

PROPERTY LOCATED AT: 154 Rideout Ave, Lewiston, ME 04240-3458

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: annually 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? See attached public water test results

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: N/A
Installed by: N/A
Date of Installation: N/A
USE: Number of persons currently using system: N/A
Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of Section I information: Seller and previous disclosure

Buyer Initials _____ Page 1 of 8 Seller Initials _____

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: N/A OR ☐ Unknown

Date installed: N/A Date last pumped: N/A Name of pumping company: N/A

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: N/A Name of company servicing tank: N/A

Leach Field: ☐ Yes ☐ No ☐ Unknown

If Yes, Location: N/A

Date of installation of leach field: N/A Installed by: N/A

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? ☐ Yes ☐ No

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

N/A

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

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of Section II information: Seller and previous disclosure

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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	Hot Water Boiler	N/A	N/A	N/A
Age of system(s) or source(s)	2016	N/A	N/A	N/A
TYPE(S) of Fuel	Propane	N/A	N/A	N/A
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	700± gallons	N/A	N/A	N/A
Name of company that services system(s) or source(s)	Fieldings	N/A	N/A	N/A
Date of most recent service call	03/12/2025	N/A	N/A	N/A
Malfunctions per system(s) or source(s) within past 2 years	Replaced valve	N/A	N/A	N/A
Other pertinent information	Bosch boiler	N/A	N/A	N/A

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☒ Yes ☐ No ☐ Unknown

Chimney(s): ☐ Yes ☒ No

If Yes, are they lined? ☐ Yes ☐ No ☐ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown

Had a chimney fire? ☐ Yes ☐ No ☐ Unknown

Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: N/A

Date chimney(s) last cleaned: N/A

Direct and/or Power Vent(s): ☒ Yes ☐ No ☐ Unknown

Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: N/A

Comments: **None**

Source of Section III information: **Seller and previous 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? **Removed 6/2012**

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

Are tanks registered with DEP? ☒ Yes ☐ No ☐ Unknown

Age of tank(s): **Removed** Size of tank(s): **120 gallons**

Location: **Right side of driveway**

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

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

Comments: 1996 installed propane tank, 6/2012 professional removed by Amerigas

Source of information: Seller and 2014 MLS disclosure and receipt from Amerigas

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

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

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: N/A ☐ Yes ☐ No ☐ Unknown

Comments: None

Source of information: Seller and previous disclosure

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: August 21, 2014 By: Radalink

Results: 2.3 pCi/L

If applicable, what remedial steps were taken? None

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

Are test results available? ☒ Yes ☐ No

Results/Comments: See attached test

Source of information: Seller, previous disclosure and attached test report.

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: N/A By: N/A

Results: N/A

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

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

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

Results/Comments: No radon water test performed (public water supply)

Source of information: Seller and previous disclosure

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

Comments: None

Source of information: Seller and previous 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: No known lead paint

Source of information: Seller and previous disclosures. Built post 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: None

Source of information: Seller and previous disclosure.

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: 15' utility easement on right lot line shared with neighbor

Source of information: Seller, previous disclosure and registry of deeds.

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 disclosures

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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: 23001C0331E Year: 2013 (Attach a copy)

Comments: None

Source of Section VI information: See attached FIRMette map

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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 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: **2x Propane tanks owned by Fielding's Propane**

Year Principal Structure Built: **1979** What year did Seller acquire property? **2021**

Roof: Year Shingles/Other Installed: **Metal roof installed 2013 with new sheathing**

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: **2017± water came in toward the front of house, replaced sump pump to resolve.**

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: **Updated 200 AMP circuit breaker panel just prior to 2014.**

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

If Yes, is the survey available? **..Lot 9 on plan Volume 28, Page 2.....** ☒ 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 disclosure

SECTION VIII - ADDITIONAL INFORMATION

See attached radon air test, water tests, tank removal receipt,
-2nd full bath added to home in 2020
-Heated basement with ceiling insulation
2004-2014 updates: replacement Paradigm windows, vinyl siding, doors, 200 AMP circuit breaker panel,
back deck, back deck, metal roof

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	DATE	SELLER	DATE
Cynthia Woodbury			

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

BUYER	DATE	BUYER	DATE
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BUYER	DATE	BUYER	DATE
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CURVE #1 D = 90°00'00" Δ = 150°00'00" T = 100.00' L = 157.08' R = 100.00'	CURVE #2 D = 110°00'00" Δ = 57°17'45" T = 9.64' L = 19.23' R = 100.00'	CURVE #3 D = 23°00'00" Δ = 15°32'33" T = 75.00' L = 147.98' R = 368.64'	CURVE #4 D = 157°00'00" Δ = 57°17'45" T = 49.51' L = 274.02' R = 100.00'	CURVE #5 D = 90°00'00" Δ = 150°00'00" T = 100.00' L = 157.08' R = 100.00'	CURVE #6 D = 33°57'02" Δ = 57°17'45" T = 30.53' L = 59.25' R = 100.00'	CURVE #7 D = 100°22'50" Δ = 57°17'45" T = 119.98' L = 175.12' R = 100.00'	CURVE #8 D = 23°37'12" Δ = 57°17'45" T = 20.91' L = 41.22' R = 100.00'
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1. ALL STREETS 50' WIDE
2. ALL CORNER RADI 10'
3. OWNER - MAURICE GOULET
4. THIS REVISED PLAN CHANGES THE LINES THAT ARE SHOWN ON THE PREVIOUSLY RECORDED PLAN OF PARCELS 1 AND 2, ANDROSCOGGIN COUNTY, MAINE, AS SHOWN ON BOOK 22, PAGE 25, TO CORRECT THE ERROR ON A PERIMETER SURVEY.

Chairman
CHAIRMAN PLANNING BOARD

Anthony B. Raposo
CHAIRMAN - PUBLIC WORKS BOARD

DATE 11/29/95

NOV. 30, 1977
15 9 230A
BOOK 28, PAGE 2

Marquette C. Thompson

REVISION #2
PAGOMA HILL
DEVELOPER
MAURICE GOULET & ASSOCIATES, INC.
NOVEMBER 14, 1977

WE HEREBY CERTIFY THE ABOVE INFORMATION TO BE
CONCERN TO THE BEST OF OUR KNOWLEDGE.

Alberti, La Rochelle & Hodson 11/16/77
ALBERTI, LAROCHELLE & HODSON DATE



CURVE DATA

CURVE #1
 $\Delta = 93^{\circ}18'27''$
 $D = 54^{\circ}11'01''$
 $T = 112.03'$
 $L = 172.21'$
 $R = 105.74'$

CURVE #2
 $\Delta = 11^{\circ}01'00''$
 $D = 57^{\circ}17'45''$
 $T = 9.64'$
 $L = 19.23'$
 $R = 100.00'$

CURVE #3
 $\Delta = 23^{\circ}00'00''$
 $D = 15^{\circ}32'33''$
 $T = 75.00'$
 $L = 147.98'$
 $R = 368.64'$

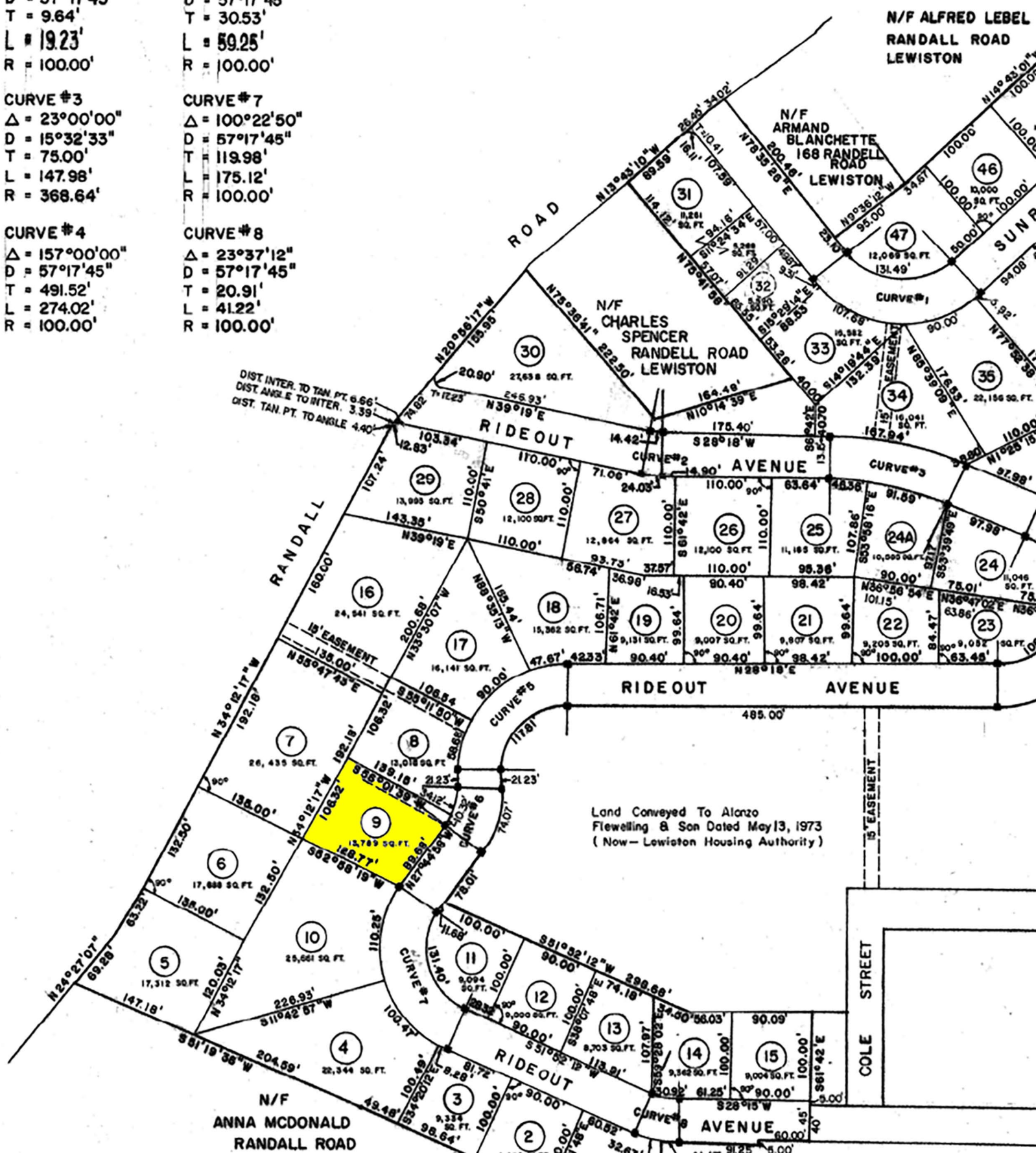
CURVE #4
 $\Delta = 157^{\circ}00'00''$
 $D = 57^{\circ}17'45''$
 $T = 491.52'$
 $L = 274.02'$
 $R = 100.00'$

