

PROPERTY LOCATED AT: 264 Sebago Road, Sebago, ME 04029

PROPERTY DISCLOSURE

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

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☒ Other point

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: 07/15/2026 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? none

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: basement

Installed by: unknown

Date of Installation: unknown

USE: Number of persons currently using system: Apartment & Restaurant

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

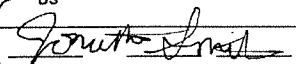
Comments: neutralizer filter in place

Source of Section I information: seller, water test

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PROPERTY LOCATED AT: 264 Sebago Road, Sebago, ME 04029**SECTION II - WASTE WATER DISPOSAL**TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown~~IF PUBLIC OR QUASI PUBLIC (Strike Section if Not Applicable):~~~~Have you had the sewer line inspected? _____ ☐ Yes ☐ No~~~~If Yes, what results: _____~~~~Have you experienced any problems such as line or other malfunctions? _____ ☐ Yes ☐ No~~~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: 1500 gallonTank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: facing building left rear OR ☐ UnknownDate installed: 1993 Date last pumped: 7-2-2025 Name of pumping company: Anderson Septic ServiceHave you experienced any malfunctions? _____ ☐ Yes ☒ No~~If Yes, give the date and describe the problem: _____~~Date of last servicing of tank: none Name of company servicing tank: noneLeach Field: _____ ☒ Yes ☐ No ☐ UnknownIf Yes, Location: facing building right rear on abutter's property see HHE-200 & MLIPDate of installation of leach field: 1993 Installed by: C.W. HarmonDate of last servicing of leach field: none Company servicing leach field: noneHave you experienced any malfunctions? _____ ☐ Yes ☒ No~~If Yes, give the date and describe the problem and what steps were taken to remedy: _____~~Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ NoIf Yes, are they available? _____ ☒ Yes ☐ NoIs System located in a Shoreland Zone? _____ ☐ Yes ☒ No ☐ UnknownComments: septic pump replaced in 2020. Serviced by William D. Lombard Jr Inc.Source of Section II information: seller, septic design

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Jonathan Smith

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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	Heat Pump 1st Floor	Propane Fireplace	Electric 2nd Floor	Basement Propane
Age of system(s) or source(s)	2020	2016	unknown	unknown
TYPE(S) of Fuel	electricity	propane	electricity	propane
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unknown, tenant	not hooked up	unknown if used, tenant occupied	unknown, tenant
Name of company that services system(s) or source(s)	J.T. Mechanical	none	none	none
Date of most recent service call	8/25/2025	none	none	
Malfunctions per system(s) or source(s) within past 2 years	none	not hooked up	none	none
Other pertinent information	none	not hooked up	none	none

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: _____~~

~~Date chimney(s) last cleaned: _____~~

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

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

~~If Yes, date: _____~~

Comments: none

Source of Section III information: seller

SECTION IV - HAZARDOUS MATERIAL

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

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

~~If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown~~

~~If no longer in use, how long have they been out of service? _____~~

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

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

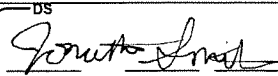
~~Age of tank(s): _____ Size of tank(s): _____~~

~~Location: _____~~

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

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

Comments: none

Source of information: seller

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

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: none

Source of information: seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

~~If applicable, what remedial steps were taken? _____~~

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

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

Results/Comments: none

Source of information: seller

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

Comments: none

Source of information: seller

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

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?

..... Yes ☐ No ☒ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: none

Source of information: seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL: ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ Unknown

Other: _____

Source of information: seller

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

SECTION V - ACCESS TO THE PROPERTY

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

If Yes, explain: right of way, septic easement, awning encroaches on public right of way

Source of information: deed, MLIP

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

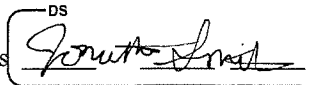
If No, who is responsible for maintenance? _____

Read Association Name (if known): _____

Source of information: _____

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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: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

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: _____

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: _____

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? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

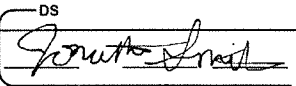
Comments: _____

Source of Section VI information: **FEMA mapping, seller**

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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: _____

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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: propane tank: Pit Stop Fuels

Year Principal Structure Built: 1954+/- or newer What year did Seller acquire property? 2019

Roof: Year Shingles/Other Installed: 2+/- years

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: some seepage

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: none

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

If Yes, is the survey available? ☐ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ Yes ☒ No ☐ Unknown

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

Comments: none

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Jonathan Smith

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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: torn window screen(s)

Comments: none

Source of Section VII information: seller

SECTION VIII - ADDITIONAL INFORMATION

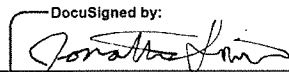
Pepsi cooler does not convey, it's owned by Pepsi Co. Sebago wall mural artwork does not convey.

