

PROPERTY LOCATED AT: **250 Town Farm Road, Sidney, ME 04330-2452****PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I - WATER SUPPLY**

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal N/A ☐ Unknown
☒ Drilled ☐ Dug ☐ Other N/A

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
 Quantity: ☐ Yes ☒ No ☐ Unknown
 Quality: ☒ Yes ☐ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes ☐ No
 If Yes, Date of most recent test: 06/22/2021 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? Water softener installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front lawn under light house

Installed by: Bowie Bros Well Drilling, Inc, Hallowell, Maine

Date of Installation: May 19, 2009

USE: Number of persons currently using system: 2

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

Comments: Maine Well #109378 (card # 140945): 304' deep, 10GPM, 41' casing

Source of Section I information: Seller, previous owner's disclosure and attached well report.

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public N/A ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ☐ Yes ☐ No

If Yes, what results: N/A

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: N/A
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: N/A

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: N/A

Location: West of garage (see attached HHE200) OR ☐ Unknown

Date installed: 10/25/2007 Date last pumped: 07/14/2025 Name of pumping company: Central ME Septic

Have you experienced any malfunctions? ☒ Yes ☐ No

If Yes, give the date and describe the problem: Repaired the foundational rock bed under the outfall line from the house to the septic tank on September 29, 2021

Date of last servicing of tank: 09/29/2021 Name of company servicing tank: Central ME Disposal

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: est of garage (see attached HHE200)

Date of installation of leach field: 10/25/2007 Installed by: Higgins Construction, Oakland

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: 3 Bedroom design for 270 gallons per day for 6 adults.

Source of Section II information: ~~Seller, previous owner's disclosure and attached HHE200~~

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PROPERTY LOCATED AT: 250 Town Farm Road, Sidney, ME 04330-2452**SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)**

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Baseboard HW Boiler			
Age of system(s) or source(s)	2009			
TYPE(S) of Fuel	#2 Oil			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	* 275± gallons			
Name of company that services system(s) or source(s)	Bob's Cash Fuel			
Date of most recent service call	06/15/2026			
Malfunctions per system(s) or source(s) within past 2 years	Replaced furnace wet blanket			
Other pertinent information	HW storage tank			

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown
 Are any buried? ☐ Yes ☒ No ☐ Unknown
 Are all sleeved? ☒ Yes ☐ No ☐ Unknown
 Chimney(s): ☒ Yes ☐ No
 If Yes, are they lined: ☒ Yes ☐ No ☐ Unknown
 Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown
 Had a chimney fire: ☐ Yes ☒ No ☐ Unknown
 Has chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

~~If Yes, date:~~ N/ADate chimney(s) last cleaned: No cleaning doneDirect and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~~~If Yes, date:~~ N/AComments: Chimney has 2 flues.Source of Section III information: Seller and previous owner's disclosure**SECTION IV - HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown~~If no longer in use, how long have they been out of service?~~~~If tanks are no longer in use, have tanks been abandoned according to DEP?~~~~Are tanks registered with DEP?~~~~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: Other than 1,000 septic tank disclosed in Section II, no other known underground tanks.

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

C. RADON/AIR - Current or previously existing:

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

Results/Comments: No known radon tests performed

Source of information: Seller and previous owner's 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 tests performed

Source of information: Seller and previous owner's disclosure

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

Comments: None

Source of information: Seller and previous owner's disclosure

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

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

If Yes, describe location and basis for determination: N/A

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

If Yes, describe: N/A

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

Comments: None

Source of information: Seller and previous owner's disclosure

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

~~Other:~~ N/A

Source of information: Seller and previous owner's 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: Deed restrictions and ROW

Source of information: Seller, registry of deeds and previous owner's 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

~~Read Association Name (if known):~~ N/A

Source of information: Seller and previous owner's disclosure

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PROPERTY LOCATED AT: 250 Town Farm Road, Sidney, ME 04330-2452**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/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown~~If Yes, explain:~~ N/AHas 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/AHas 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/AIs 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/ARelevant Panel Number: 23011C0355D Year: 6/16/2011 (Attach a copy)Comments: NoneSource of Section VI information: Seller, attached FIRMette map and previous owner's disclosure

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PROPERTY LOCATED AT: 250 Town Farm Road, Sidney, ME 04330-2452**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 available to most primary occupant owners after 1st year.**

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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ 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: **Satellite dish**

Year Principal Structure Built: **2009** What year did Seller acquire property? **2021**

Roof: Year Shingles/Other Installed: **2009 (back addition is newer than 2009)**

Water, moisture or leakage: **None**

Comments: **None**

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

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

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: **None**

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

~~If Yes, are test results available? ☐ Yes ☐ No~~

Comments: **None**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **Generator hook-up**

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**

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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 and previous owner's disclosure