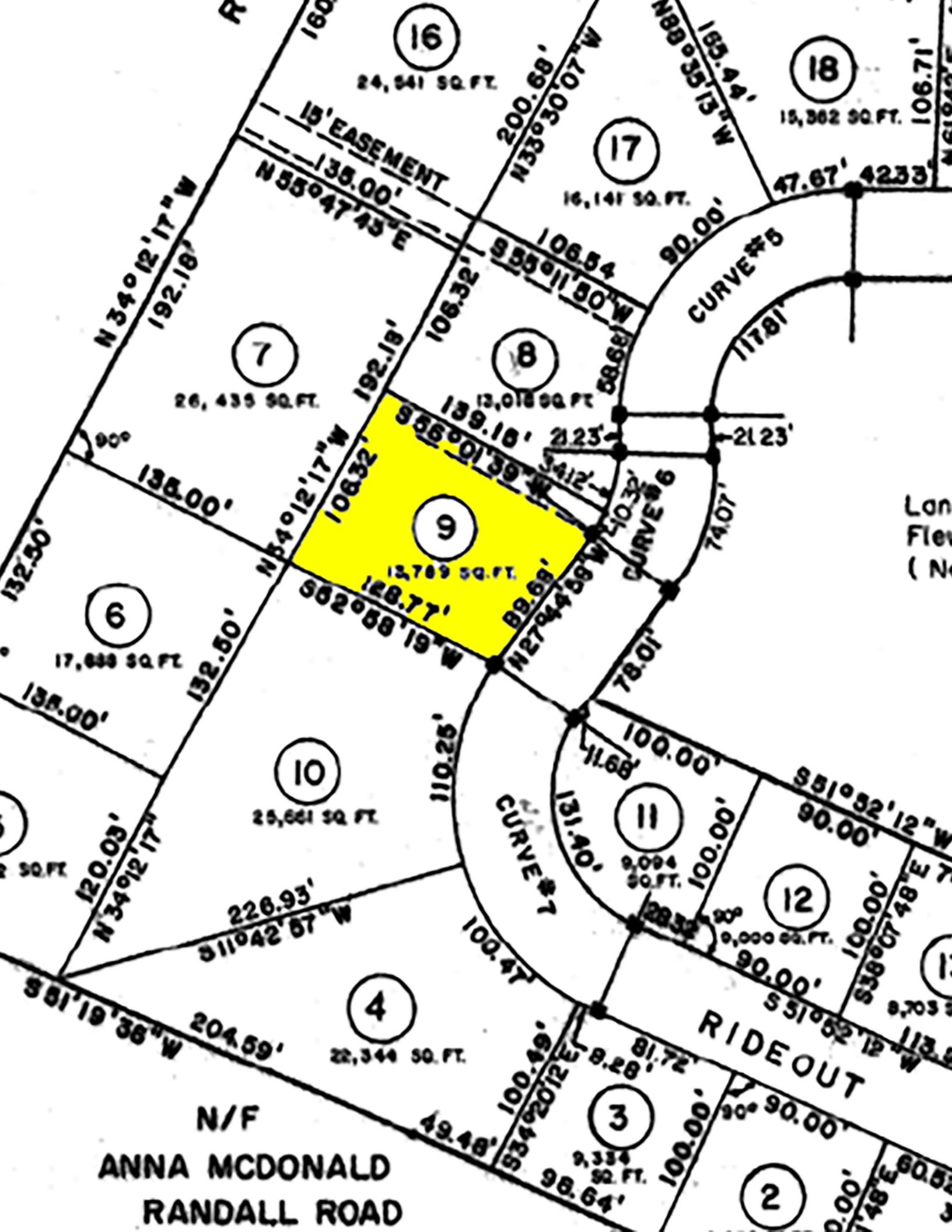
CURVE #5
 $\Delta = 90^{\circ}00'00''$
 $D = 57^{\circ}17'45''$
 $T = 100.00'$
 $L = 157.08'$
 $R = 100.00'$

CURVE #6
 $\Delta = 33^{\circ}57'02''$
 $D = 57^{\circ}17'45''$
 $T = 30.53'$
 $L = 59.25'$
 $R = 100.00'$

CURVE #7
 $\Delta = 100^{\circ}22'50''$
 $D = 57^{\circ}17'45''$
 $T = 119.98'$
 $L = 175.12'$
 $R = 100.00'$

CURVE #8
 $\Delta = 23^{\circ}37'12''$
 $D = 57^{\circ}17'45''$
 $T = 20.91'$
 $L = 41.22'$
 $R = 100.00'$







120	91	63
121	92	64
122	93	65

120	91	63
121	92	64
122	93	65

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

The City of Lewistown makes no warranty of the accuracy of the map. First verification is required.

This map is not intended to replace a legal boundary survey. Inclusion, exclusion, or placement of dimensions, lot lines, easements, rights of way, and indication of a legal representation of any given property.

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

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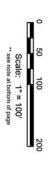
Tax Map Index Indicator