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.

DocuSigned by:


8/12/2026

SELLER
JCS 10, LLC

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

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

BUYER

DATE

BUYER

DATE

BUYER

DATE

BUYER

DATE



LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT BETWEEN JCS 10, LLC

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 264 Sebago Road, Sebago, ME 04029

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ **X**

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ **X**

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

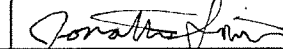
Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

DocuSigned by:



8/12/2026

Seller JCS 10, LLC

Date

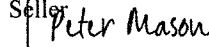
Seller _____

Date

Seller _____

Date

DocuSigned by:



8/12/2026

Agent Peter Mason

Date



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AFTER RECORDING RETURN TO:
Paul F. Driscoll, Esq.
Norman Hanson DeTroy
Two Canal Plaza
P.O. Box 4600
Portland, Maine 04112-4600

WARRANTY DEED
(Maine Statutory Short Form)

MARCELA ENTERPRISES, LLC, a Maine limited liability company with a place of business in Sebago, Maine, FOR CONSIDERATION PAID, hereby grants to **JCS 10, LLC**, a Maine limited liability company with a place of business at and a mailing address of 20 Mechanic Street, Gorham, ME 04038, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon, located on the westerly side of State Highway Route 114, also known as the Sebago Road, in the Town of Sebago, County of Cumberland and State of Maine, as more particularly described on Schedule A attached hereto and incorporated herein.

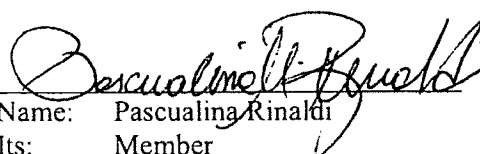
IN WITNESS WHEREOF, Marcela Enterprises, LLC has caused this instrument to be duly-executed as of this 21ST of March, 2019.

ATTEST:

MARCELA ENTERPRISES, LLC



Witness

By: 
Name: Pascualina Rinaldi
Its: Member

STATE OF MAINE
CUMBERLAND, ss

March 21, 2019

Personally appeared before me the above-named Pascualina Rinaldi, the duly authorized Member of Marcela Enterprises, LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Marcela Enterprises, LLC.

Before me,



Attorney-at-Law/Notary Public

PAUL F. DRISCOLL

MAINE REAL ESTATE TAX PAID

SCHEDULE A

Two (2) certain lots or parcels of land with the buildings thereon, located on the westerly side of State Highway Route 114, also known as the Sebago Road, in the Town of Sebago, County of Cumberland and State of Maine, and described as follows:

Beginning at a cement post located on the sideline of said Route 114;

Thence South 45° West a distance of one hundred (100) feet to a cement post;

Thence South 33° East a distance of seventy-five (75) feet to a cement post;

Thence North 45° East a distance of one hundred (100) feet to said Route 114;

Thence North 33° West a distance of seventy-five (75) feet along said road to the point of beginning.

Also another lot or parcel of land abutting the first described lot, bounded and described as follows:

Beginning at the southeast corner of the house lot now or formerly of Bertha F. Richards;

Thence North 46° East a distance of one hundred (100) feet to the said road (Route 114);

Thence northerly along the sideline of said road a distance of twenty-five (25) feet;

Thence westerly a distance of one hundred (100) feet to the line of said Bertha F. Richards' house lot;

Thence southerly along land now or formerly of Bertha F. Richards a distance of twenty-five (25) feet to the point of beginning.

Excepting and reserving from this parcel of land an easement five (5) feet from the southerly sideline for the purpose of access for the said Bertha F. Richards, her heirs and assigns, to the property which she retained from this conveyance. Said easement runs over land fifteen (15) feet in width, and one hundred (100) feet, more or less, in length, and shall follow the course of the paved driveway in existence as of December 11, 1986 at which time said property was conveyed by Bertha F. Richards to Edward J. Richards by deed dated December 11, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7537, Page 106.

Also conveying any buildings or improvements situated on the above lots of land.

Also hereby conveying the septic easements conveyed as follow: to James V. Montecalvo, et al by deed dated May 30, 2000 and recorded in said Registry in Book 15507, Page 48; to Thomas H. Peaslee, Sr. by deed dated November 22, 2000 and recorded in Book 15869, Page 167; and to Thomas H. Peaslee, Sr. by deed dated November 16, 2000 and recorded

Buyer's Initials: _____

in said Registry of Deeds in Book 15869, Page 168. These easements shall benefit the above described land and shall run with the land.

