type="checkbox"/> First Time System Variance<br>a. <input type="checkbox"/> Local Plumbing Inspector Approval<br>b. <input type="checkbox"/> State & Local Plumbing Inspector Approval<br>3. <input type="checkbox"/> Replacement System Variance<br>a. <input type="checkbox"/> Local Plumbing Inspector Approval<br>b. <input type="checkbox"/> State & Local Plumbing Inspector Approval<br>4. <input type="checkbox"/> Minimum Lot Size Variance<br>5. <input type="checkbox"/> Seasonal Conversion Approval |  | 1. <input checked="" type="checkbox"/> Complete Non-engineered System<br>2. <input type="checkbox"/> Primitive System (graywater & alt toilet)<br>3. <input type="checkbox"/> Alternative Toilet, specify: _____<br>4. <input type="checkbox"/> Non-Engineered Treatment Tank (only)<br>5. <input type="checkbox"/> Holding Tank, _____ gallons<br>6. <input type="checkbox"/> Non-engineered Disposal Field (only)<br>7. <input type="checkbox"/> Separated Laundry System<br>8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more)<br>9. <input type="checkbox"/> Engineered Treatment Tank (only)<br>10. <input type="checkbox"/> Engineered Disposal Field (only)<br>11. <input type="checkbox"/> Pre-treatment, specify: _____<br>12. <input type="checkbox"/> Miscellaneous components |  |
| <b>SIZE OF PROPERTY</b><br>1.7 sq. ft. <input type="checkbox"/><br>acres <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                  |  | <b>DISPOSAL SYSTEM TO SERVE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | <b>TYPE OF WATER SUPPLY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>SHORELAND ZONING</b><br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                |  | 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>3</u><br>2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____<br>3. <input type="checkbox"/> Other: _____<br>SPECIFY _____                                                                                                                                                                                                                                                                                                                                               |  | 1. <input checked="" type="checkbox"/> Drilled Well 2. <input type="checkbox"/> Dug Well 3. <input checked="" type="checkbox"/> Private<br>4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

|                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                   |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>TREATMENT TANK</b>                                                                                                                                                                                                                                            |  | <b>DISPOSAL FIELD TYPE &amp; SIZE</b>                                                                                                                                                                                                                                                                                                                                                                                  |  | <b>GARBAGE DISPOSAL UNIT</b>                                                                                                                                                                                                                                                                                                                            |  | <b>DESIGN FLOW</b>                                                                                                                                                                                                                |  |
| 1. <input checked="" type="checkbox"/> Concrete<br>a. <input checked="" type="checkbox"/> Regular<br>b. <input type="checkbox"/> Low Profile<br>2. <input type="checkbox"/> Plastic<br>3. <input type="checkbox"/> Other: _____<br>CAPACITY <u>1,000</u> gallons |  | 1. <input checked="" type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench<br>3. <input type="checkbox"/> Proprietary Device<br>a. <input type="checkbox"/> Cluster array c. <input type="checkbox"/> Linear<br>b. <input type="checkbox"/> Regular load d. <input type="checkbox"/> H-20 load<br>4. <input type="checkbox"/> Other: _____<br>SIZE <u>900</u> sq. ft. <input type="checkbox"/> lin. ft. |  | 1. <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe<br>2. <input type="checkbox"/> Yes >> Specify one below:<br>a. <input type="checkbox"/> Multi-compartment Tank<br>b. <input type="checkbox"/> Tanks in Series<br>c. <input type="checkbox"/> Increase in Tank Capacity<br>d. <input type="checkbox"/> Filter on Tank Outlet |  | <u>270</u> gallons per day<br>BASED ON:<br>1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s))<br>2. <input type="checkbox"/> Table 501.2 (other facilities)<br>SHOW CALCULATIONS<br>-- for other facilities -- |  |
| <b>SOIL DATA &amp; DESIGN CLASS</b>                                                                                                                                                                                                                              |  | <b>DISPOSAL FIELD SIZING</b>                                                                                                                                                                                                                                                                                                                                                                                           |  | <b>PUMPING</b>                                                                                                                                                                                                                                                                                                                                          |  | <b>REPLACE PLANS</b>                                                                                                                                                                                                              |  |
| PROFILE CONDITION DESIGN<br><u>3 / A III / I</u><br>at Observation Hole # <u>TP-2</u><br>Depth <u>18</u> - Elevation <u>-55</u><br>OF MOST LIMITING SOIL FACTOR                                                                                                  |  | 1. <input type="checkbox"/> Small -- 2.0 sq. ft./gpd<br>2. <input type="checkbox"/> Medium -- 2.6 sq. ft./gpd<br>3. <input checked="" type="checkbox"/> Medium-Large -- 3.3 sq. ft./gpd<br>4. <input type="checkbox"/> Large -- 4.1 sq. ft./gpd<br>5. <input type="checkbox"/> Extra Large -- 5.0 sq. ft./gpd                                                                                                          |  | 1. <input checked="" type="checkbox"/> Not Required<br>2. <input type="checkbox"/> May Be Required<br>3. <input type="checkbox"/> Required >> Specify only for engineered or experimental systems.<br>DOSE: _____ gallons                                                                                                                               |  | DATED <u>1-21-01</u><br>3. <input type="checkbox"/> Section 503.0 (meter readings)<br>ATTACH WATER-METER DATA                                                                                                                     |  |