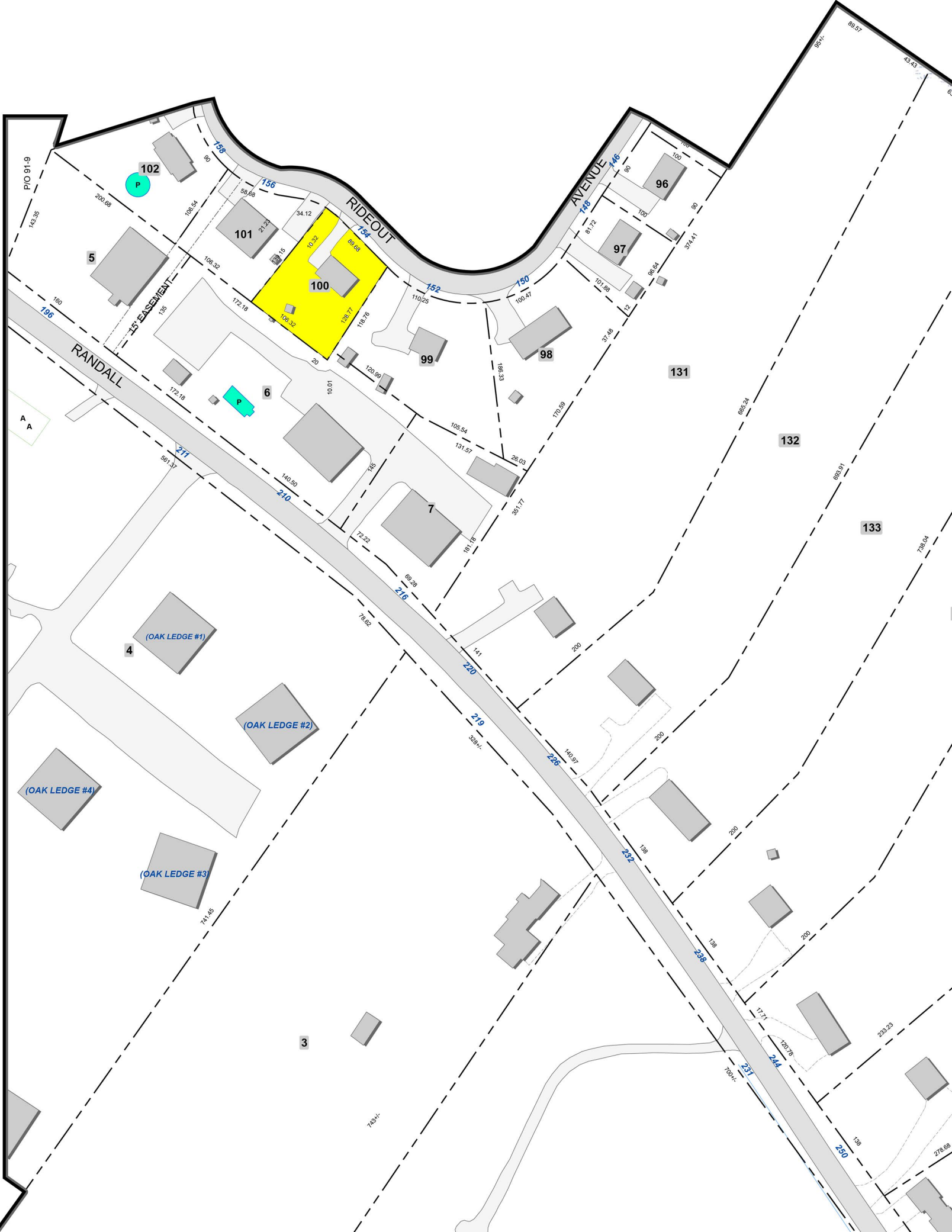
Legend

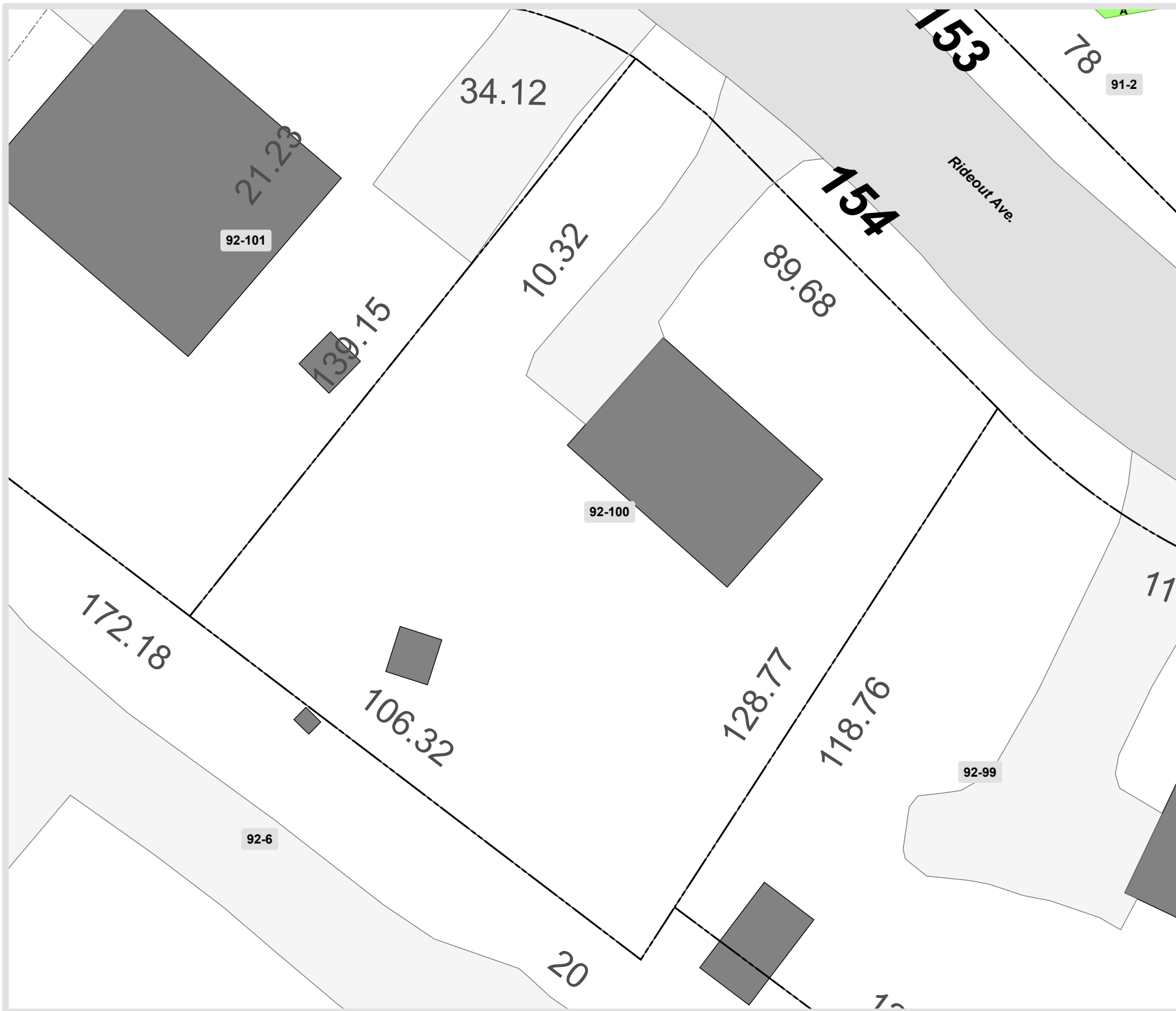
- | | | |
|--------------------------|--------|-----------------|
| City Limits | 22 | Street Address |
| Parcel Line | 48 | Tax Map Lot No. |
| ROW | 100.35 | Lot Dimension |
| Easement | | |
| Misc. or Mobile Home Lot | | |

Planimetric Legend:

-







LEWISTON
Maine



Scale 1" = 25'

Legend

- Parcel Line
- Other ROW
- Easement
- Mobile Home Lot
- Street Address
- 22
- 123-45
- Subject Map and Lot
- 100.00
- *Lot Line Dimension From Deed or Plat Map

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

The City of Lewiston 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

RE00011062

154 RIDEOUT AVE

Map/Lot 92-100

2026 Tax Commitment

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

Parcel

Parcel ID	RE00011062
Map/Lot	092/000/100
Property Location	154 RIDEOUT AVE
Property Class	Single Family Residence
Land Area (acreage)	.31

Owners

Owner	WOODBURY CYNTHIA
Address	154 RIDEOUT AVE
City	LEWISTON
State	ME
Zip	04240
Book	10668
Page	243

Sales History

Date	Amount	Book	Page
03/10/2021	\$176,000	10668	243
12/11/2019	\$141,000	10255	311
09/22/2014	\$118,000	8999	32

Primary Building

Style	RANCH
Year Built	1979
Stories	1
Attic	1-NONE
Fuel Type	2-GAS
Heat System	3-HOT WATER
Heat/AC Type	2-BASIC
Fireplaces	0
Total Rooms	5
Bedrooms	3
Kitchens	
Full Baths	2
Half Baths	
Basement	6-FULL
Basement Garage Spaces	
Finished Basement Area	0
Basement Rec Room Area	
Unfinished/Cathedral Area	
Living Area	960

OBY

Description	Area/Quantity
RS1-FRAME UTILITY SHED	64

Entrance

Inspection Date	Inspection Code	Info Source Code
04/02/2024	15 - PERMIT REVIEW	4 - ESTIMATED
04/14/2021	13 - SALE REVIEW	4 - ESTIMATED
02/26/2020	13 - SALE REVIEW	5 - LEFT HANGER



Real Estate

View Bill

As of	9/5/2026
Bill Year	2027
Bill	9276
Owner	WOODBURY CYNTHIA
Parcel ID	00011062

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/15/2026	\$1,498.33	\$0.00	\$1,498.33	\$0.00	\$1,498.33
2	3/15/2027	\$1,498.33	\$0.00	\$1,498.33	\$0.00	\$0.00
TOTAL		\$2,996.66	\$0.00	\$2,996.66	\$0.00	\$1,498.33

Pay Bill

CITY OF LEWISTON

REAL ESTATE TAX STATEMENT

Fiscal Year 2027
July 1, 2026-June 30, 2027

PARCEL NUMBER	CUSTOMER ID NUMBER	DATE OF BILLING
00011062	400044995	07/30/2026
LOCATION OF PROPERTY 154 RIDEOUT AVE		

*****AUTO**SCH 5-DIGIT 04240 182763 11560 41 8981



WOODBURY CYNTHIA
154 RIDEOUT AVE
LEWISTON ME 04240-3458

008981

TOTAL TAXES	\$2,996.66
BILL NUMBER	9276
DUE September 15, 2026	\$1,498.33
DUE March 15, 2027	\$1,498.33
AMOUNT PAID TO DATE	\$0.00
INTEREST DUE	\$0.00
BALANCE DUE	\$2,996.66

CURRENT BILLING INFORMATION	
Valuation	\$98,000.00
Exemptions	\$10,250.00
Taxable Valuation	\$87,750.00
Tax Rate	\$34.15
TOTAL TAX	\$2,996.66

TAXPAYER NOTICE

Notice is hereby given that your property tax for fiscal year 2027 (July 1, 2026-June 30, 2027) is payable in (2) equal installments on September 15, 2026 and March 15, 2027 and interest will be charged on the first installment at an annual rate of 7.0% from September 16, 2026. Interest will be charged on the second installment at an annual rate of 7.0% from March 16, 2027.