Meaning and intending to convey, and hereby conveying, all and the same premises described in the Warranty Deed of Ritan Corporation to Marcela Enterprises, LLC dated October 22, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31884, Page 252.

Received
Recorded Register of Deeds
Mar 21, 2019 02:36:02P
Cumberland County
Nancy A. Lane

Buyer's Initials: _____

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 06-14-19. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 31884 PAGE 252 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 264 Sebago Road, Sebago, Maine

Job Number: 1017-57

Inspection Date: 03-14-19

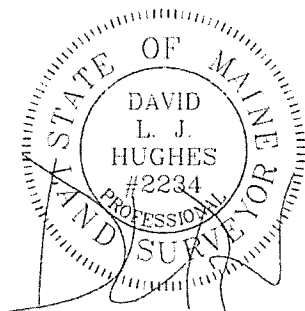
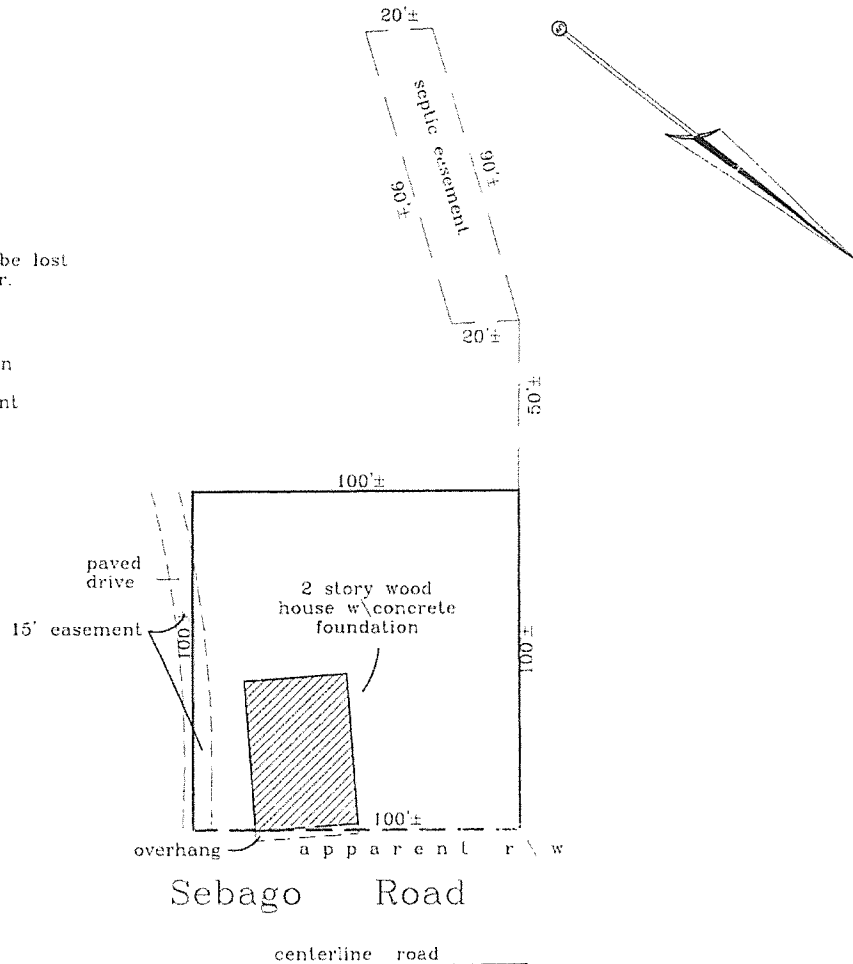
Scale: 1" = 50'

Buyer: JCS 10, LLC

Seller: Marcela Enterprises, LLC

NOTE: Some detail may be lost due to heavy snow cover.

NOTE: Lines of occupation are shown. A boundary survey may yield different results.