## SITE EVALUATOR STATEMENT

I Certify that on 4-14-01 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Thomas D. Longley  
Site Evaluator Signature

Thomas D. Longley  
Site Evaluator Name Printed

117  
SE #

345-3205  
Telephone #

4-16-01  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

LEWISTON

Street, Road Subdivision

LOT #33 POND RIDGE ACRES

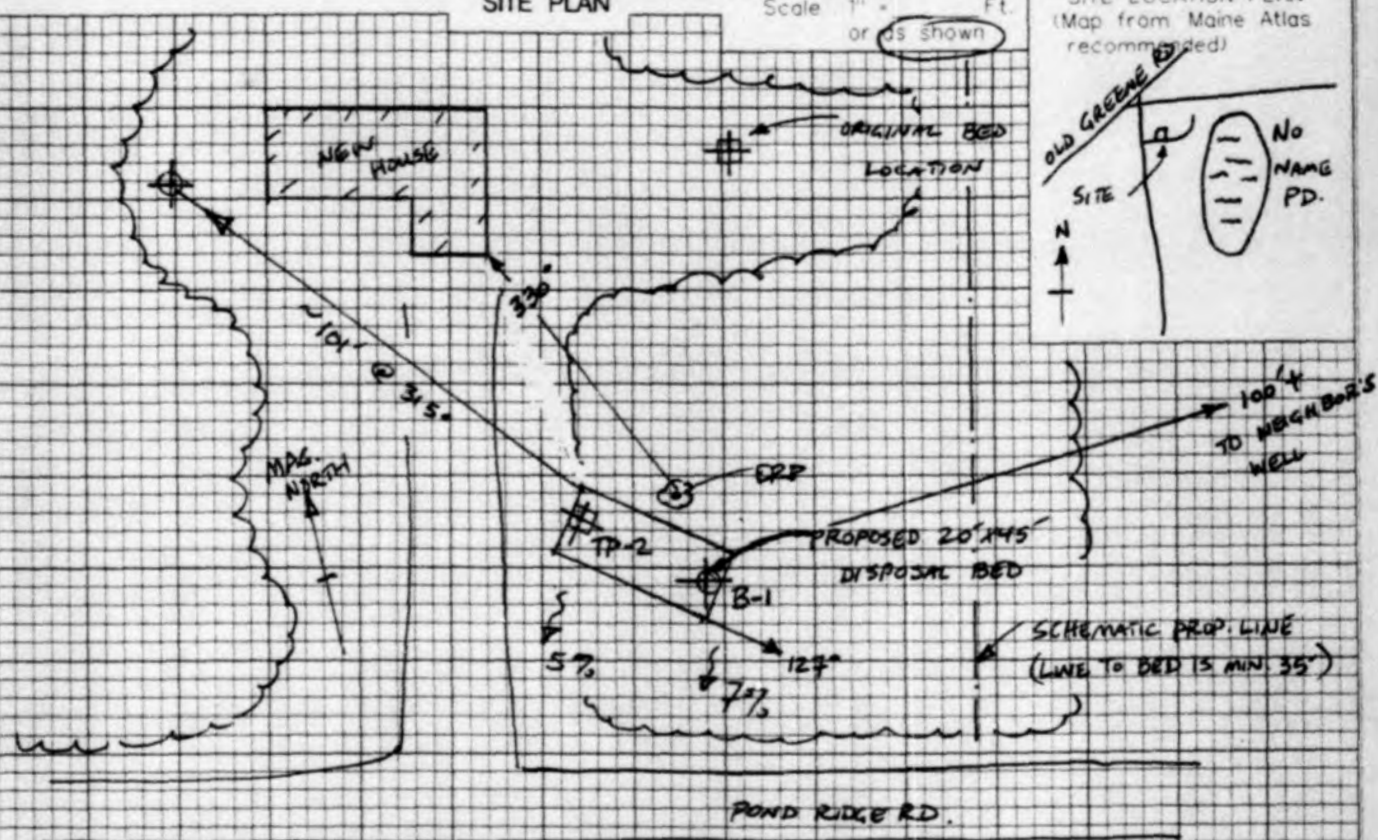
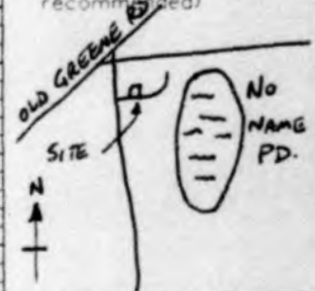
Owner's Name

DAVE MORIN

## SITE PLAN

Scale 1" = 10 Ft.  
or as shown

SITE LOCATION PLAN  
(Map from Maine Atlas recommended)



## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-2 ☒ Test Pit ☐ Boring  
2" Depth of Organic Horizon Above Mineral Soil

| Texture                                                                                                                                                                  | Consistency | Color                      | Mottling              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------|-----------------------|
| SANDY loam TO loamy sand                                                                                                                                                 | FRIBLE TO   | DARK YELLOW BROWN 10YR 4/6 | (COMMON ROOTS TO 18") |
| GRAVELLY loamy sand                                                                                                                                                      | FIRM        | YELLOW BROWN 10YR 5/8      | NO MOTTLES OBSERVED   |
| III =                                                                                                                                                                    | II =        | III =                      | III =                 |
| REFUSAL AT 18"                                                                                                                                                           |             |                            |                       |
| Soil Classification: 3 A III                                                                                                                                             |             |                            |                       |
| Slope: 5%                                                                                                                                                                |             |                            |                       |
| Limiting Factor: 18"                                                                                                                                                     |             |                            |                       |
| <input type="checkbox"/> Ground Water<br><input checked="" type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input type="checkbox"/> Pit Depth |             |                            |                       |