SECTION VIII - ADDITIONAL INFORMATION

See attached survey, tax map, zoning map, FIRMette map, HHE200 septic design, well report, water quality test, floorplan

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

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by: David M. Sullivan Jun 29, 2026
SELLER DATE
David M. Sullivan

Signed by: Lisa S. Sullivan Jun 29, 2026
SELLER DATE
Lisa S. Sullivan

SELLER DATE SELLER DATE

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

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

Job # 07-0867

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATIONMaine Dept. Health & Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION		>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<	
City, Town, or Plantation	SIDNEY	SIDNEY PERMIT # 2406 STATE COPY Date Permit Issued: 15-2-09 \$1000.00 Local Plumbing Inspector Signature: [Signature] L.P.I. # 8501 ☐ If Double Fee Charged	
Street or Road	TOWN FARM ROAD		
Subdivision, Lot #			
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	THOMPSON, DAVID P. ☒ Owner ☐ Applicant		
Mailing Address of Owner/Applicant	7 MIDDLE STREET NORTH BERWICK, ME 03906		
Daytime Tel. #	(207) 676-9565	Municipal Tax Map # _____ Lot # _____	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge 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.		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: David P. Thompson 5-02-09		(1st) date approved: _____	
		Local Plumbing Inspector Signature: _____ (2nd) date approved: _____	
PERMIT INFORMATION			
TYPE OF APPLICATION ☒ 1. First Time System ☐ 2. Replacement System Type replaced: _____ Year installed: _____ ☐ 3. Expanded System ☐ a. Minor Expansion ☐ b. Major Expansion ☐ 4. Experimental System ☐ 5. Seasonal Conversion	THIS APPLICATION REQUIRES ☒ 1. No Rule Variance ☐ 2. First Time System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 3. Replacement System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 4. Minimum Lot Size Variance ☐ 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS ☒ 1. Complete Non-engineered System ☐ 2. Primitive System (graywater & alt. toilet) ☐ 3. Alternative Toilet, specify: _____ ☐ 4. Non-engineered Treatment Tank (only) ☐ 5. Holding Tank, _____ gallons ☐ 6. Non-engineered Disposal Field (only) ☐ 7. Separated Laundry System ☐ 8. Complete Engineered System (2000 gpd or more) ☐ 9. Engineered Treatment Tank (only) ☐ 10. Engineered Disposal Field (only) ☐ 11. Pre-treatment, specify: _____ ☐ 12. Miscellaneous Components	
SIZE OF PROPERTY 2+/- ☐ SQ. FT. ☒ ACRES	DISPOSAL SYSTEM TO SERVE ☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 3 ☐ 2. Multiple Family Dwelling, No. of Units: _____ ☐ 3. Other: _____ (specify) Current Use ☐ Seasonal ☐ Year Round ☒ Undeveloped	TYPE OF WATER SUPPLY ☒ 1. Borehole Well ☐ 2. Dug Well ☐ 3. Private ☐ 4. Public ☐ 5. Other	
SHORELAND ZONING ☐ Yes ☒ No			
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK ☒ 1. Concrete ☒ a. Regular ☐ b. Low Profile ☐ 2. Plastic ☐ 3. Other: _____ CAPACITY: 1000 GAL.	DISPOSAL FIELD TYPE & SIZE ☐ 1. Stone Bed ☐ 2. Stone Trench ☒ 3. Proprietary Device ☐ a. cluster array ☒ c. Linear ☒ b. regular load ☐ d. H-20 load ☐ 4. Other: _____ SIZE: 1200 sq. ft. ☐ lin. ft.	GARBAGE DISPOSAL UNIT ☒ 1. No ☐ 2. Yes ☐ 3. Maybe If Yes or Maybe, specify one below: ☐ a. multi-compartment tank ☐ b. _____ tanks in series ☐ c. increase in tank capacity ☐ d. Filter on Tank Outlet	DESIGN FLOW 270 gallons per day BASED ON: ☒ 1. Table 501.1 (dwelling unit(s)) ☐ 2. Table 501.2 (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN B, C at Observation Hole # TPI Depth 16" of Most Limiting Soil Factor	DISPOSAL FIELD SIZING ☐ 1. Small—2.0 sq. ft. / gpd ☐ 2. Medium—2.6 sq. ft. / gpd ☐ 3. Medium—Large 3.3 sq. ft. / gpd ☒ 4. Large—4.1 sq. ft. / gpd ☐ 5. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP ☒ 1. Not Required ☐ 2. May Be Required ☐ 3. Required Specify only for engineered systems: DOSE: _____ gallons	3. Section 503.0 (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. 41° 29' 42" N Lon. 69° 42' 44" W if g.p.s., state margin of error: 10'
SITE EVALUATOR STATEMENT			
I certify that on 8/27/07 (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).			
Site Evaluator Signature: [Signature]		SE # 213	Date: 10/25/07
Site Evaluator Name Printed: STEPHEN H. HOWE		Telephone Number: (207) 848-5714	E-mail Address: [Signature]