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, 2026, it is your obligation to forward this bill to the current property owner.

This bill is for taxes due for the current fiscal year 2027 (July 1, 2026-June 30, 2027). 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:	52.13%
School Budget:	41.20%
County Budget:	6.67%

As a result of funds received from the state through the state municipal revenue sharing program, homestead exemption reimbursement, state aid to education, and all other state reimbursements, your property tax bill has already been reduced by 52.6%. The City's outstanding bonded indebtedness as of June 30, 2026 is \$155,340,945.

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

WOODBURY CYNTHIA
154 RIDEOUT AVE
LEWISTON ME 04240-3458

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

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Security Code

--	--	--	--	--

Expiration Date.

Signature

--	--	--	--

LOCATION	154 RIDEOUT AVE
PARCEL NUMBER	00011062
CUSTOMER ID NUMBER	400044995
DATE OF BILLING	07/30/2026
DUE September 15, 2026	\$1,498.33
DUE March 15, 2027	\$1,498.33
BALANCE DUE	\$2,996.66
PAYMENT AMOUNT	

1002140135153

WARRANTY DEED

Jacques A. Hubert and Jacqueline Hubert of Lewiston, Androscoggin County, Maine, for consideration paid, grant to Cynthia Woodbury of Monmouth, Kennebec County, Maine (whose mailing address is 620 Main Street, Monmouth, ME 04259) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

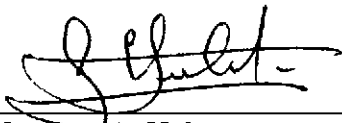
For grantors' source of title, reference may be had to a deed from Sean M. Henry to the grantors herein, dated December 10, 2019, recorded in the Androscoggin Registry of Deeds in Book 10255, Page 311.

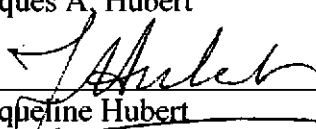
Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

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 our hands and seals this 10th day of March, 2021.

WITNESS:



Jacques A. Hubert


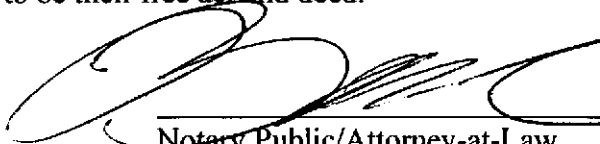
Jacqueline Hubert

STATE OF MAINE
CUMBERLAND, ss

March 10, 2021

Then personally appeared the above-named Jacques A. Hubert and Jacqueline Hubert, and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Notary Public/Attorney-at-Law
Commission Expiration:

File No.: 2021-973

Brittany M. Newman
Notary Public, State of Maine
My Commission Expires 3/4/2025

File No: 2021-973

“Exhibit A”

A certain lot or parcel of land, together with any improvements thereon, situated in Lewiston, Androscoggin County, Maine, more particularly described as follows:

Lot Nine (9) on a certain plan entitled "Revision #2, Pagoma Hill," Developer Maurice Goulet & Associates dated November 14, 1977 and recorded in the Androscoggin County Registry of Deeds in Book of Plans, Volume 28, Page 24, to which plan and the record thereof reference may be had for a more particular description.

Date _____



AmeriGas - Lewiston

Work Order Summary 4000532779

Date/Time 06/15/2012 08:00:00

Notification: 3000691780

Sales Order:

WORK ORDER DESCRIPTION

remove tank

Planner Group: 001 Planner Group-2845

Plant: 2845

Customer: 200551204

CUSTOMER SITE NAME ADDRESS

BRUCE BARNES 100781816

Assigned to: 115283 LEWI_T1_SHAYLE SILVA

Grid #: WYCUD1

Zone:

154 RIDEOUT AVE LEWISTON ME 04240-3458

Material: TANK-325

Owner: A

Subtanks: N

Equipment ID: 5000779103

AmeriGas ID: 299099541

Manufacturer Serial #: 04239

COMMENTS

OPERATIONS SUMMARY FOR THIS WORK ORDER

OP#	Description	Status	Work Center	Completed	Duration	Actual
0010	Remove Above Tank - Medium	REL	115283 LEWI_T1_SHAYLE SILVA		0.5	0.0

Tank Size DOT/ASME	AMG Serial ID	Manufacturer SR	Manufacturer	Year/MO	Work Performed	Result	R/N

REGULATOR	MFG Date	Condition	Manufacturer	Model	Vent Position	How Protected
FIRST ST						
SECOND ST						
Integral 2 ST						

System Testing	PRESSURE TEST (AIR / INSERT GAS ONLY)				Comments:	
Prior to Appliance Testing	Start Pressure	End Pressure	Time held	System OK		
	PSIG	PSIG				
Integral Two Stage (Progyback) System	LEAK CHECK (PROPANE ONLY)				OPERATING SYSTEM TESTS	
	Start Pressure	End Pressure	Time held	System OK	Flow Pressure	Lock-Up Pressure
	PSIG	PSIG	MIN			
	IN WC	IN WC	MIN		IN WC	IN WC
Two Stage Sys 1st Stage	LEAK CHECK (PROPANE ONLY)				OPERATING SYSTEM TESTS	
	Start Pressure	End Pressure	Time held	System OK	Flow Pressure	Lock-Up Pressure
	PSIG	PSIG	MIN		PSIG	PSIG
2nd Stage	Start Pressure	End Pressure	Time held	System OK	Flow Pressure	Lock-Up Pressure
	IN WC	IN WC	MIN		IN WC	IN WC

APPLIANCE INFORMATION

Name	Misc	Central Heat	Space Heat	Water Heat	Range	Clothes Dry
Manufacturer						
Model #						
Serial #						
Control Valve #						
Pilot Safety						
Venting System						
Proper Combustion						
Red Tag						

Customer Care	Y/N	Y/N	Code Requirements	
Tank shutoff showed to customer?		Odor Test Performed?	Line Depth	Tank Location
Customer knows propane smell?		Deficiencies and/or corrections explained?	Shutoffs where required	Regulators Installed Correctly?
Consumer Ed Safety material reviewed?		Customer Satisfied with work?	Line Material	Sediment Traps where required
Customer's Signature (if required)			Service Person's Signature (if required)	



CERTIFIED RADON REPORT

August 21, 2014

Test Number: 1366-155

Property Inspected: 154 Rideout Avenue, Lewiston, ME 04240

Licensed Radalink Radon Inspector:

The HomeTeam Inspection Service

Marc Sirois

30 Mitchell Street

Lewiston, ME 04240

Phone: 207-784-8227

Fax: 207-795-6504

Test performed for:

Sean Henry

Calibrated:	02/27/2014	Placed By:	Marc Sirois (ME ME11000P)	Temp.	Pressure	R.H.
Test Started:	08/18/2014 8:39 AM	Retrieved By:	Marc Sirois (ME ME11000P)	Min:	68.0 30.5	56
Test Ended:	08/20/2014 9:31 AM	Test Site:	Unfinished Basement	Avg:	68.3 30.6	72
		Test Duration:	48 hours	Max:	71.0 30.6	97

AVERAGE RADON CONCENTRATION:

2.3 pCi/l

Test has met minimum EPA sampling duration.

	08/18/2014		08/19/2014		08/20/2014	
Time	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags
00:39 am			2.8		3.2	
01:39			2.5		1.6	
02:39			1.7		2.9	
03:39			3.0		3.8	
04:39			1.9		2.0	
05:39			1.7		2.5	
06:39			1.4		2.1	
07:39			1.4		2.1	
08:39			1.1		3.0	
09:39	Eq.		1.9			
10:39	Eq.		1.6			
11:39	Eq.		2.5			
12:39 pm	Eq.		1.4			
01:39	2.7		1.5			
02:39	2.2		2.2			
03:39	1.5		3.3			
04:39	2.5		1.8			
05:39	1.8		3.2			
06:39	2.6		2.4			
07:39	2.8		3.0			
08:39	1.7		2.8			
09:39	1.6		3.6			
10:39	2.0		3.8			
11:39	2.0		2.1			

Flags: P= AC Power Disruption; T=Tilt
Eq. = Equilization Period

While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, neither Radalink, Inc. or its licensed agents provide any warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors, Radalink, Inc. and its licensed operators shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test. This report is subject to the terms on the last page of the document.