Observation Hole B-1 ☐ Test Pit ☒ Boring  
" Depth of Organic Horizon Above Mineral Soil

| Texture                                                                                                                                                                  | Consistency | Color                     | Mottling            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------|---------------------|
| SANDY loam                                                                                                                                                               | FRIBLE      | DARK YELLOW BRN. 10YR 4/6 |                     |
| GRAVELLY loamy sand w/ STONES                                                                                                                                            | FIRM        | YELLOW BROWN 10YR 5/8     | NO MOTTLES OBSERVED |
| III =                                                                                                                                                                    | III =       | III =                     | III =               |
| REFUSAL AT 27"                                                                                                                                                           |             |                           |                     |
| Soil Classification: 3 A III                                                                                                                                             |             |                           |                     |
| Slope: 7%                                                                                                                                                                |             |                           |                     |
| Limiting Factor: 27"                                                                                                                                                     |             |                           |                     |
| <input type="checkbox"/> Ground Water<br><input checked="" type="checkbox"/> Restrictive Layer<br><input type="checkbox"/> Bedrock<br><input type="checkbox"/> Pit Depth |             |                           |                     |

Thomas D. Zingy  
Site Evaluator Signature

217

SE \*

4-16-01

Date

Page 2 of 4  
HME-200 Rev. 7/97



# . SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

LEWISTON

Street, Road, Subdivision

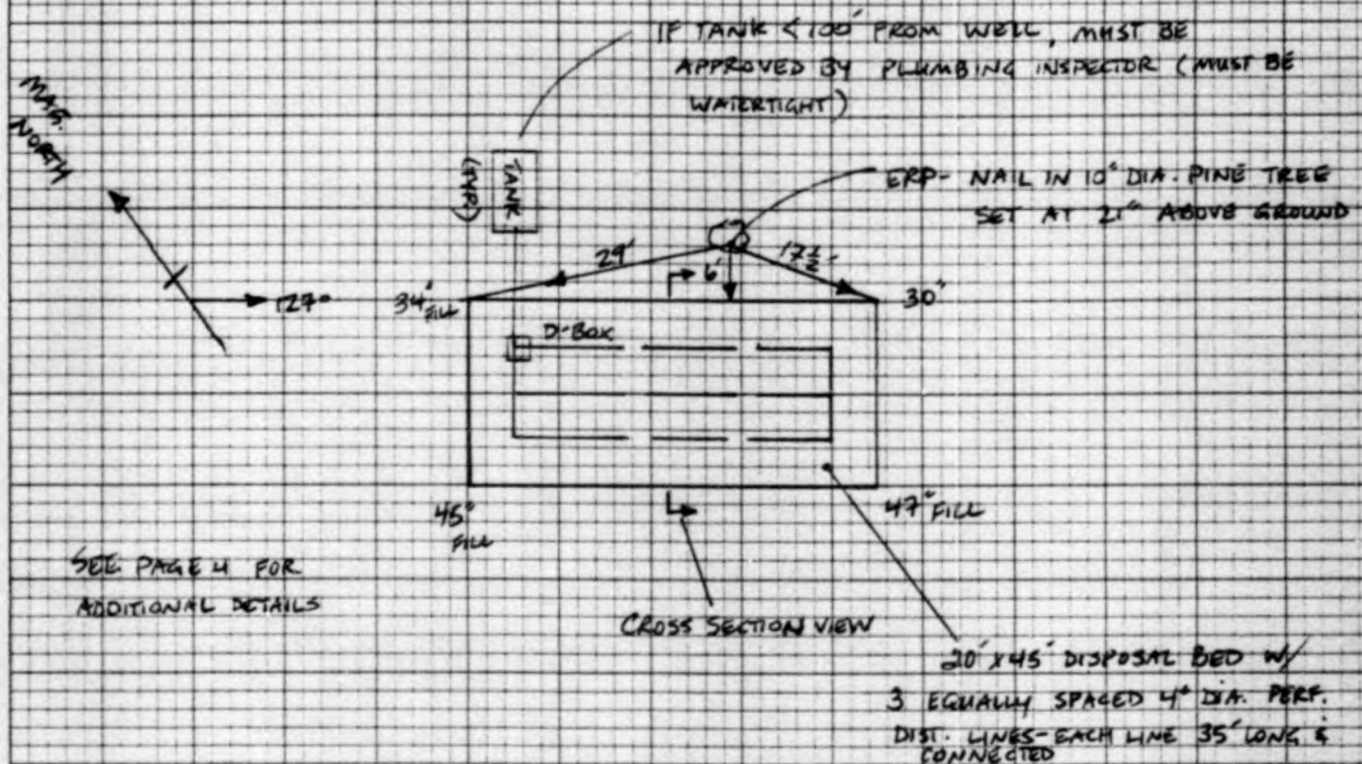
LOT #33 POND RIDGE ACRES

Owner's Name

DAVE MORIN

## SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 30 FT



### FILL REQUIREMENTS

Depth of Fill (Upslope) 30" TO 34"  
Depth of Fill (Downslope) 45" TO 47"  
(SEE CORNERS ABOVE)