I HEREBY CERTIFY TO: Norman, Hanson & DeTroy, The Lender
and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel230206-0018B:

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright®

Livingston-Hughes

Professional Land Surveyors

88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone

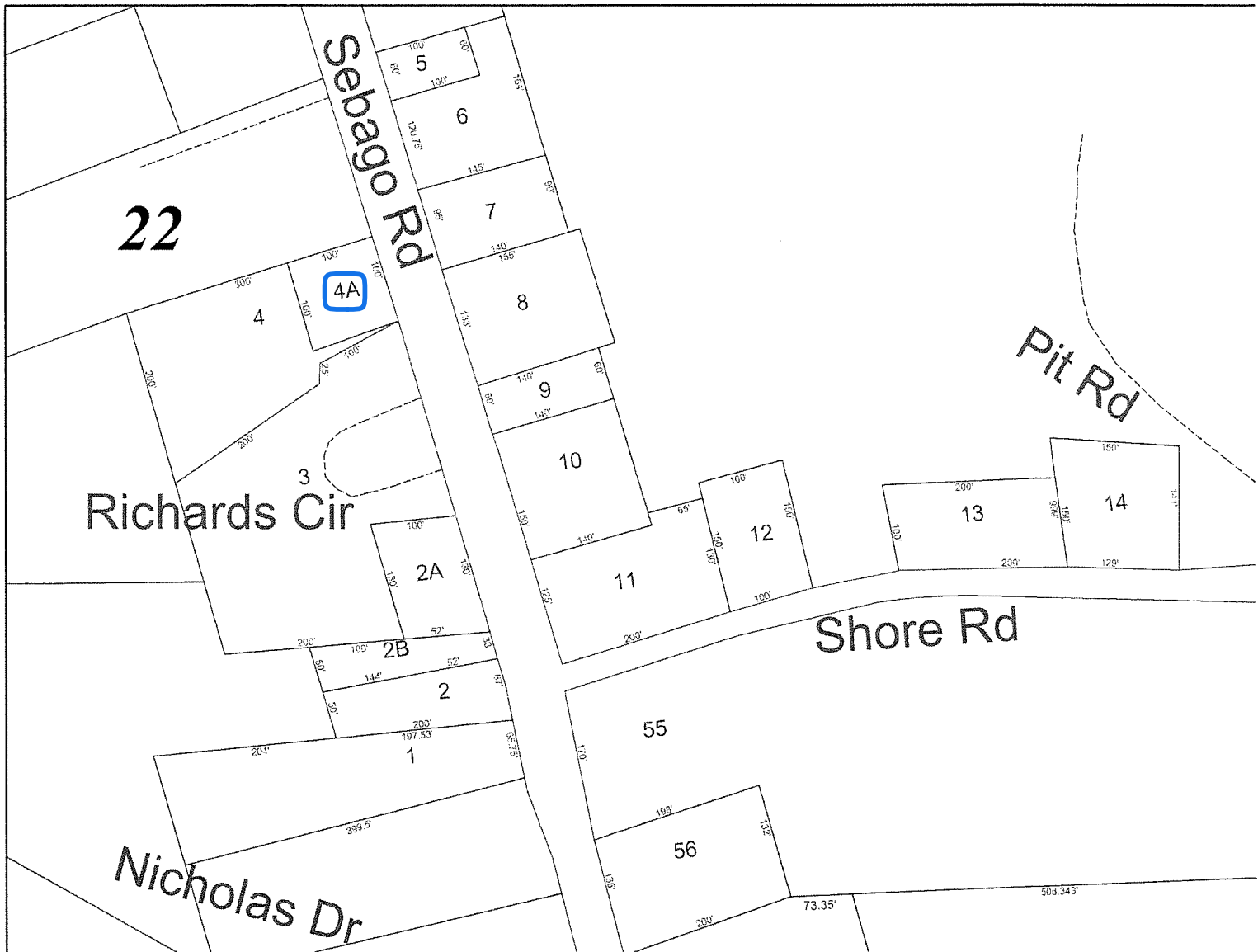
207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Buyer's Initials: _____

Tax Map Only For Marketing Purposes



Buyer's Initials: _____

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS	
Town Or Plantation	Sebago 21/04A
Street Subdivision Lot #	Rt. 114 Richards Dairy
PROPERTY OWNERS NAME	
Last	Montecaldo First: James
Applicant Name:	c/o C.W. Harmon
Mailing Address of Owner/Applicant (if different)	Sebago Lake, ME

SEBAGO	PERMIT # 736	STATE COPY
18.3.93	14500	FEE 1450
LPI: L.L.S.O.		

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is cause for the local Plumbing Inspector to deny a Permit.