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

HHE-200 Rev. 4/05

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

SIDNEY

Street, Road, Subdivision

TOWN FARM ROAD

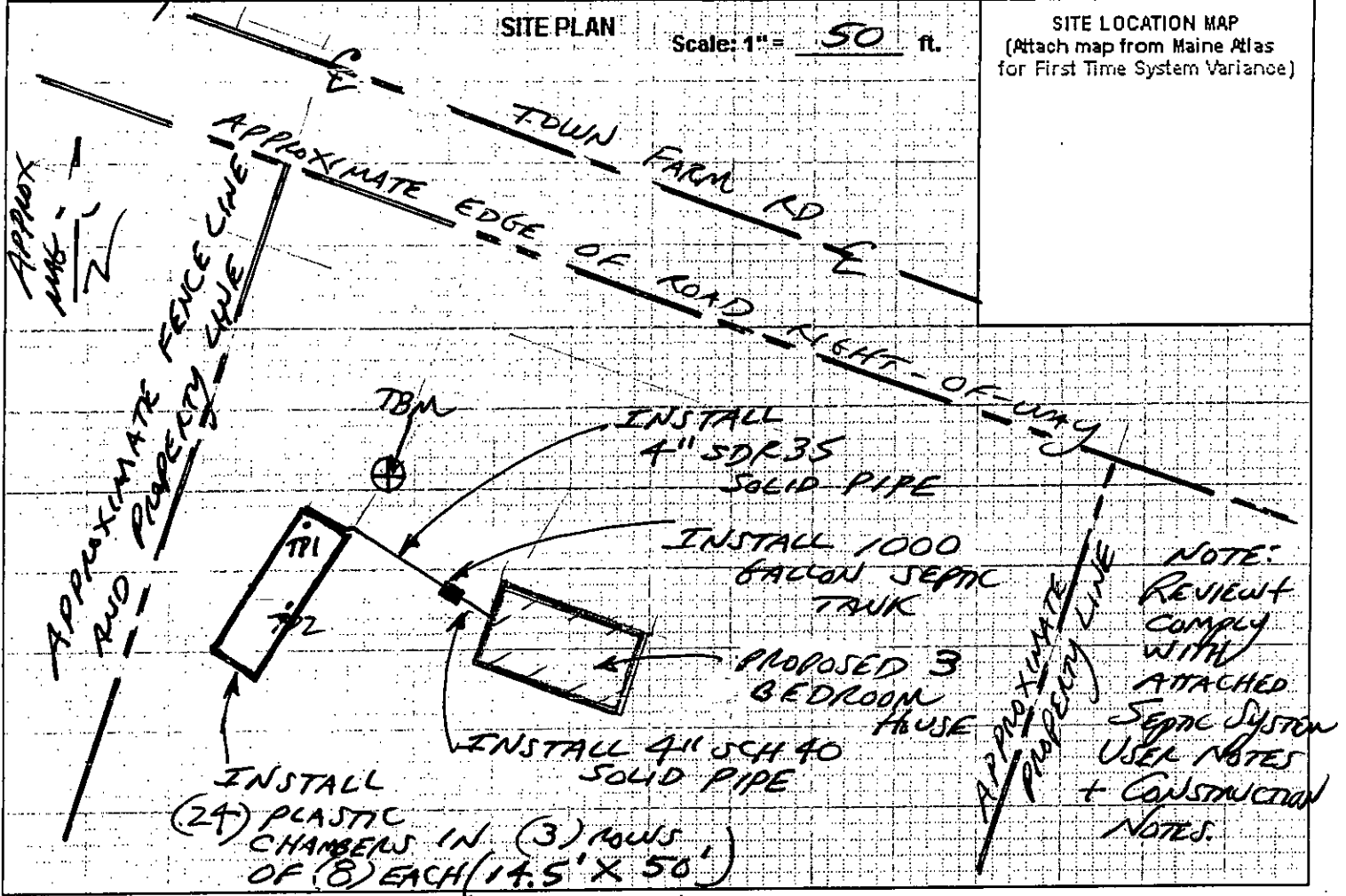
Owner or Applicant Name

DAVID THOMSON

SITE PLAN

Scale: 1" = 50 ft.