### CONSTRUCTION ELEVATIONS

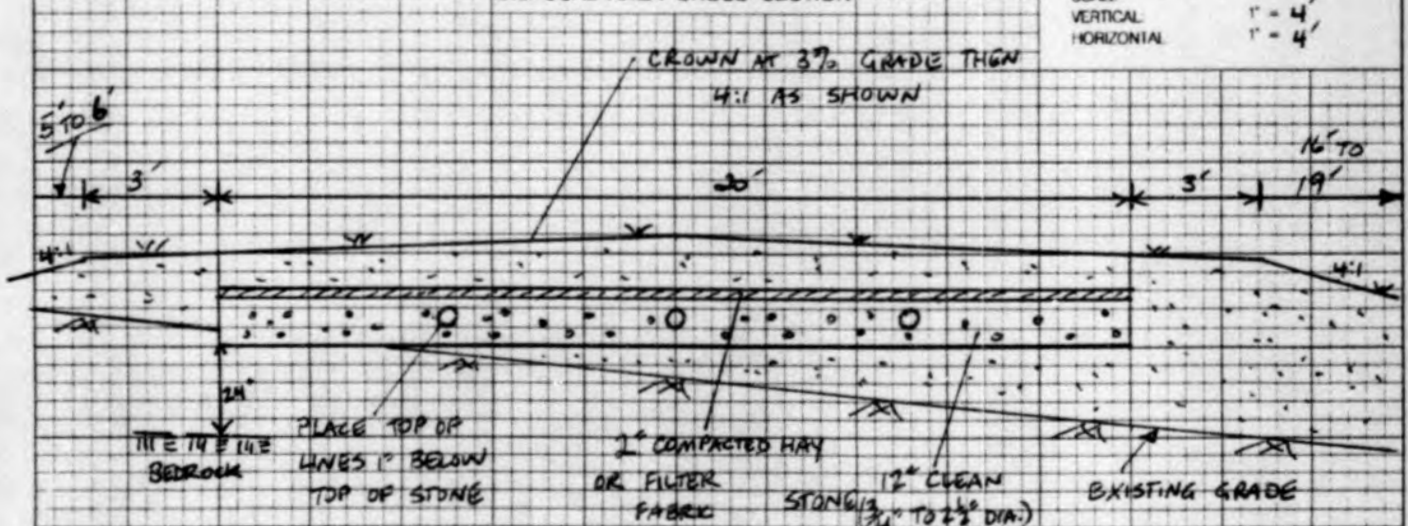
Finished Grade Elevation -3"  
Top of Distribution Pipe or Proprietary Device -16"  
Bottom of Disposal Area -27"

### ELEVATION REFERENCE POINT (ERP)

Location & Description FLAGGED NAIL IN TREE  
Reference Elevation NAIL = 0"

### DISPOSAL AREA CROSS SECTION

SCALE  
VERTICAL 1" = 4'  
HORIZONTAL 1" = 4'



John D. Lutz  
Site Evaluator Signature

217  
SE

4-16-01  
Date

Page 3 of 4  
HHE-200 Rev. 97

LEWISTON  
Town, City, Plantation

#33 POND RIDGE ACRES  
Street, Road, Subdivision

DAVE MORIN  
Owner's Name

1. The most recent revision of the Maine Subsurface Wastewater Disposal Rules (Rules), 144A CMR 241, is hereby made a part of this HHE-200 form and shall be consulted by the disposal system installer for additional information pertinent to the installation of the disposal system.
2. This application is based on the minimum Maine State requirements for separation distances, set-back distances, lot size requirements, zoning, building codes, etc., and is intended to represent facts pertinent to the Rules only. There may be more stringent, local requirements for which the owner/applicant is responsible for ensuring that this is an acceptable site. Property lines, utility lines, existing subsurface structures, intended present and future use of the system, etc. are shown based on information provided by the owner/applicant or his agent. It is the responsibility of the owner/applicant or his agent to confirm, before construction begins, the above information or other features/circumstances which may affect the installation of the system.
3. Temporary and permanent erosion control practices to prevent erosion of soil or sediment beyond the project site or into a wetland or waterbody must be incorporated for all projects which involve soil disturbance, according to the Erosion Control Law of the State of Maine Department of Environmental Protection, and any other pertinent regulations such as Corps of Engineers, EPA, or local ordinances.
4. Vegetation shall be cut and removed from the area where fill material is to be placed. Where possible, the area under the disposal field and backfill extensions shall be plowed or disked to produce a thoroughly roughened surface. On sites where the fill material is coarser than the original soil, a minimum of 4 inches of fill materials must be mixed into the original soil to form a transitional horizon. All backfill material shall be a clean, coarse sand to a gravelly coarse sand for a minimum of 3 feet around the disposal area and may be a clean, gravelly loamy sand for the remainder of the fill; all fill shall be placed in 8" compacted lifts.
5. The disposal field stone (for stone beds or where specified) shall be washed stone, uniform in size, and free of fines, dust, ashes, or clay, and shall be no smaller than 3/4 inch and no larger than 2 1/2 inches in size.
6. Excavation shall be carried out in a manner that will avoid unnecessary compaction of both sidewalls and bottom area. Any smeared or compacted portions of these must be scarified to reopen soil pores. Work should be scheduled so that excavated areas are not exposed to rainfall or wind-blown silt. Disposal fields should not be installed in frozen ground.
7. Proprietary devices shall be installed according to manufacturer's instructions.
8. At least 4 inches of soil suitable for the establishment of a good vegetative cover shall be placed over the entire filled area (fill being a minimum of 8" thick above the compacted hay/filter fabric or proprietary device) including the fill material extensions. Immediately after completion of final grading, the fill material surface shall be stabilized by mulching and seeding, or sodding, to establish a good vegetative cover to prevent erosion.
9. Final grading shall be completed in such a manner so that surface water is diverted away from the disposal field site to prevent ponding or erosion on or near the disposal field.
10. Do not flush the following into your system; coffee grounds, dental floss, disposable diapers, kitty litter, sanitary napkins, tampons, cigarette butts, condoms, gauze bandages, fat, grease, oil, paper towels, paints, varnishes, thinners, waste oils, photographic solutions, or pesticides.