James Montecaldo
Signature of Owner/Applicant Date

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

J. L. S. O.
Local Plumbing Inspector Signature Date Approved 10/7/93

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

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK 1 ☒ SEPTIC: ☐ Regular ☐ Low Profile 2 ☐ AEROBIC SIZE: 1000 GALS.	WATER CONSERVATION 1 ☒ NONE 2 ☐ LOW VOLUME TOILET 3 ☐ SEPARATED LAUNDRY SYSTEM 4 ☐ ALTERNATIVE TOILET SPECIFY:	PUMPING 1 ☐ NOT REQUIRED 2 ☐ MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION) 3 ☒ REQUIRED DOSE: 100 GALS.	CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.) Take out Restaurant 540 gpd $\sqrt[3]{800 \times 3.5} = 1.24$ 240 DESIGN FLOW: 540 (GALLONS/DAY)
SOIL CONDITIONS USED FOR DESIGN PURPOSES PROFILE 5 CONDITION B DEPTH TO LIMITING FACTOR: NONE	SIZE RATINGS USED FOR DESIGN PURPOSES 1 ☐ SMALL 2 ☒ MEDIUM 3 ☐ MEDIUM-LARGE 4 ☐ LARGE 5 ☐ EXTRA LARGE	DISPOSAL AREA TYPE/SIZE 1 ☒ BED 1800 Sq. Ft. 2 ☐ CHAMBER _____ Sq. Ft. ☐ REGULAR ☐ H-20 3 ☐ TRENCH _____ Linear Ft. 4 ☐ OTHER:	

SITE EVALUATOR STATEMENT

On 7-9-93 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

James Montecaldo
Site Evaluator Signature

73
SE#

7-12-93
Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

Buyer's Initials: _____

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

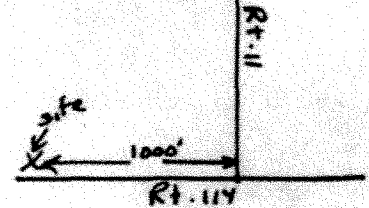
Sebago

Rt. 114 - Richards Dairy James Montecaldo

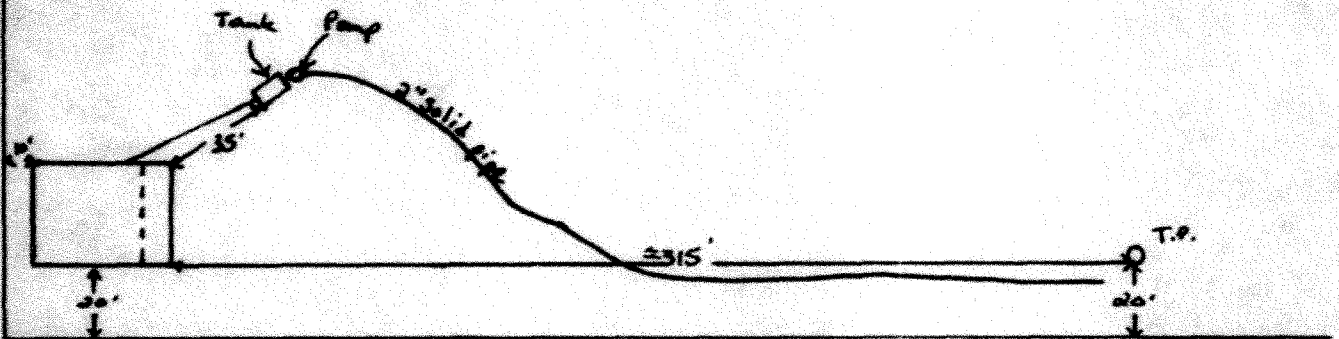
SITE PLAN

Scale 1" = _____ Ft.

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



Rt. 114



SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole ☐ Test Pit ☐ Boring

* Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
1		Dark	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
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17			
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46			
47			
48			
49			
50			

Soil	Classification	Slope	Limiting Factor	Ground Water
4	C	5%	49"	☐ Ground Water
4	C	5%	49"	☐ Restrictive Layer
4	C	5%	49"	☐ Bedrock

Observation Hole ☐ Test Pit ☐ Boring

* Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
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42			
43			
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47			
48			
49			
50			

Soil	Classification	Slope	Limiting Factor	Ground Water
				☐ Ground Water
				☐ Restrictive Layer
				☐ Bedrock

Buyer's Initials:

00073

7-12-92

Page 2 of 3

HNE-200 Rev. 1/84

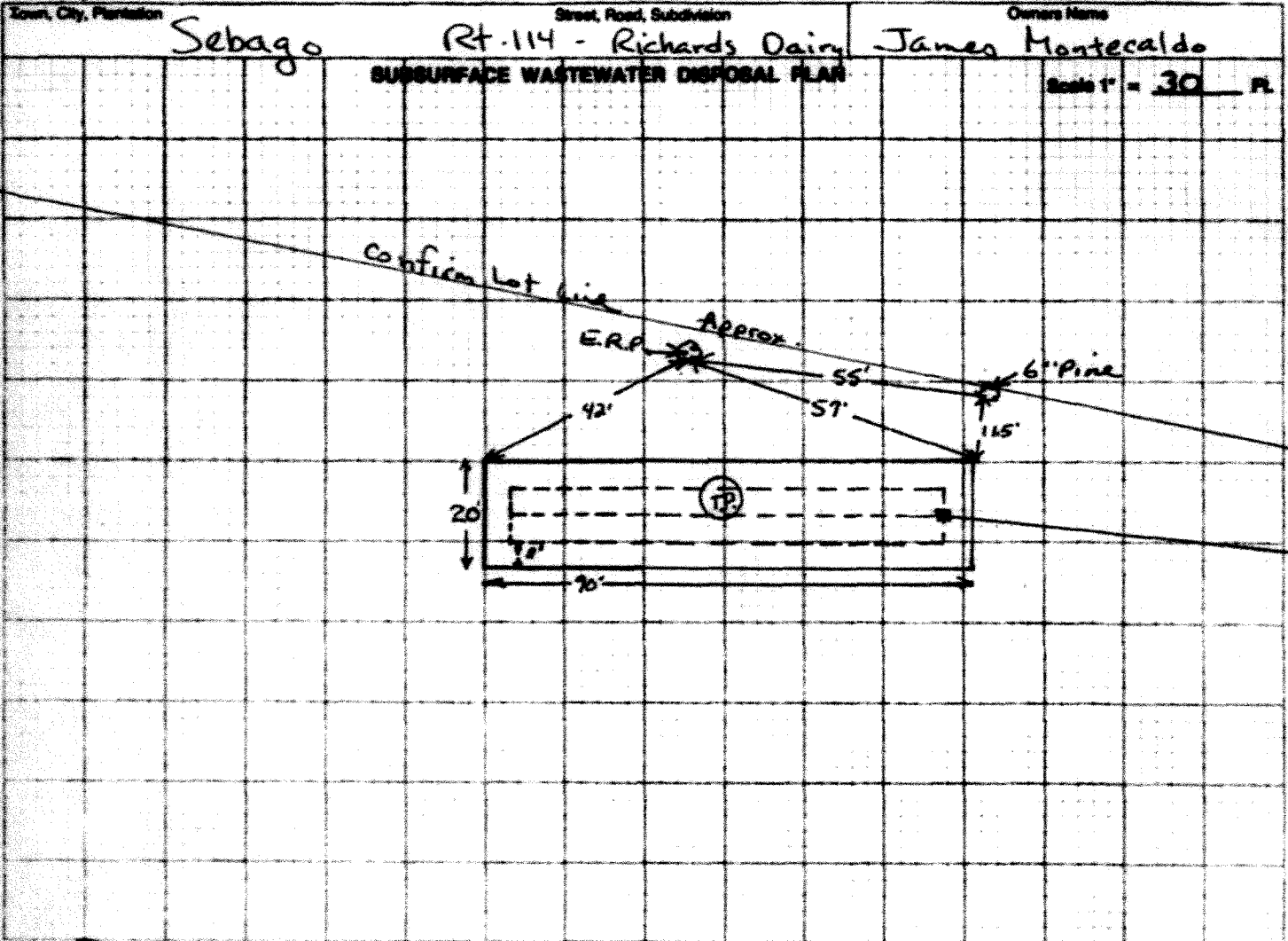
Kimberly Dunder
Site Evaluator Signature

SE#

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering



FILL REQUIREMENTS

Depth of Fill (Upslope) **0"**
Depth of Fill (Downslope) **6"**

CONSTRUCTION ELEVATIONS

Reference Elevation is **0"**
Bottom of Disposal Area **6"**
Top of Distribution Lines or Chambers