ENVIRONMENTAL DATA

MONITOR-TEST NUMBER: 1366-155

Property Inspected: 154 Rideout Avenue
Lewiston, ME 04240

	08/18/2014			08/19/2014			08/20/2014		
Time	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH
00:39 am				68.0	30.5	71	69.0	30.6	77
01:39				68.0	30.5	75	69.0	30.6	74
02:39				68.0	30.5	75	69.0	30.6	75
03:39				68.0	30.5	74	69.0	30.6	71
04:39				68.0	30.5	74	69.0	30.6	72
05:39				68.0	30.6	74	69.0	30.6	72
06:39				68.0	30.6	74	69.0	30.6	72
07:39				68.0	30.6	74	69.0	30.6	68
08:39				68.0	30.6	74	69.0	30.6	68
09:39	71.0	30.5	59	68.0	30.6	74			
10:39	71.0	30.5	56	68.0	30.6	74			
11:39	69.0	30.5	59	68.0	30.6	74			
12:39 pm	68.0	30.5	62	68.0	30.6	74			
01:39	68.0	30.5	62	68.0	30.6	74			
02:39	68.0	30.5	61	68.0	30.6	77			
03:39	68.0	30.5	66	68.0	30.6	77			
04:39	68.0	30.5	66	68.0	30.6	77			
05:39	68.0	30.5	66	68.0	30.6	77			
06:39	69.0	30.5	66	68.0	30.6	77			
07:39	68.0	30.5	65	68.0	30.6	77			
08:39	68.0	30.5	68	68.0	30.6	77			
09:39	68.0	30.5	72	68.0	30.6	77			
10:39	68.0	30.5	71	68.0	30.6	97			
11:39	68.0	30.5	71	69.0	30.6	76			

AVERAGE RADON CONCENTRATION:

2.3 pCi/l



Reviewed and certified by

Terry Howell

Terry Howell, Quality Assurance Mgr.
Radalink, Inc. NEHA 135791T

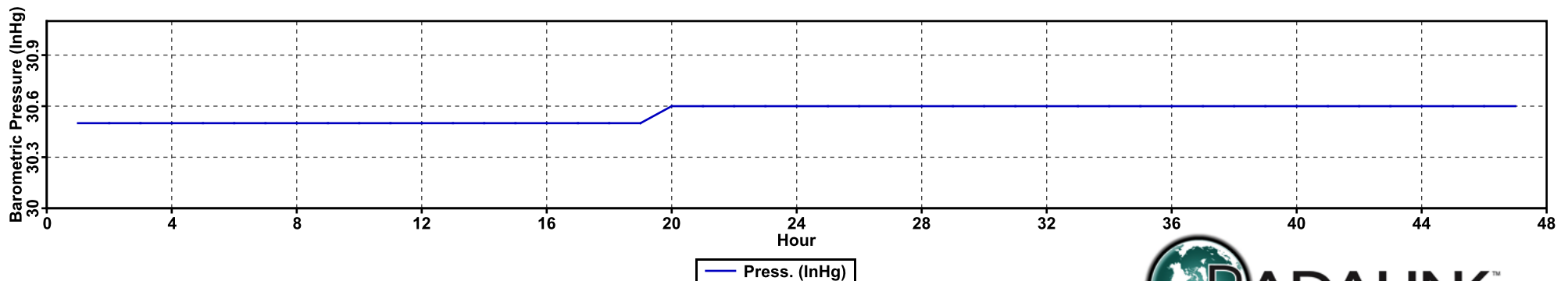
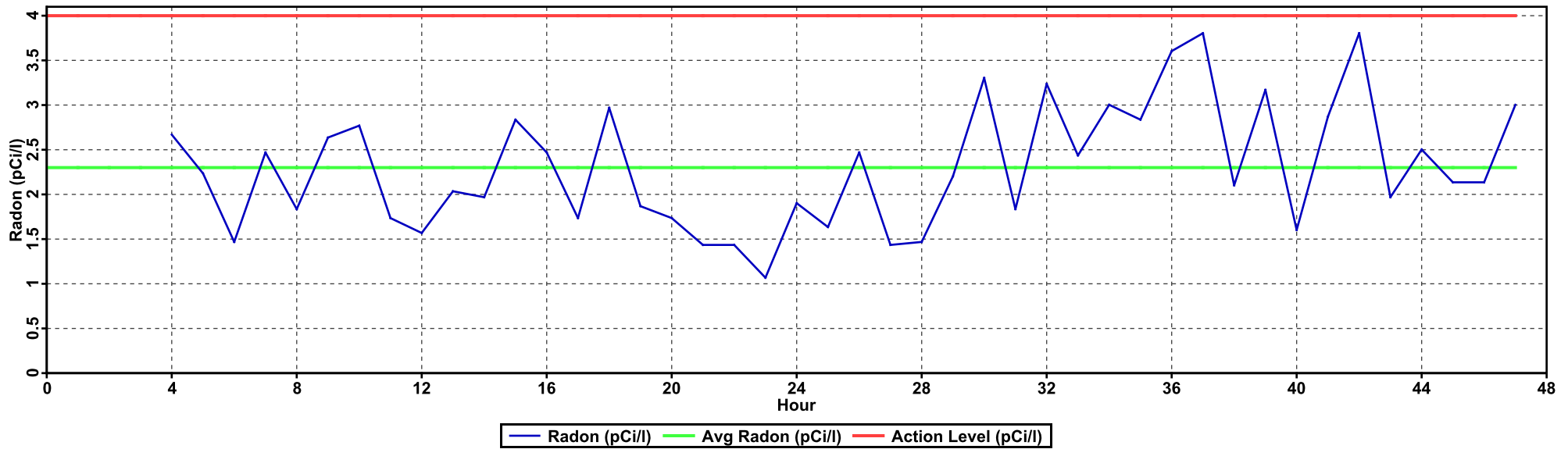
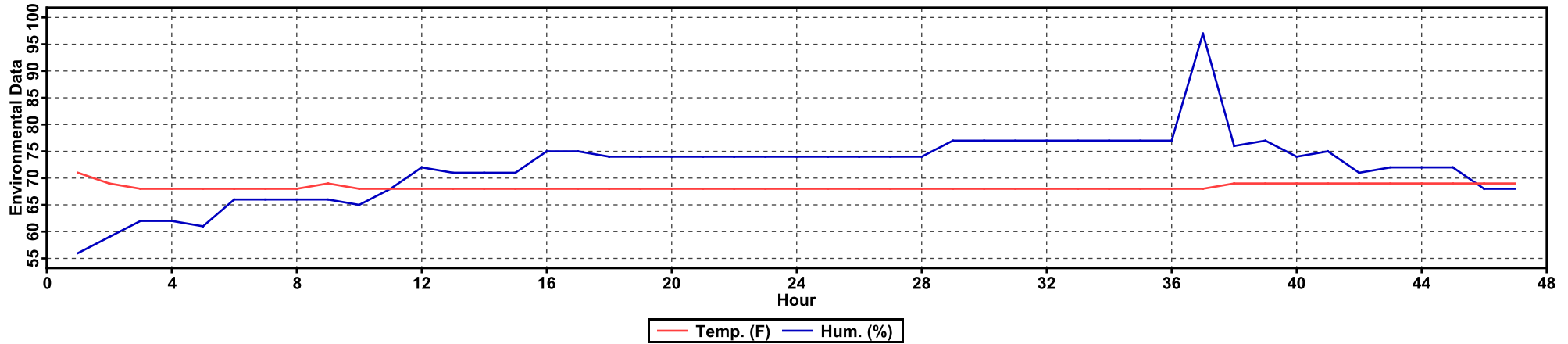
	Minimum	Average	Maximum	Variance
Temperature:	68.0	68.3	71.0	0.35
Barometric Pressure:	30.5	30.6	30.6	0.0
Relative Humidity:	56	72	97	41.11

NOTE: The first hour's environmental data is excluded from the table above.

Radalink, Inc. 5599 Peachtree Road Atlanta, GA 30341 Phone: (800)295-4655

GRAPHICAL DATA VIEW

MONITOR-TEST NUMBER: 1366-155



Property Inspected: 154 Rideout Avenue, Lewiston, ME 04240

AVERAGE RADON CONCENTRATION: 2.3 pCi/l



HOW TO INTERPRET YOUR TEST RESULTS

THIS REPORT RELATES ONLY TO THE ITEMS TESTED FOR AND DURING THE MEASUREMENT PERIOD SHOWN.

These results should be interpreted in accordance with the EPA's guidance as published in EPA Publication No. 402-K-008 "Home Buyer's and Seller's Guide to Radon" and EPA Publication No. 402-K92-001, "Citizen's Guide to Radon".

Because radon is the second leading cause of lung cancer, the Surgeon General and the US Environmental Protection Agency (EPA) recommend testing all homes for radon and mitigating those with an average concentration of 4 picoCuries per Liter (4 pCi/L) or higher. Even if your test result is below 4 pCi/L, EPA suggests testing again sometime in the future.