Thomas D. Fugly  
Site Evaluator

217  
SE #

4-16-01  
Date



**Parcel**

|                     |                         |
|---------------------|-------------------------|
| Parcel ID           | RE00013315              |
| Map/Lot             | 033/000/019             |
| Property Location   | 6 POND RIDGE DRIVE      |
| Property Class      | Single Family Residence |
| Land Area (acreage) | 1.6                     |

**Owners**

|         |                                   |
|---------|-----------------------------------|
| Owner   | HERIN WILLIAM L<br>HERIN KATHLEEN |
| Address | 6 POND RIDGE DR                   |
| City    | LEWISTON                          |
| State   | ME                                |
| Zip     | 04240                             |
| Book    | 10785                             |
| Page    | 285                               |

**Sales History**

| Date       | Amount    | Book  | Page |
|------------|-----------|-------|------|
| 06/25/2021 | \$370,000 | 10785 | 285  |
| 10/31/2011 | \$205,000 | 8269  | 68   |
| 10/02/2006 | \$230,000 | 6919  | 322  |
| 02/20/2001 | \$29,000  | 4594  | 92   |

**Primary Building**

|                           |           |
|---------------------------|-----------|
| Style                     | COLONIAL  |
| Year Built                | 2001      |
| Stories                   | 2         |
| Attic                     | 2-UNFIN   |
| Fuel Type                 | 1-OIL     |
| Heat System               | 6-RADIANT |
| Heat/AC Type              | 2-BASIC   |
| Fireplaces                | 1         |
| Total Rooms               | 7         |
| Bedrooms                  | 3         |
| Kitchens                  |           |
| Full Baths                | 2         |
| Half Baths                | 1         |
| Basement                  | 1-NONE    |
| Basement Garage Spaces    |           |
| Finished Basement Area    | 0         |
| Basement Rec Room Area    |           |
| Unfinished/Cathedral Area |           |
| Living Area               | 2,170     |

**Entrance**

| Inspection Date | Inspection Code  | Info Source Code |
|-----------------|------------------|------------------|
| 04/03/2024      | 7 - NO RESPONSE  | 1 - OWNER        |
| 08/17/2021      | 13 - SALE REVIEW | 5 - LEFT HANGER  |

# CITY OF LEWISTON

## REAL ESTATE TAX STATEMENT

Fiscal Year 2026  
July 1, 2025-June 30, 2026

| PARCEL NUMBER                              | CUSTOMER ID NUMBER | DATE OF BILLING |
|--------------------------------------------|--------------------|-----------------|
| 00013315                                   | 26618              | 08/04/2025      |
| LOCATION OF PROPERTY<br>6 POND RIDGE DRIVE |                    |                 |

4075 1 AV 0.584

\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 04240 169729 5377 19 4075



004075

HERIN WILLIAM L  
HERIN KATHLEEN  
6 POND RIDGE DR  
LEWISTON ME 04240-2320



|                        |            |
|------------------------|------------|
| TOTAL TAXES            | \$6,341.29 |
| BILL NUMBER            | 10592      |
| DUE September 15, 2025 | \$3,170.65 |
| DUE March 16, 2026     | \$3,170.64 |
| AMOUNT PAID TO DATE    | \$0.00     |
| INTEREST DUE           | \$0.00     |
| BALANCE DUE            | \$6,341.29 |

### CURRENT BILLING INFORMATION

|                   |              |
|-------------------|--------------|
| Valuation         | \$205,200.00 |
| Exemptions        | \$11,750.00  |
| Taxable Valuation | \$193,450.00 |
| Tax Rate          | \$32.78      |
| TOTAL TAX         | \$6,341.29   |

### TAXPAYER NOTICE

Notice is hereby given that your property tax for fiscal year 2026 (July 1, 2025-June 30, 2026) is payable in (2) equal installments on September 15, 2025 and March 16, 2026 and interest will be charged on the first installment at an annual rate of 7.5% from September 16, 2025. Interest will be charged on the second installment at an annual rate of 7.5% from March 17, 2026.

Persuant to title 36 ss 502 of Maine Law, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st of each year. If you have sold your property since April 1, 2025, it is your obligation to forward this bill to the current property owner.

This bill is for taxes due for the current fiscal year 2026 (July 1, 2025-June 30, 2026). If you have outstanding balances for any prior tax year(s) contact the tax office to discuss balances due. Outstanding balances are not included in the amount on this tax bill.