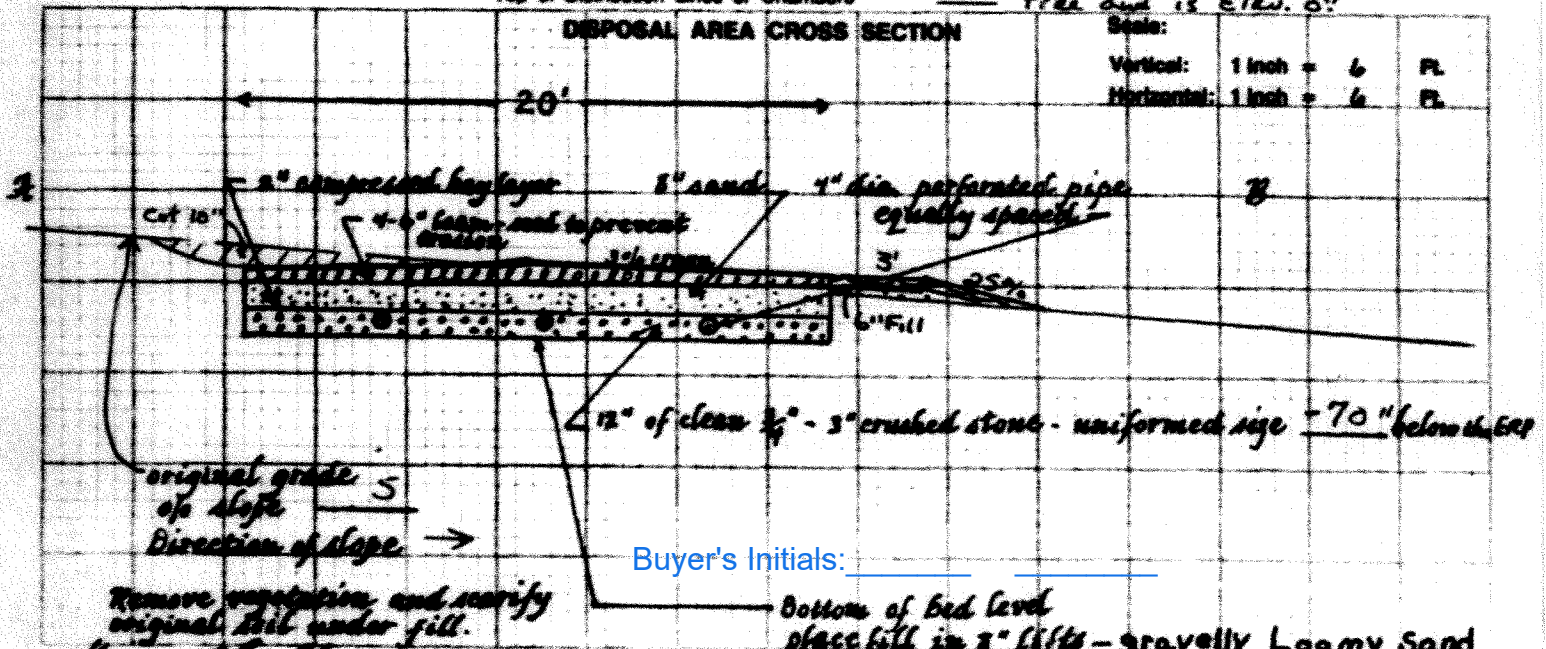
ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

0"
-70" 18" Pine with a nail 20" above
-59" The ground at the base of the tree and is Elev. 0"

DISPOSAL AREA CROSS SECTION

Scale:

Vertical: 1 inch = 6 Ft.
Horizontal: 1 inch = 6 Ft.



Kenneth Gardner
Site Evaluator Signature

00073
SEP

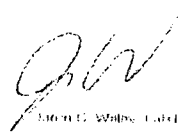
7-12-93
Date

	Maine Coast Lab
	47 Gardiner Road
	Wiscasset, ME. 04578
	Phone: 207.882.5476
	Email: mainecoastlab@waterqualityme.com
	Web: waterqualityservicesme.com
	EPA Lab ID: ME01032

Report of Analyses Sample ID Number: RDD07152026 PWSID: ME0002985 Sample Site: Distribution; 264 Sebago Rd. Sample Source: Drinking Water Sample Received Date/Time: 7/15/26 1600	Client Richards Dairy Delight 264 Sebago Rd. Sebago, ME 04029
---	---

Parameter	Results	Units	Acceptable Limit	Reporting Limit	Method	Sampled		Analysis Start		Analysis Complete	
						Date	Time	Date	Time	Date	Time
Total Coliform	Absent	P-A/100mL	Absent	P-A	SM 9223 B (Colilert 18)	7/15/26	1000	7/15/26	1621	7/16/26	1351
E. Coli	Absent	P-A/100mL	Absent	P-A	SM 9223 B (Colilert 18)	7/15/26	1000	7/15/26	1621	7/16/26	1351

Analyst's Signature



Michelle Walsh, Lab Director

07/16/26

The Maine Coast Lab hereby certifies that all test results for the sample were analyzed by the method listed. These results reflect those obtained on the received sample. The report shall not be reproduced except in full without the written consent of the laboratory.