SITE LOCATION MAP
(Attach map from Maine Atlas
for First Time System Variance)



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

Observation Hole # TPIT2 ☐ Test Pit ☐ Boring

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	LOAM	FRABLE	BROWN	NONE
12			LIGHT YELL. BROWN	
18			OLIVE BROWN	
24	SILT LOAM	FIRM	OLIVE	MODERATE
30	TO SILTY CLAY			DISTINCT
36	LOAM			
42				
48				
LIMIT OF OBSERV = 35"				
Soil Profile: <u>B</u> Classification: <u>C</u> Slope: <u>16</u> Limiting Factor: <u>16</u> ☒ Groundwater ☐ Restrictive Layer ☐ Bedrock				

Observation Hole # ☐ Test Pit ☐ Boring

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				
Soil Profile: <u> </u> Classification: <u> </u> Slope: <u> </u> Limiting Factor: <u> </u> ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock				

Site Evaluator Signature

SE #

Date

Initial

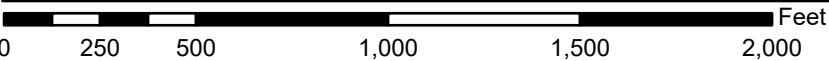
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HHE-200 Rev. 6/01

National Flood Hazard Layer FIRMMette



69°43'1"W 44°30'N



1:6,000

69°42'24"W 44°29'34"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) 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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



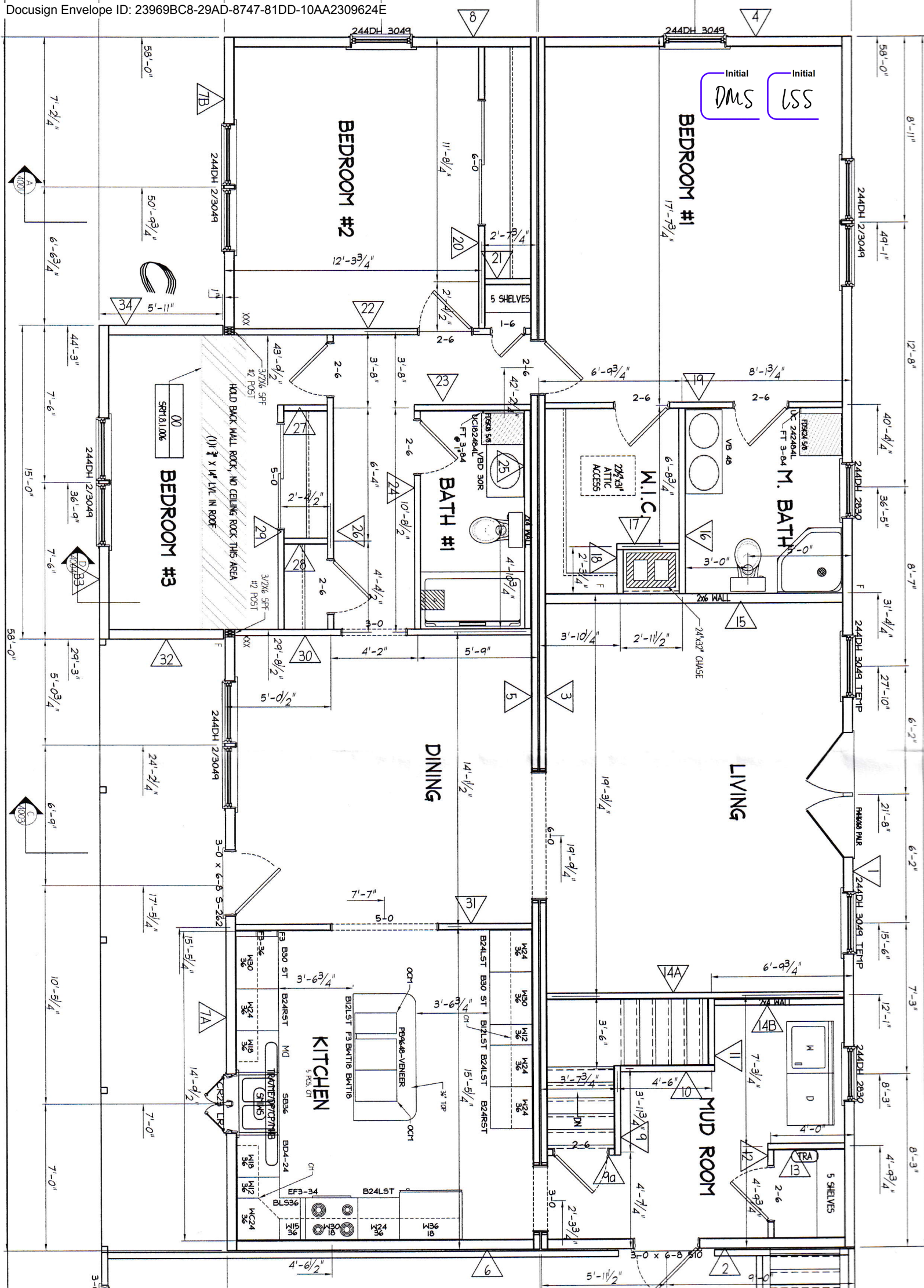
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 6/21/2026 at 11:51 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.