The Radalink Radon TeleMonitor (NEHA Device # 00472) used to perform this test is EPA and NEHA approved and meets the Single Test Option requirements (EPA 402-R-93-003, Section 3.2.3) for conducting radon measurements in the context of a real estate transaction and may be used for determining the necessity for radon mitigation.

Radon reduction systems work! Professionally installed radon mitigation systems can reduce the radon levels in your home by up to 99%. Thousands of people have reduced radon levels in their homes. Maintaining a radon reduction system takes little effort to keep the system working properly and the radon levels low. EPA recommends that you have a qualified contractor (NEHA certified or state licensed) fix your home if radon levels are confirmed to be 4 pCi/L or higher. For more information on how to reduce your radon health risk, contact your state radon office:

ALABAMA 800-582-1866
CALIFORNIA 916-449-5674
WASH. D.C. 202-535-2999
IDAHO 800-445-8647
KANSAS 800-693-5343
MARYLAND 215-814-2090
MISSISSIPPI 800-626-7739
NEVADA 888-723-6610
NEW YORK 800-458-1158
OKLAHOMA 405-702-5162
S. CAROLINA 800-768-0362
UTAH 800-458-0145
W.V. 800-922-1255

ALASKA 800-478-8324
COLORADO 800-846-3986
FLORIDA 800-543-8279
ILLINOIS 217-782-1325
KENTUCKY 502-564-4856
MASS. 800-723-6695
MISSOURI 573-751-6160
N.H. 800-852-3345
N.C. 919-571-4141
OREGON 971-673-0490
S.D. 800-438-3367
VERMONT 800-439-8550
WISCONSIN 888-569-7236

ARIZONA 602-255-4845
CONNECTICUT 860-509-7367
GEORGIA 800-745-0037
INDIANA 800-272-9723
LOUISIANA 866-896-5337
MICHIGAN 517-335-8037
MONTANA 800-546-0483
NEW JERSEY 800-648-0394
N. DAKOTA 800-252-6325
PENN. 800-237-2366
TENNESSEE 800-232-1139
VIRGINIA 800-468-0138
WYOMING 800-458-5847

ARKANSAS 501-661-2301
DELAWARE 800-464-4357
HAWAII 808-586-4700
IOWA 800-383-5992
MAINE 207-287-5698
MINNESOTA 800-798-9050
NEBRASKA 800-334-9491
NEW MEXICO 800-219-6157
OHIO 800-523-4439
RHODE ISLAND 401-222-2438
TEXAS 800-293-0753
WASHINGTON 360-236-3253

National Safety Council Radon Hotline: 800-644-6999

SURGEON GENERAL HEALTH ADVISORY: "Indoor radon is the second-leading cause of lung cancer in the U.S. and breathing it over prolonged periods can present a significant health risk to families all over the country. More than 20,000 Americans die of radon-related lung cancer every year. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques."

CONSUMER FEDERATION OF AMERICA: "Consumers need to know about the health of a house they are considering purchasing, including whether there is a radon problem, and if so, how to fix it." The EPA Home Buyer's and Sellers Guide to Radon provides practical consumer information that every homebuyer needs to know.

FLORIDA NOTICE TO CLIENTS: An organization or individual certified by the Florida Dept. of Health to perform radon or radon progeny measurements or radon mitigation services provides this Notice to you. Any questions, comments, or complaints regarding the persons performing these measurement or mitigation services may be directed to the Florida Dept. of Health, Bureau of Facility Programs, Radon Indoor Air Quality, 4052 Bald Cypress Way, Bin #A08, Tallahassee, Florida 32399-1710, (800-543-8279).

MAINE NOTICE TO CLIENTS: As per 22 MRSA, Sec. 771, results of this test will be reported to the Maine Dept. of Health and Human Services. Any questions, comments, or complaints concerning individuals or firms providing radon related services in Maine should be directed to: Radiation Control Program 11 State House Station Augusta, ME 04333-0010 (207-287-5698).

NEW JERSEY DISCLAIMER STATEMENT: (applicable to all measurements taken in New Jersey): This notice is provided to you by an organization or individual certified by the NJDEP to perform radon measurements. NJSA 26:2d-73 requires that no certified person disclose to any individual except the NJDEP or the NJDOH the address or owner of a non-public building that the person has tested or treated for the presence of radon gas unless the owner of the building waives, in writing, this right of confidentiality. In the case of a prospective sale of a building which has been tested for radon gas, the seller shall provide the buyer, at the time the contract of sale is entered into, a copy of the results of that test and evidence of any subsequent mitigation or treatment, and any prospective buyer who contracts for the testing shall have the right to receive the results of that testing. Any questions, comments, or complaints regarding the persons performing these measurements, or related mitigation, or safeguarding services should be directed to the NJ Dept. Of Environmental Protection and Energy, Attention Radon Section, Bureau of Environmental Radiation (800-648-0394). See also NJDEP's Radon Testing and Mitigation: The Basics.

PENNSYLVANIA NOTICE TO CLIENTS: The Radon Certification Act requires that anyone who provides radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments or complaints concerning persons who provide radon-related services, please contact the Department at the Bureau of Radiation Protection, Dept. Of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469, (717-783-3594).

RHODE ISLAND NOTICE TO CLIENTS: This notice is provided to you by an organization or individual licenses and/or certified by the Rhode Island Dept. of Health to perform radon measurements. Any questions, comments, or complaints regarding the person performing these measurements may be directed to the RI Dept. of Health, Office of Occupational and Radiological Health, 3 Capitol Hill Room 206, Providence RI 02801-0597, (401-222-2438).

Rev: Dec.2010

2025 Consumer Confidence Report

We are pleased to present this year's Annual Water Quality Report, also known as the Consumer Confidence Report or CCR. This report will provide you with information about the quality of your water for the year 2025. It is our goal to continuously produce adequate supplies of safe and affordable drinking water. We strive to apply the best available treatment systems and are committed to protecting our sole water resource, Lake Auburn. Please take time to read this report. If you have any questions or concerns, feel free to contact us at 207-513-3003.

The City of Lewiston Water Division (LWD) monitors your drinking water according to Federal and State regulations. The information provided here shows the results of our monitoring from January 1, 2025, through December 31, 2025. Some substances will be reported with earlier dates if they were not tested for in 2025.

In 2025 the Lewiston Water Division produced and treated approximately 1.3 billion gallons of safe drinking water to approximately 24,000 customers.

WHERE DOES MY WATER COME FROM?

Your drinking water comes from Lake Auburn, which has been the source of Lewiston and Auburn's public drinking water since 1875. Lake Auburn is fed by a mostly forested watershed that includes portions of Buckfield, Turner, Hebron, Minot, and Auburn. Due to the high quality of Lake Auburn's water, the EPA has exempted the Auburn Water District and the City of Lewiston Water Division from the requirement to filter the water prior to disinfection. This exemption reduces treatment costs while providing excellent, safe water to our consumers. To maintain long-term protection of the water source, Auburn Water District and Lewiston Water Division, in partnership with the Town of Turner, formed the Lake Auburn Watershed Protection Commission in 1993. This commission is empowered to protect the lake and surrounding watershed. The most effective, safest, and least expensive method for keeping Lake Auburn clean is to ensure that water entering the lake is protected through a well-managed watershed. For more information about watershed protection and how you can do your part visit: www.lakeauburnwater.org or call 207-784-6469.

DESCRIPTION OF WATER TREATMENT PROCESS:

Water from Lake Auburn enters the treatment process through an intake pipe. The water flows through a coarse screen and drum strainer. This is followed by ultraviolet light treatment, which inactivates targeted viruses that may be present in the water. Chlorine is added for disinfection; the alkalinity is increased, and pH is adjusted. Fluoride is added for dental health benefits. A corrosion inhibitor, orthophosphate, is added to prevent customer-owned lead and copper plumbing materials from leaching into their drinking water. Chlorine is converted to chloramine by adding ammonia sulfate, and finished water is delivered to the distribution system.

WE ALWAYS AIM TO DELIVER SAFE DRINKING WATER TO YOUR TAP!

State Licensed operators run your water system. Drinking water quality is monitored 24 hours a day and analyzed 7 days a week. We conduct thousands of water samples each year to monitor water quality. In addition, we closely monitor water quality in Lake Auburn, as well as other ponds and tributary streams that flow into the lake. Technology enables safety systems to make sure that treatment continues to operate correctly.

SOURCE WATER ASSESSMENT:

Sources of drinking water include rivers, lakes, ponds, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and radioactive material and can pick up substances resulting from human or animal activity. The Maine Drinking Water Program (DWP) has evaluated all public water supplies as part of the Source Water Assessment Program (SWAP). The assessments included geology, hydrology, land uses, water testing information, and the extent of land ownership or protection by local ordinance to see how likely our drinking water

source is to being contaminated by human activities in the future. Assessment results are available at town offices and public water systems. For more information about the SWAP, please contact the DWP at 207-287-2070.

ARE THERE CONTAMINANTS IN MY DRINKING WATER?