END OF REPORT

Processed: ST Proofed: *EN*

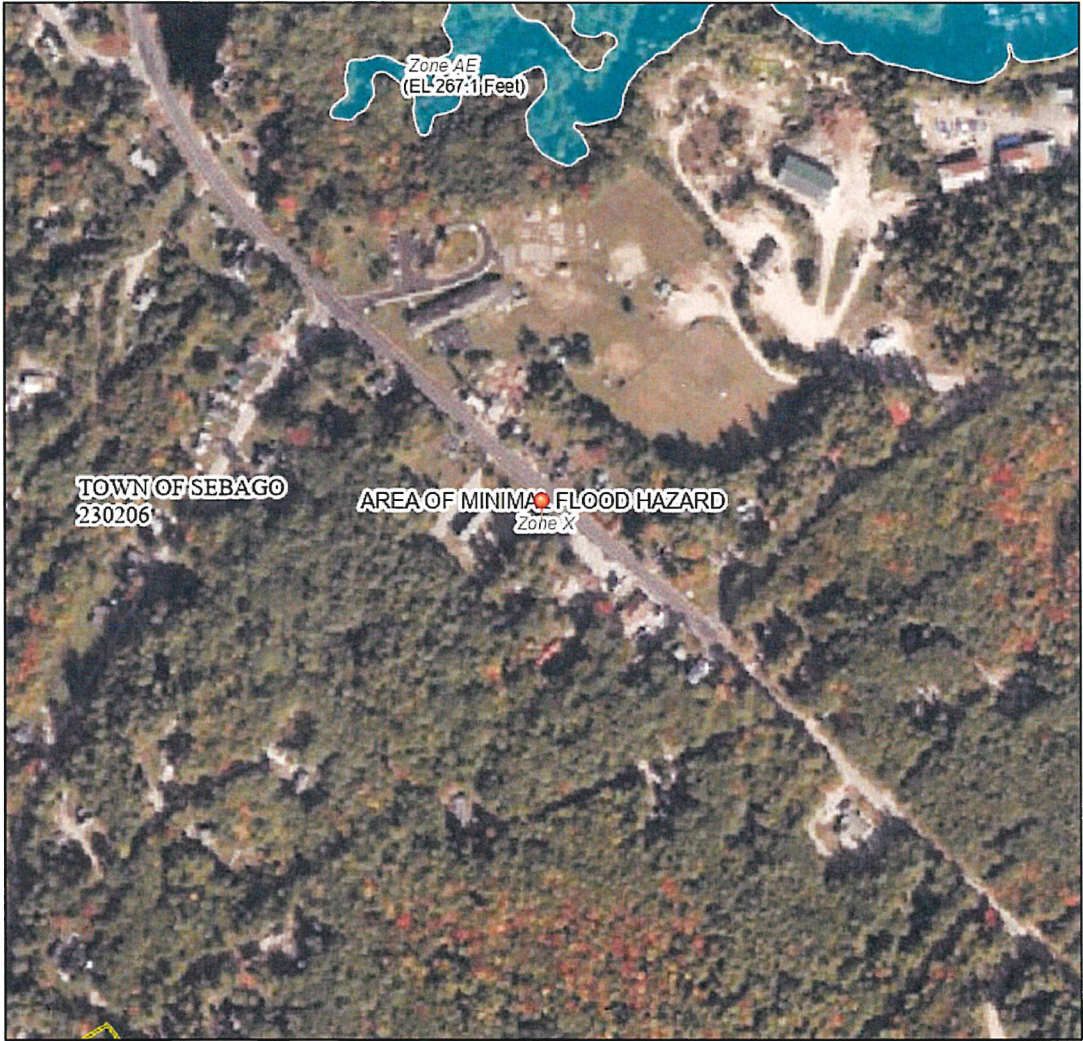
Page 1 of 1

Buyer's Initials: _____

National Flood Hazard Layer FIRMette



70°38'33"W 43°51'27"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000 70°37'56"W 43°51'11"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 Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
MAP PANELS	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	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 7/28/2026 at 5:38 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.

Buyer's Initials: _____



Fact Sheet: Arsenic Treated Wood

Department of Health and
Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and
Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohberg
Environmental and
Occupational Health
Program
Maine CDC
Toll-free in Maine 866-
292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/
eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

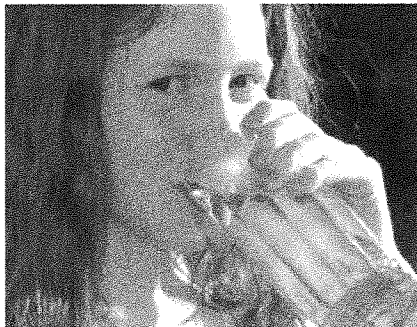
What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

DS
[Signature]

Buyer's Initials: _____

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you^{bs} decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



March 2020