DMS LSS



Maine Geological Survey - Water Well Database

Well Report

Well ID: 109378 (Paper Well Card #: 140945)

Well Drilled For

Last Name:

Company: A.D. BUILDERS

Current Owner

Last Name: THOMSON

Company:

Well Location

Well Address and Town: 250 TOWN FARM ROAD,
SIDNEY

Tax Map-Lot: 9 - 12

Latitude: 44.4967080 **Longitude:** -69.7115180



Well Information

Drilled Date: 05/19/2009

Well Type: BEDROCK

Well Use: DOMESTIC

Well Development:

Hydrofracture?:

Replacement Well?:

Well Depth (feet): 304.00

Casing Length (feet): 41.00

Depth To Bedrock (feet): 17.00

Geothermal Well?:

Comments:

Well Yields

Yield 1 Depth (feet): 260.00

Yield 1 (gpm): 1.00

Yield 2 Depth (feet) : 290.00

Yield 2 (gpm) : 9.00

Yield 3 Depth (feet): 0.00

Yield 3 (gpm): 0.00

Yield 4 Depth (feet): 0.00

Yield 4 (gpm): 0.00

Total yield (gpm):

Yield (gpm): 10.00

Static Water Level (feet):

Static Date:

Well Driller

Driller: BOWIE BROS WELL DRILLING INC

Date entered: 05/27/2009

Date edited: 08/11/2010

Certificate of Analysis

Attention: David P Thomson
 250 Town Farm Rd
 Sidney ME 04330

Owner: David P Thomson
Location: 250 Town Farm Rd Sidney ME
Sample Type: Potability

Lab ID Number: 302106687
P.O. Number: 302106687 CK 2282
Date/Time Collected: 6/21/2021 07:40
Date/Time Received: 6/21/2021 08:00
Date Reported: 6/22/2021

Legend

 Meets Acceptable EPA Limits

 See Notation

 Does Not Meet EPA Limits

Parameter:		Your Result:	EPA LIMIT:	Unit:	Method:	Preparation Date/Time	Analysis Date/Time:	Reporting Limit:
Chloride, Total		12	250	mg/L	SM 4500Cl- E		6/21/2021 / 10:53	0.50
Fluoride		0.25	4.0	mg/L	SM 4500F E		6/21/2021 / 11:55	0.20
Nitrite-Nitrogen, Total		<0.20	1	mg/L	NECi Method 1.0		6/21/2021 / 14:33	0.20
Nitrate-Nitrogen, Total		<0.50	10	mg/L	NECi Method 1.0		6/21/2021 / 14:43	0.50
Arsenic, Total		<1.000	10.0	µg/L	EPA 200.8	6/21/2021 / 15:00	6/22/2021 / 09:47	1.000
Lead Total		<1.000	15.0	µg/L	EPA 200.8	6/21/2021 / 15:00	6/22/2021 / 09:47	1.000
Uranium Total		<1.000	30	µg/L	EPA 200.8	6/21/2021 / 15:00	6/22/2021 / 09:47	1.000
Copper Total		0.00177	1.3	mg/L	EPA 200.8	6/21/2021 / 15:00	6/22/2021 / 09:47	0.001
Iron Total		0.0589	0.3	mg/L	EPA 200.8	6/21/2021 / 15:00	6/22/2021 / 09:47	0.050
Manganese Total		<0.001	.05	mg/L	EPA 200.8	6/21/2021 / 15:00	6/22/2021 / 09:47	0.001
Sodium Total		63.4		mg/L	EPA 200.8	6/21/2021 / 15:00	6/22/2021 / 11:03	0.002
A 1/2 dilution was performed in order to bring the concentration of Sodium Total into the calibration range. The reporting limit has been adjusted accordingly.								
*This sample is at or above the MEG of 20 mg/L of Sodium established by the MECDC. Sodium is not listed as a primary nor secondary contaminant of concern by the USEPA. See Notation 1.								
Hardness by calculation		<10		mg/L	SM 2340B	6/21/2021 / 15:00	6/22/2021 / 09:47	10
Calcium, Total		<1.000		mg/L	EPA 200.8	6/21/2021 / 15:00	6/22/2021 / 09:47	1.000
Magnesium, Total		<1.000		mg/L	EPA 200.8	6/21/2021 / 15:00	6/22/2021 / 09:47	1.000
pH Electrometric		7.36	6.5 to 8.5	stu@25C	EPA 150.1		6/21/2021 / 11:30	2.0
Total Coliform Colilert24		<1		MPN/100mL	SM9223B	6/21/2021 / 10:25	6/22/2021 / 14:19	1
E.Coli - Colilert Enumeration		<1	1	MPN/100mL	SM9223B	6/21/2021 / 10:25	6/22/2021 / 14:19	1

Comments:

 For the above tests only, this water meets acceptable EPA Limits.