All sources of drinking water are subject to potential contamination by substances that are naturally occurring or manmade. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

PFAS TESTING INFORMATION

PFAS are widely used, long-lasting chemicals, with components that break down very slowly over time. Because of their widespread use and their persistence in the environment, many PFAS are found in the blood of people and animals worldwide and are present at low levels in various food products and in the environment. PFAS are found in water, air, soil and living things at locations across the nation and the globe. Scientific studies have shown that exposure to some PFAS in the environment may be linked to harmful health effects in humans and animals. There are thousands of PFAS chemicals, and they are found in many different consumer, commercial, and industrial products. This makes it challenging to study and assess the potential human health and environmental risks. The Lewiston Water Division sampled for PFAS through the UCMR3 (Unregulated Contaminant Rule) in 2013-2014. We found no detections of the six PFAS compounds tested for. In 2022, the Maine State Legislature enacted S.P. 64 (Resolve, To Protect Consumers of Public Drinking Water by Establishing Maximum Contaminant Levels for Certain Substances and Contaminants). Through this program and subsequent required testing, the Lewiston Water Division found no detections of the 25 required PFAS compounds. All samples were analyzed by an independent certified lab. No detections of PFAS compounds in the drinking water source for Lewiston is largely a result of watershed protection efforts that have prevented common practices that are known to spread these compounds, such as land application of wastewater sludge, and use of certain firefighting foams, around Lake Auburn. The Lewiston Water Division will be sampling for PFAS in 2026 as part of the new EPA quarterly monitoring requirements.

For more information about PFAS in Public Water Systems, visit:

<https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/pws/pfas.shtml#highlights>

or call the Maine Drinking Water Program general number at 207-287-2070.

UNREGULATED CONTAMINANTS MONITORING

Unregulated contaminants are those for which the U.S. EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist the EPA in determining the occurrence of these contaminants in drinking water and whether future regulations are warranted. In 2023, we participated in the fifth round of the Unregulated Contaminant Monitoring Rule (UCMR 5). We had no detections of any of the contaminants in this round of testing. The UCMR 6 contaminant list is currently being promulgated.

2025 EVENTS

Lewiston Public Works Engineering Division worked with the consultant Tighe & Bond and the contractor Sargent to complete a redundant transmission main from the chloramines facility in Auburn to the Main Street pump station in Lewiston. The redundant transmission main adds to the resiliency of the distribution system for the city.

PLANS FOR 2026

Lewiston Public Works Engineering Division is budgeted to replace just over one mile of cast iron water mains that were identified by our capital improvement plan. We will continue to flush our distribution system to maintain water quality. A culvert under Lake Shore Drive that feeds Lake Auburn is scheduled for replacement this year as a joint project between the Lewiston Water Division and the Auburn Water District.

WHAT'S IN YOUR WATER?

This table provides Lewiston Water Division's 2025 water quality sampling test results for the public water supply.

Parameter	Date	Results	MCL	MCLG	Possible Sources of Contamination
MICROBIOLOGICAL					
COLIFORM (TCR) (9)	2025	0 pos	1 pos/mo or 5%	0 pos	Naturally present in the environment.
INORGANIC COMPOUNDS					
ARSENIC (1)	3/6/2025	1.1 ppb	10 ppb	0 ppb	Erosion of natural deposits. Runoff from orchards, glass and electronics production wastes.
BARIUM	3/6/2025	0.0013 ppm	2 ppm	2 ppm	Discharge of drilling wastes. Discharge from metal refineries. Erosion of natural deposits.
FLUORIDE (3)	3/6/2025	0.71 ppm	4 ppm	4 ppm	Erosion of natural deposits. Water additive which promotes strong teeth. Discharge from fertilizer and aluminum factories.
LEAD AND COPPER					
COPPER 90TH% VALUE (5)	1/1/2021 - 12/31/2023	0.161 ppm Range (0.0328-0.262 ppm)	AL=1.3 ppm	1.3 ppm	Corrosion of household plumbing systems.
Number of sampling sites exceeding the action level: 0					
LEAD 90TH% VALUE (5)	1/1/2021 - 12/31/2023	2.3 ppb Range (0-44.2 ppb)	AL=15 ppb	0 ppb	Corrosion of household plumbing systems.
Number of sampling sites exceeding the action level: 1 Complete lead tap sampling data are available upon request					
DISINFECTION AND DISINFECTION BYPRODUCTS					
TOTAL HALOACETIC ACIDS (HAA5)(10)					
MAIN STREET (SITE#30)	LRAA (2025)	23.2 ppb Range (19-26 ppb)	60 ppb	0 ppb	By-product of drinking water chlorination.
MAIN STREET FIRE STATION (SITE#16)	LRAA (2025)	22.3 ppb Range (19-25 ppb)	60 ppb	0 ppb	By-product of drinking water chlorination.
RANDALL (SITE#20)	LRAA (2025)	18.2 ppb Range (13-25 ppb)	60 ppb	0 ppb	By-product of drinking water chlorination.
ST. MARY'S (SITE#11)	LRAA (2025)	21 ppb Range (17-24 ppb)	60 ppb	0 ppb	By-product of drinking water chlorination.
TOTAL TRIHALOMETHANE (TTHM)(10)					
MAIN STREET (SITE#30)	LRAA (2025)	27.5 ppb Range (21-36 ppb)	80 ppb	0 ppb	By-product of drinking water chlorination.
MAIN STREET FIRE STATION (SITE#16)	LRAA (2025)	26.8 ppb Range (18-34 ppb)	80 ppb	0 ppb	By-product of drinking water chlorination.
RANDALL (SITE#20)	LRAA (2025)	25.8 ppb Range (19-33 ppb)	80 ppb	0 ppb	By-product of drinking water chlorination.
ST. MARY'S (SITE#11)	LRAA (2025)	23.8 ppb Range (17-32 ppb)	80 ppb	0 ppb	By-product of drinking water chlorination.
CHLORINE RESIDUAL					
		RANGE 2.18-3.70 ppm	MRDL=4 PPM	MRDLG=4 PPM	By-product of drinking water chlorination.
TURBIDITY HIGHEST MONTHLY READING 2024					
TURBIDITY	11/1/2025	3.25 NTU	5 NTU	N/A	Soil runoff.
SECONDARY CONTAMINANTS (ASTHETIC STANDARDS)					
CHLORIDE	3/6/2025	16 ppm			
MANGANESE	3/6/2025	0.0027 ppm			
MAGNESIUM	3/6/2025	1.05 ppm			
SODIUM	3/6/2025	17.6 ppm			
SULFATE	3/6/2025	5 ppm			

TABLE DEFINITIONS

In this table you will find terms and abbreviations you may not be familiar with. The following definitions are provided to help you understand the terms.

Action Level (AL): The concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.

Locational Running Annual Average (LRAA): A 12-month rolling average of all monthly or quarterly samples at specific sampling locations. Calculation of the RAA may contain data from the previous year.

Maximum Contaminant Level or (MCL): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Running Annual Average (RAA): A 12-month rolling average of all monthly or quarterly samples at all locations. Calculation of the RAA may contain data from the previous year.

Secondary Maximum Contaminant Level (SMCL): Non-mandatory water quality standards.

Treatment Technique (TT): A required process intended to reduce the level of a contaminant in drinking water.

UNITS:

ppm = parts per million or milligrams per liter (**mg/L**)

pCi/L = picocuries per liter (a measure of radioactivity)

ppb = parts per billion or micrograms per liter (**µg/L**)

ppt = parts per trillion or nanograms per liter (**ng/L**)

MFL = million fibers per liter

pos = positive samples

NOTES:

- 1) Arsenic: While your drinking water may meet EPA's standard for Arsenic, if it contains between 5 to 10 ppb you should know that the standard balances the current understanding of arsenic's possible health effects against the costs of removing it from drinking water. EPA continues to research the health effects of low levels of arsenic, which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems. Quarterly compliance is based on running annual average.
- 2) E. coli: E. coli are bacteria whose presence indicates that the water may be contaminated with human or animal wastes. Human pathogens in these wastes can cause short-term effects, such as diarrhea, cramps, nausea, headaches, or other symptoms. They may pose a greater health risk for infants, young children, the elderly, and people with severely-compromised immune systems.
- 3) Fluoride: For those systems that fluoridate, fluoride levels must be maintained between 0.5 to 1.2 ppm. The optimum level is 0.7 ppm.
- 4) Gross Alpha: Action level over 5 pCi/L requires testing for Radium 226 and 228. Action level over 15 pCi/L requires testing for Uranium. Compliance is based on Gross Alpha results minus Uranium results = Net Gross Alpha.
- 5) Lead/Copper: Action levels (AL) are measured at consumer's tap. 90% of the tests must be equal to or below the action level.
- 6) Nitrate: Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health provider.
- 7) PFAS: The degree of risk depends on the level of chemicals and duration of exposure. Laboratory studies of animals exposed to high doses of PFAS have shown numerous negative effects such as issues with reproduction, growth and development, thyroid function, immune system, neurology, as well as injury to the liver. Research is still relatively new, and more needs to be done to fully assess exposure effects on the human body.
- 8) Radon: The State of Maine adopted a Maximum Exposure Guideline (MEG) for Radon in drinking water at 4000 pCi/L, effective 1/1/07. If Radon exceeds the MEG in water, treatment is recommended. It is also advisable to test indoor air for Radon.
- 9) Total Coliform Bacteria: Reported as the highest monthly number of positive samples, for water systems that take less than 40 samples per month.
- 10) TTHM/HAA5: Total Trihalomethanes and Haloacetic Acids (TTHM and HAA5) are formed as a by-product of drinking water chlorination. This chemical reaction occurs when chlorine combines with naturally occurring organic matter in water. Compliance is based on LRAA.
- 11) Turbidity: Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea and associated headaches
- 12) NTU: Nephelometric Turbidity Units is the unit used to measure the turbidity of a fluid or the presence of suspended particles in water

HEALTH INFORMATION

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. Contaminants that may be present in source water include:

Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.

Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production and can also come from gas stations, urban runoff, and septic systems.

Radioactive Contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

Some people may be more vulnerable to contaminants in drinking water than the general population.

Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people or their caregiver/guardian should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791) or at the following link:

<https://www.epa.gov/ccr/forms/contact-us-about-consumer-confidence-reports>

LEAD AND COPPER

Lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Your public water system is responsible for providing high quality drinking water and removing lead pipes, but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute accredited certifier to reduce lead in drinking water. If you are concerned about lead in your water and wish to have your water tested, contact your public water system. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at:

<http://www.epa.gov/safewater/lead>

Our public water system completed a Lead Service Line Inventory (LSLI) as required by the Revised Lead and Copper Rule. It is publicly accessible by either contacting your system via phone or email, picking up or viewing a copy at a physical address, or via the website link provided. Our system is making the inventory available using this method: <https://storymaps.arcgis.com/stories/0d3194bed89144f1978148b4c42dda9b>

Violations

No Violations in 2025

UPCOMING REGULARLY SCHEDULED MEETING(S):

The regularly scheduled meetings are held the first and third Tuesday of each month at Lewiston City Hall, 7 PM.

Please share this information with anyone who drinks this water (or their guardians), especially those who may not have received this report directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this report in a public place or distributing copies by hand, mail, email, or another method.

Home data report

154 Rideout Avenue, Pond Road, Lewiston, Androscoggin
County, Maine, United States, 04240



Total Area: 986 sq. ft

Basement: 0 sq. ft, 1st Floor: 986 sq. ft

Excluded: Basement 945 sq. ft, Deck 225 sq. ft

Property summary

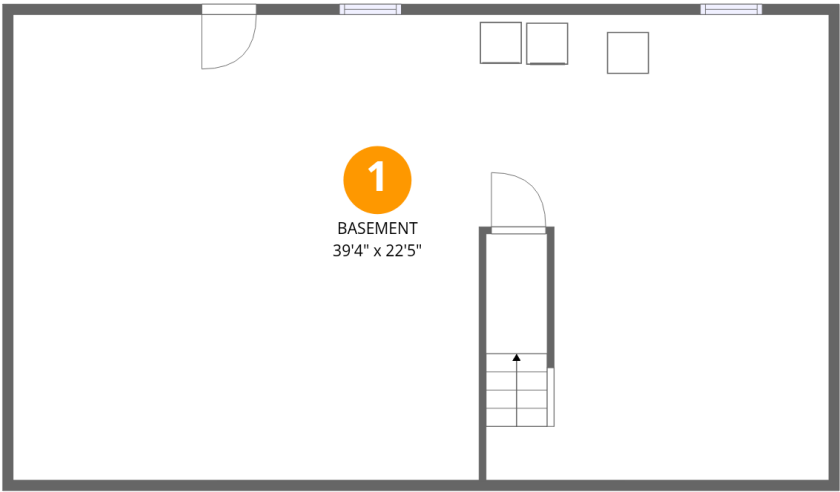
 2 Floors

 3 Bedrooms

 2 Bathrooms

Home data report

154 Rideout Avenue, Pond Road, Lewiston, Androscoggin
County, Maine, United States, 04240

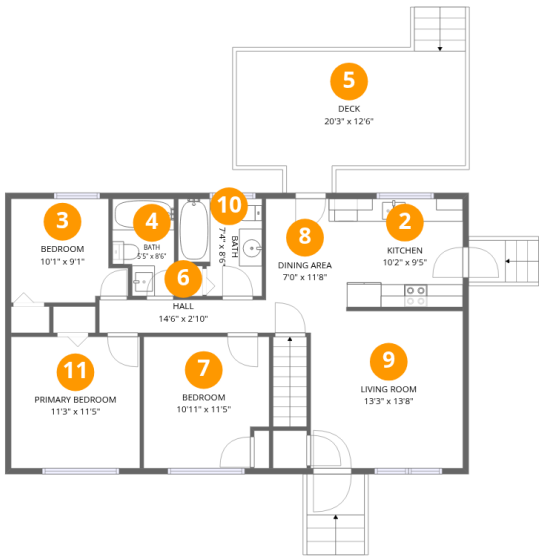


Room dimensions

Floor 1 Below grade Total:0sqft Excluded: 945sqft

#		Dimensions	sqft	Counted as living area
1	Basement	39'4" x 22'5"	875 sq. ft	No

154 Rideout Avenue, Pond Road, Lewiston, Androscoggin
County, Maine, United States, 04240

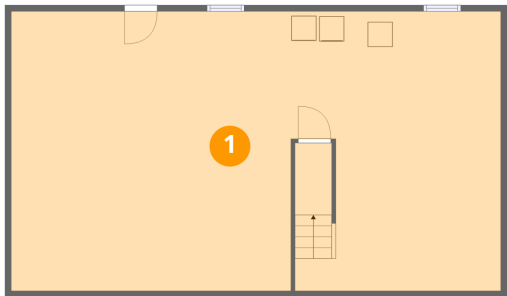


Room dimensions

Floor 2 Total:986sqft Excluded: 225sqft

#		Dimensions	sqft	Counted as living area
2	Kitchen	10'2" x 9'5"	96 sq. ft	Yes
3	Bedroom	10'1" x 9'1"	80 sq. ft	Yes
4	Bath	5'5" x 8'6"	41 sq. ft	Yes
5	Deck	20'3" x 12'6"	225 sq. ft	No
6	Hall	14'6" x 2'10"	42 sq. ft	Yes
7	Bedroom	10'11" x 11'5"	119 sq. ft	Yes
8	Dining Area	7'0" x 11'8"	82 sq. ft	Yes
9	Living Room	13'3" x 13'8"	175 sq. ft	Yes
10	Bath	7'4" x 8'6"	55 sq. ft	Yes
11	Primary Bedroom	11'3" x 11'5"	128 sq. ft	Yes

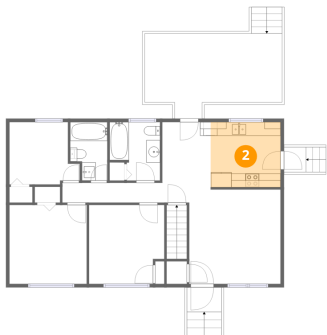
1 Floor 1 - Basement



Dimensions: 39'4" x 22'5"
Area: 875 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 2 - Kitchen



Dimensions: 10'2" x 9'5"
Area: 96 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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3 Floor 2 - Bedroom



Dimensions: 10'1" x 9'1"
Area: 80 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 2 - Bath



Dimensions: 5'5" x 8'6"
Area: 41 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

5 Floor 2 - Deck



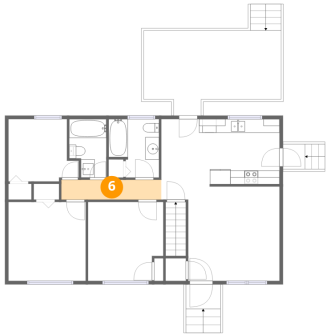
Dimensions: 20'3" x 12'6"
Area: 225 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

154 Rideout Avenue, Pond Road, Lewiston, Androscoggin
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6 Floor 2 - Hall



Dimensions: 14'6" x 2'10"
Area: 42 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

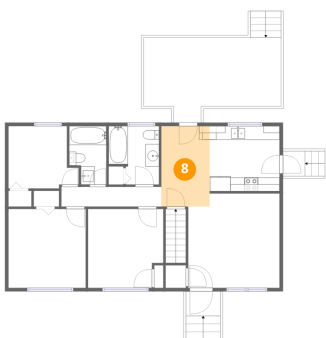
7 Floor 2 - Bedroom



Dimensions: 10'11" x 11'5"
Area: 119 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 2 - Dining Area



Dimensions: 7'0" x 11'8"
Area: 82 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

9 Floor 2 - Living Room



Dimensions: 13'3" x 13'8"
Area: 175 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 2 - Bath



Dimensions: 7'4" x 8'6"
Area: 55 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

11 Floor 2 - Primary Bedroom



Dimensions: 11'3" x 11'5"
Area: 128 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No