### PAYMENT & REMITTANCE INSTRUCTIONS

Please send remittance copy below  
Payment by check: payable to: CITY OF LEWISTON  
Payment by Credit/Debit Card: PLEASE NOTE: A 2.5% merchant fee (minimum of \$1.00) will be charged on all credit/debit card transactions. Please complete credit/debit card information and sign remittance copy below.

Mail to: **City of Lewiston Tax Collector**  
**27 Pine Street**  
**Lewiston, ME 04240-7200**

Your property taxes are utilized to fund the following:

|                |        |
|----------------|--------|
| City Budget:   | 53.00% |
| School Budget: | 41.00% |
| County Budget: | 6.00%  |

As a result of funds received from the state through the state municipal revenue sharing program, homestead exemption reimbursement and state aid to education, your property tax bill has already been reduced by 53.7%. The City's outstanding bonded indebtedness as of June 30, 2025 is \$154,232,298.

### QUESTIONS?

For valuations, call the Assessor's Office at (207) 513-3122. For payments and interest, call the Tax Collector's Office at (207) 513-3131.

### OFFICE HOURS:

Monday, Wednesday and Thursday 7:45 a.m. to 4:00 p.m.  
Tuesday 7:45 a.m. to 5:30 p.m.  
CLOSED ON FRIDAYS

REMITTANCE COPY - PLEASE SUBMIT BOTTOM PORTION ALONG WITH YOUR PAYMENT

## CITY OF LEWISTON REAL ESTATE TAX STATEMENT

HERIN WILLIAM L  
HERIN KATHLEEN  
6 POND RIDGE DR  
LEWISTON ME 04240-2320

TELEPHONE #

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If you wish to pay by credit card indicate card type and write number and signature below.

☐ MasterCard ☐ Visa ☐ Amex ☐ Discover

PLEASE NOTE: A 2.5% merchant fee (\$1.00 minimum) will be charged on all credit/debit card transactions.

NAME ON CARD

ZIP CODE

Credit Card Number

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Security Code

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Expiration Date

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Signature

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|                        |                    |
|------------------------|--------------------|
| LOCATION               | 6 POND RIDGE DRIVE |
| PARCEL NUMBER          | 00013315           |
| CUSTOMER ID NUMBER     | 26618              |
| DATE OF BILLING        | 08/04/2025         |
| DUE September 15, 2025 | \$3,170.65         |
| DUE March 16, 2026     | \$3,170.64         |
| BALANCE DUE            | \$6,341.29         |
| PAYMENT AMOUNT         |                    |

1002140150265

WARRANTY DEED

**Brian N. Savard and Laurie Gosselin** of Lewiston, Androscoggin County, Maine, for consideration paid, grant(s) to **William L. Herin and Kathleen Herin** of Lewiston, Androscoggin County, Maine (whose mailing address is 63 Old Webster Road, Lewiston, ME 04240) with Warranty Covenants, as JOINT TENANTS, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Janet M. Cyr and Caroline J. Cote to the grantor(s) herein, dated October 27, 2011, recorded in Androscoggin Registry of Deeds, Book 8269, Page 68.

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

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 25 day of June, 2021.

WITNESS:

\_\_\_\_\_

Brian N. Savard  
Brian N. Savard

\_\_\_\_\_

Laurie Gosselin  
Laurie Gosselin

STATE OF MAINE  
Androscoggin, ss

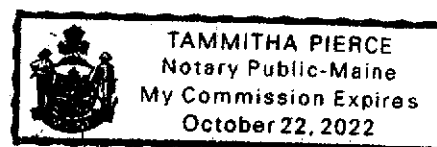
June 25, 2021

Then personally appeared the above named Brian N. Savard and Laurie Gosselin and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,

Tammitha Pierce  
Notary Public/Justice of the Peace  
Commission Expiration:

File No.: 2021-4173



File No: 2021-4173

**"Exhibit A"**

A certain lot or parcel of land, together with any buildings or improvements thereon, located on the northerly side of Pond Ridge Drive, in the City of Lewiston, County of Androscoggin, and State of Maine, being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Pond Ridge Drive, said point being the southwesterly corner of Lot 26 as shown on Pond Ridge Acres Subdivision as recorded in Plan Book 34, Page 81, Androscoggin County Registry of Deeds and the southeasterly corner of the parcel herein described;

Thence South  $82^{\circ} 28' 10''$  West along the northerly right-of-way line of Pond Ridge Road 235.00 feet to a point, said point being the southeasterly corner of Lot A as shown on a Sketch Plan and Lot Split in Lewiston prepared for Fortin Home Construction, Inc. by Northeast Civil Solutions dated January 26, 2001;

Thence, North  $07^{\circ} 31' 50''$  West along the easterly line of Lot A 297.09 feet to a point on the southerly line of Lot 27 as shown on said plan of Pond Ridge Acres Subdivision;

Thence North  $82^{\circ} 28' 10''$  East along the southerly line of said Lot 27 a distance of 235.00 feet to a point on the westerly line of said Lot 26;

Thence South  $07^{\circ} 31' 50''$  East along the westerly line of said Lot 26 a distance of 297.09 feet to the point of beginning.

The basis of bearing for the above described parcel is true North.