All samples analyzed for Nitrate-N and/or Nitrite-N samples must be thermally preserved to 4±2°C. However, the Maine CDC Drinking Water Program will accept non-thermally preserved test results.

Initial  Initial 

Certificate of Analysis

The following Notations may be referenced above.

Notation 1: The Maximum Exposure Guideline (MEG) is a health-based guideline set by the Maine Center for Disease Control and Prevention (MECDC). MEGs are recommendations for concentrations of chemical contaminants for all drinking water systems below which there is minimal risk of a harmful health effect resulting from long-term ingestion of contaminated water. These recommendations can be found online at <http://www.maine.gov/dhhs/mecdc/environmental-health/cohp/wells/documents/megtable2016.pdf>. Please contact one of the State of Maine's Bureau of Health Toxicologists, toll free, at 1-866-292-3474 for more information.

Notation 2: The Maximum Contamination Level (MCL) is set by the United States Environmental Protection Agency (USEPA) through the National Primary Drinking Water Regulations and are legally enforceable drinking water standards that apply to all public water systems. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above the MCL are considered to impart potential negative health effects.

Notation 3: The Secondary Maximum Contamination Level (SMCL) is set by the United States Environmental Protection Agency (USEPA) through the National Secondary Drinking Water Regulations and these contaminants are not considered to present a risk to human health at the SMCL. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above (or below, only for pH) the SMCL may cause aesthetic considerations, such as taste, color and/or odor.

Notation 4: According to the EPA revised total coliform rule (effective April 1st, 2016) total coliform bacteria are no longer considered a primary contaminant. Total coliform bacteria are still used as indicator organisms for the presence of pathogens. Their presence in drinking water may indicate there is a route for pathogens (certain bacteria, viruses or protozoa) to enter the drinking water. Even though there is no longer an EPA limit, the presence of total coliform bacteria in drinking water is a problem requiring further action and investigation. If your water has tested positive for total coliform bacteria it is important to examine your water system and take action to eliminate the total coliform bacteria when possible. Please see the well disinfection procedure for more information @ <http://www.nelabservices.com/pdf/Well-Disinfection-Instructions.pdf>.

This report shall not be reproduced, except in full, without written permission from Northeast Laboratory Services.

If you have any questions regarding your results please call 1-800-244-8378 ext 300

Authorized By



Megan Bushover, Laboratory Technical Director

6/22/2021

Review Date

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results, NEL does not make express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed or after a thirty-day period, whichever period is greater. NEL's liability extends only to the cost of the testing.

Winslow lab is accredited by the State of Maine Department of Health and Human Services, Maine Center for Disease Control and Prevention (ME00009) and by the National Environmental Laboratory Accreditation Program (NELAP) through the State of New Hampshire Environmental Laboratory Accreditation Program (#2534). To see a current list of certifications see our website: www.nelabservices.com.



BK14171 PGS 229 - 231 09/15/2021 12:42:42 PM
INSTR#: 2021026774 ATTEST: BEVERLY BUSTIN-HATHEWAY
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

DLN: 1002140161858

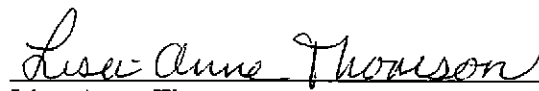
**MAINE REAL ESTATE
TRANSFER TAX PAID**

WARRANTY DEED
STATUTORY SHORT FORM
TITLE 33, §775

DAVID P. THOMSON AND LISA-ANNE THOMSON of Sidney, County of Kennebec and State of Maine, for consideration paid, grant to **DAVID M. SULLIVAN AND LISA S. SULLIVAN** of Woodstock, County of Cherokee and State of Georgia, with **Warranty Covenants**, as **JOINT TENANTS**, and not as tenants in common, a certain lot or parcel of land, together with any improvements thereon, situated in Sidney, County of Kennebec and State of Maine, more fully described in Exhibit A, attached hereto and made a part hereof.

WITNESS our hands and seals on September 15, 2021.


David P. Thomson

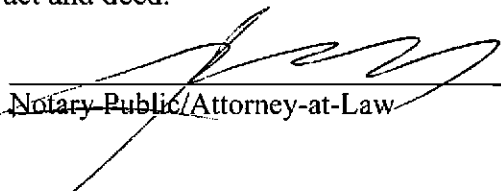

Lisa-Anne Thomson

STATE OF MAINE
CUMBERLAND, ss.

September 15, 2021

Personally appeared the above-named **David P. Thomson and Lisa-Anne Thomson** and acknowledged the above instrument to be their free act and deed.

Before me,


Notary Public/Attorney-at-Law

JOHN T. VOORHEES, JR.
Attorney-at-Law/Notary Public
My Commission does not expire.

Printed name of Notary Public

My commission expires: _____

Initial Initial
DMS LSS

EXHIBIT A

20696

A certain lot or parcel of land situated in the Town of Sidney, Kennebec County, State of Maine, being bounded and described as follows, to wit:

Beginning at a ½ inch rebar and ¼ inch pipe found on the southerly bound of the Town Farm Road and at the northeasterly corner of land now or formerly owned by Linda B. Wilson (reference Deed Book 7095, Page 260 and Book 8352 Page 77), and as shown on a plan entitled "Parcels of Land to be Conveyed to David P. and Lisa-Anne Thomson". Dated September 17, 2007. Drafted and on file at Picket Land Survey, Inc.

Thence, along the southerly bound of the Town Farm Road, S 60-08-00 E a distance of 267.80 feet to a capped iron rebar set at the northwesterly corner of a 60 foot wide right of way to be described later;

Thence, along the westerly bound of said right of way, S 28-24-38 W a distance of 341.82 feet to a capped iron rebar set at the southwesterly corner of said right of way;

Thence, N 64-06-59 W a distance of 204.18 feet to a ½ inch rebar found leaning in the mud;
Thence, N 18-18-26 E a distance of 363.26 feet to the ½ inch rebar and ¼ inch pipe found at the point of beginning.

Area of the described parcel is 1.89 acres.

Also, together with a 60 foot wide right of way, including right for Grantee to use said right of way for running utilities and reserving right to Grantor to use said right of way to run utilities to other property as Grantor or successor chooses, being bounded and described as follows to wit:
Beginning at a capped iron rebar set on the southerly bound of the Town Farm Road and at the northeasterly corner of the parcel described above;

Thence, along the easterly bound of the parcel described above, S 28-24-38 E a distance of 341.82 feet to a capped iron rebar set at the southeasterly corner of the above described parcel;

Thence, S 82-59-23 E a distance of 64.44 feet to a ½ inch rebar found;

Thence, N 28-24-38 E a distance of 316.78 feet to a capped iron rebar set on the southerly bound of the Town Farm Road.

Thence, along the southerly bound of said road, N 60-08-00 W a distance of 60.02 feet to the capped iron rebar set at the point of beginning.

All capped iron rebar set are 5/8 inches in diameter and have a red plastic cap scribed James E. Moore PLS #2281. Bearings have been rotated to an observed magnetic north.
The above-described property is conveyed expressly subject to the following permanent

restrictions, which said restrictions are not to be construed as conditions subsequent:

1. Lot shall not be further subdivided.
2. No mobile homes, doublewide trailers or camp trailers shall be used as residences on lot.
3. Lot shall be used for residential purposes only and no multiple-family dwelling nor multiple single-family dwellings shall be built on said lot.
4. No buildings or parts thereof, including single-family residences and accessory structures, shall be closer than fifty-five (55) feet from the road right of way line.
5. No buildings, or parts thereof, including single-family residences and accessory structures, shall be closer than twenty (20) feet from the sideline of lot.
6. Any dwelling shall have a minimum of one thousand and eight square feet floor area, excluding porch area and accessory structures.
7. Any structure shall be finished on the exterior with clapboard, log siding, stone, masonry, or other similar so-called finished siding in such a manner as shall be compatible with surrounding structures.

Being the same premises conveyed to David P. Thomson and Lisa-Anne Thomson by deed dated October 22, 2007 and recorded in the Kennebec County Registry of Deeds in Book 9539, Page 252.

Sidney
9:29 AM

Real Estate Tax Commitment Book - 6.240
2025 TAX COMMITMENT

06/24/2025
Page 429

Account	Name & Address	Land	Building	Exemption	Assessment	Tax
1446	STROHL, DAVID J MENAIR, MARION SUZANNE 150 QUAKER RD SIDNEY ME 04330 150 QUAKER RD 063-086 B11394P247 05/28/2013	97,200 Acres 2.60	201,700	0	298,900	1,865.14
1447	STROHL, DAVID J MENAIR, MARION SUZANNE 150 QUAKER RD SIDNEY ME 04330 QUAKER RD 063-087 B11394P247 05/28/2013 B8102P260	61,500 Acres 3.00	0	0	61,500	383.76
1822	STUDLEY, ROBERT W STUDLEY, CECILE A 15 STUDLEY WAY SIDNEY ME 04330 15 STUDLEY WAY 063-076 B2568P304	81,300 Acres 2.40	68,100	25,000 01 HOMESTEAD EXEMPT	124,400	776.26
2851	SULLIVAN, DAVID M SULLIVAN, LISA S 250 TOWN FARM RD SIDNEY ME 04330 250 TOWN FARM RD 009-012-A B14171P229 09/15/2021	94,000 Acres 1.89	407,300	0	501,300	3,128.11
1205	SUMMER HAVEN PROPERTIES, LLC 69 PRIMROSE LN SIDNEY ME 04330 69 PRIMROSE LN 037-012 B13075P198 11/05/2018	815,000 Acres 5.01	185,100	0	1,000,100	6,240.62
3221	SUMMIT RIDGE ENERGY, LLC 1000 WILSON BLVD #2400 ARLINGTON VA 22209 20 SHEPHERD RD 052-002-ON	0	6,338,600	4,246,800 1036 Solar 052-002-ON	2,091,800	13,052.83