The above described parcel is the easterly portion of lands labeled "Other Land of Lewiston Development Group" as shown on Pond Ridge Acres Subdivision as recorded in Plan Book 34, Page 81, Androscoggin County Registry of Deeds. The above described parcel is also shown as Lot B on a Sketch Plan and Lot Split in Lewiston prepared for Fortin Home Construction, Inc., by Northeast Civil Solutions dated January 26, 2001 and also shown as Lot 33 on a plan entitled Amended Subdivision Plan, New Lots 33 & 36 - Pond Ridge Acres Subdivision, Pond Ridge Drive, Lewiston, Maine prepared for Fortin Home Construction, Inc., by JKL Land Surveying dated December 5, 2003 and recorded in Plan Book 44, Page 123 of said Registry of Deeds.



01758

DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS

FOR POND RIDGE ACRES, LEWISTON, MAINE

This Declaration made as of this 25th day of January, 1988 by LEWISTON DEVELOPMENT GROUP, a Maine General Partnership with principal offices in Lewiston, County of Androscoggin and State of Maine (hereinafter called "Developer");

WHEREAS, the Developer is the owner of certain real property situated between the easterly line of the Pond Road the southerly line of No Name Pond Road and the westerly shore of No Name Pond in Lewiston, Androscoggin County and State of Maine as depicted on a Plan entitled "Pond Ridge Acres Subdivision, Pond Road, No Name Pond Road, Lewiston, Maine" dated June 11, 1987 and recorded in the Androscoggin County Registry of Deeds on January 22, 1988 in Plan Book 33, Page 121; and

WHEREAS, the Developer is desirous of subjecting the Lots shown on said Plan to the Covenants and Restrictions hereinafter set forth and to declare for the benefit of the owner of each Lot and such Lot owner's heirs, successors and assigns the undertakings hereinafter set forth;

NOW THEREFORE, the Developer hereby declares the Lots are and shall be held, transferred, and conveyed subject to the covenants, agreements, restrictions, liens and charges hereinafter set forth;

(A) COVENANTS AND RESTRICTIONS

Each Lot shown on the above-described Plan of Pond Ridge Acres shall be held, owned, used, occupied, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of and which shall run with the real property and be binding upon all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns and shall inure to the benefit thereof;

1. Each Lot shall be used for single family residential purposes exclusively.

2. No structure shall be erected on any Lot except one detached, single family residential dwelling of not more than two stories in height and appurtenant structures. In order to preserve the architectural aesthetics, no raised ranch style or shed roof style houses or buildings shall be built on the premises. In addition, no buildings shall be constructed or placed upon the Lot except in accordance with elevation, layout and location plans approved as to general appearance and compatibility with other homes in the neighborhood by the developer, or by some person designated for the purpose by the developer, such designation to be in writing and recorded in the Androscoggin County Registry of Deeds; but such approval shall not be unreasonably withheld, and such approval shall be presumed unless written disapproval is furnished to the owner

of the premises herein described within thirty days after written notice of such plans has been given by such owner to the person entitled to give approval as aforesaid.

3. No Lot shall be subdivided nor diminished in size.

4. Any garage built on any Lot shall be limited to three motor vehicles.

5. No structure or any part thereof, shall be placed on any Lot within fifty (50) feet of any street line or within twenty-five (25) feet of any side Lot line or rear Lot line. The above side Lot line restriction shall not apply to the dividing lines between Lots owned by the same person or persons as long as such Lots remain under such common ownership.

6. All dwellings shall have a minimum of 1,800 square feet of floor area exclusive of porches, breezeways, garages, and cellar space.

7. No livestock, animals or poultry other than household pets shall be kept, maintained or allowed on any Lot provided that household pets shall not be kept, raised, or bred for any commercial purpose.

8. No trailers, mobile homes, tents, or manufactured housing shall be permitted on any Lot.

9. No unregistered motor vehicles and no inoperable motor vehicles shall be allowed to remain out of doors on any Lot.

10. All exterior construction of any buildings, including restoring the premises and landscaping, must be completed within one year from the time construction of the foundation is begun.

11. Satellite dishes, antennae (other than basic VHF) clotheslines, solar heating panels, and above ground swimming pools must be situated so as to be concealed from public view.

12. The type and location of fencing to be constructed on any Lot must be approved in writing by the Developer.

13. Total lot clearing is limited to ten thousand (10,000) square feet on each lot, excluding driveways.

14. Disposal areas shall be placed on Lots in areas determined by a licensed site evaluator to be suitable in accordance with the State of Maine Subsurface Waste Water Disposal Rules.

15. Septic systems shall be located a minimum of one hundred (100) feet from any spring.

The Developer, its successors and assigns, shall be under no obligation to enforce these covenants and restrictions, but either the Developer, its successors and assigns, or any Lot owner or group thereof may proceed either at law or in equity against any person or persons violating or attempting to violate any covenants or restrictions either to restrain violation or to recover damages.

Notwithstanding any of the foregoing restrictions, the Pond Ridge Acres Homeowners Association may, upon the application of any Lot owner and with the vote of Seventy-Five Percent (75%) of the other Lot owners, waive and/or amend any of the foregoing covenants and restrictions.



(B) LIMITED DEVELOPMENT CONSERVATION EASEMENT

A portion of the premises is subject to a Limited Development Conservation Easement from the Developer to the City of Lewiston dated October 6, 1987, and recorded on January 22, 1988 at Book 2204, Page 173 of the Androscoggin County Registry of Deeds. Each Lot owner agrees to comply with all of the terms and conditions of the said easement, to the extent they apply to his Lot.