	Land	Building	Exempt	Total	Tax
Page Totals:	1,149,000	7,200,800	4,271,800	4,078,000	25,446.72
Subtotals:	338,214,800	599,817,200	62,418,000	875,614,000	5,463,831.29

Initial Initial
DMS LSS

TOWN OF SIDNEY, MAINE
2986 MIDDLE RD
SIDNEY, ME 04330-2632



2025 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$94,000.00
BUILDING VALUE	\$407,300.00
TOTAL: LAND & BLDG	\$501,300.00
TRACTOR(S) OVER 10 YRS	\$0.00
TRACTOR(S) UNDER 10 YR	\$0.00
MACHINERY & EQUIPMENT	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$501,300.00
TOTAL TAX	\$3,128.11
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$3,128.11

For the fiscal year February 1, 2025 to January 31, 2026

OFFICE HOURS

Mon., Tues., Thurs., Fri.: 8:30AM - 4:30PM
Wed.: Noon - 6:00PM

Telephone: (207) 547-3340

THIS IS THE ONLY BILL
YOU WILL RECEIVE

S375147 P0 - 1of1

SULLIVAN, DAVID M
SULLIVAN, LISA S
250 TOWN FARM RD
SIDNEY, ME 04330-2452

2586



ACCOUNT: 002851 RE

MIL RATE: \$6.24

MAP/LOT: 009-012-A

LOCATION: 250 TOWN FARM RD

TOTAL DUE: \$3,128.11

BOOK/PAGE: B14171P229 09/15/2021

TAXPAYER'S NOTICE

INTEREST AT 7.5% PER ANNUM CHARGED BEGINNING 10/01/2025.

As per state law, the ownership and valuation of all real and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2025. If you have sold your real estate since April 1, 2025, it is your obligation to forward this bill to the current property owner. FAILURE TO FORWARD THIS BILL MAY RESULT IN A LIEN BEING PLACED AGAINST YOUR NAME. If you have an escrow account, please forward a copy to your mortgage holder. If you would like a receipt, please send a self-addressed stamped envelope with your payment.

INFORMATION

This bill is for the current tax year, February 1, 2025 to January 31, 2026. Past due amounts are not included. AS A RESULT OF THE MONEY OUR MUNICIPALITY RECEIVES FROM THE STATE LEGISLATURE THROUGH THE STATE MUNICIPAL REVENUE SHARING PROGRAM, HOMESTEAD EXEMPTION REIMBURSEMENT AND STATE AID TO EDUCATION, YOUR PROPERTY TAX BILL HAS ALREADY BEEN REDUCED BY 27%. After eight months and no later than a year from the date of commitment, a lien will be placed on all real estate for which taxes remain unpaid.

As of January 31, 2025 the Town of Sidney has bonded indebtedness in the amount of \$0.

Selectboard meets at the Town Office Monday evening 6:30pm to the end of business. If Monday is a holiday, Board meets on Tuesday. To be placed on the Selectboard agenda, call 207-547-3159.

CURRENT BILLING DISTRIBUTION

R.S.U. #18	\$2,573.18	82.26%
Kennebec County	\$422.61	13.51%
PSAP/FirstPark KRDA	\$132.32	4.23%
Municipal	<u>\$0.00</u>	<u>0.00%</u>
TOTAL	\$3,128.11	100.00%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail.
Please make check or money order payable to
TOWN OF SIDNEY and mail to:

**TOWN OF SIDNEY
2986 MIDDLE RD
SIDNEY, ME 04330-2632**

2025 REAL ESTATE TAX BILL

ACCOUNT: 002851 RE

NAME: SULLIVAN, DAVID M

MAP/LOT: 009-012-A

LOCATION: 250 TOWN FARM RD

TOWN OF SIDNEY, 2986 MIDDLE RD, SIDNEY, ME 04330-2632



INTEREST BEGINS ON 10/01/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
09/01/2025	\$3,128.11	

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT

Initial Initial
DMS LSS