(C). POND RIDGE ACRES HOMEOWNERS ASSOCIATION

Prior to the date of the execution and recording of this Declaration there has been formed the POND RIDGE HOMEOWNERS ASSOCIATION a nonprofit, nonstock corporation organized and existing under the laws of the State of Maine (hereinafter called the "Association".) Each owner of a Lot shall automatically become a member of the Association, as long as he continues as the owner of a Lot and each owner of a Lot as designated on the above-referenced Plan of Pond Ridge Acres shall automatically become and be a member of the Association as long as he continues to be the owner of a Lot. Upon termination of interest of an owner in a Lot, his membership and any interest in the Association shall thereupon automatically terminate and transfer and inure to the next owner of his Lot succeeding him in interest. Each owner of a

Lot shall be bound by the Bylaws of the Association, as the same may be amended from time to time, and each owner of a Lot shall comply strictly with said Bylaws of the Association. No holder of a mortgage of a Lot shall be considered as a Lot owner until such holder shall acquire title to the Lot by foreclosure, by deed in lieu of foreclosure or by maintaining possession of the Lot.

The rights, duties, and responsibilities of the Association are as follows:

1. A portion of the property consisting of approximately 3.0 acres and designated as the "common lot" on a plan entitled "Pond Ridge Acres Subdivision, Pond Road, No Name Pond Road, Lewiston, Maine" dated June 11, 1987 and recorded on January 22, 1988 in Plan Book 33, Page 121 of the Androscoggin County Registry of Deeds has been dedicated by the Developer to the recreational use of all lot owners as shown on the said plan and for the purpose of providing access for said lot owners to No Name Pond, subject to the terms and conditions of a Limited Development Conservation Easement to the City of Lewiston which is attached hereto as Exhibit A. The Association shall be responsible for the maintenance of the common lot together with any other common area acquired by the Association in the future, for the payment of any real estate tax and assessments thereon, for cost of any improvements thereto, the cost of maintaining liability insurance thereon, and for such other

purposes as shall be permitted by the Bylaws of the Association (hereinafter collectively called the "Common Expenses").

2. The Association shall maintain in full force and effect a comprehensive policy of public liability insurance insuring against loss or damage from injuries to persons or property on or about the "Common Lot" or other common area in such amounts, with such companies and against such risks as the Association shall reasonably require. The Association shall also indemnify and hold the Developer harmless from any injury, loss, claim or damage to any person or property occurring on or about the common area, except to the extent that it results from the negligence of the Developer, its agents and employees.

3. The Association shall have the authority to charge and collect from its members annual and special assessments required to meet the cost of common expenses, and for such other purposes as shall be permitted by the Bylaws of the Association, in the manner provided by the said Bylaws.

4. Any or all of the rights, powers, duties and responsibilities held by or reserved to the Developer herein may be assigned, in whole or in part, at any time and from time to time to the Association; and upon the recording of any such assignment, the Association shall to the extent of such assignment, assume and have all of the rights, powers, and duties held by and reserved to the Developer hereunder.

(D) AMENDMENT OF DECLARATION

All present and future owners of Lots are subject to the terms and provisions contained or referred to in this Declaration. The acceptance of a deed or conveyance of a Lot other than as security, or the entering into of occupancy of any Lot, shall signify that the provisions contained or referred to in this Declaration and the decisions of the Association are accepted and ratified by such owner or occupant and shall further signify that the owners acknowledge the authority of the Association to enforce the Covenants and Restrictions which run with the land, by suit or otherwise. All the provisions contained or referred to herein shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in a Lot (except as mortgage security) as though such provisions were recited and stipulated at length in each and every deed or conveyance of a Lot.

2. This Declaration may be amended at any time and from time to time by written instrument duly executed by the owners of record of Seventy-Five Percent (75%) of the Lots, said instrument to be recorded in the Androscoggin County Registry of Deeds.

3. If any or more of these covenants, or any part thereof, shall be invalid or unenforceable, such invalidity or unenforceability shall not affect the remaining portions hereof which shall remain in full force and effect.

BK2208 PG238

IN WITNESS WHEREOF, LEWISTON DEVELOPMENT GROUP has caused its partnership name to be signed by its duly authorized general partners as of the date and year first above written.

WITNESS

Roger W. Burke Jr.

LEWISTON DEVELOPMENT GROUP

By: Donald L. Richard  
Donald L. Richard, Authorized  
General Partner

By: Roger P. Provencher, Jr.  
Roger P. Provencher, Jr.  
Authorized General Partner

STATE OF MAINE

ANDROSCOGGIN, SS.

JANUARY 25 . 1988

Then personally appeared the above-named Donald L. Richard and Roger P. Provencher, Jr. Authorized General Partner of Lewiston Development Group and acknowledged the foregoing instrument to be their free act and deed and the free act and deed of the said corporation.

Before me,

Roger W. Burke Jr.  
Notary Public/Attorney at Law

Print Name ROGER W. BURKE JR.

MY COMMISSION EXPIRES  
DECEMBER 11, 1988

SEAL

ANDROSCOGGIN SS  
RECEIVED FEB - 2 1988  
AT 9 H. 02 M. A. M.

02.00  
D.C. 7 9

ATTEST:

REGISTER