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PROPERTY LOCATED AT: **34 Oma's Way, Mariaville, ME 04605**

PROPERTY DISCLOSURE

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

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

SECTION I - WATER SUPPLY

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

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

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

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

WATER TEST: Have you had the water tested? ..... ☐ Yes ☒ No

If Yes, Date of most recent test: **n/a** Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ..... ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Right Side of Driveway before house**

Installed by: **Lawrence Lord & Sons**

Date of Installation: **02/24/2026**

USE: Number of persons currently using system: **0**

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

Comments: **7gpm, 220' deep**

Source of Section I information: **Seller**

Better Homes & Gardens The Masiello Group, 193 Main St Ellsworth ME 04605 Phone: (207)460-6577 Fax: 877-382-4884 Neil Chandler Jr
Casey Hardwick
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PROPERTY LOCATED AT: **34 Oma's Way, Mariaville, ME 04605**

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 were the 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: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Left front of house** OR ☐ Unknown

Date installed: **06/2026** 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: _____

Date of last servicing of tank: **Installation** Name of company servicing tank: **n/a**

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

If Yes, Location: **Left front of house (yard area)**

Date of installation of leach field: **06/2026** Installed by: **Chandler Contractors**

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: _____

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: **Septic System is for a 3 bedroom house**

Source of Section II information: **Seller & Septic Design**

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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	**15K Fujitsu Heat Pump**	**Electric Baseboard**		
Age of system(s) or source(s)	**2026**	**2026**		
TYPE(S) of Fuel	**Electric**	**Electric**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown**	**Unknown**		
Name of company that services system(s) or source(s)	**n/a**	**n/a**		
Date of most recent service call	**Installation**	**n/a**		
Malfunctions per system(s) or source(s) within past 2 years	**n/a**	**n/a**		
Other pertinent information	**n/a**	**Located in bedrooms & bath**		

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

Are any buried? ..... ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ..... ☐ Yes ☒ No ☐ Unknown

Chimney(s): ..... ☐ Yes ☒ No

[redacted]

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: _____

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? **n/a**

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): **n/a** Size of tank(s): **n/a**

Location: **n/a**

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What materials are, or were, stored in the tank(s)? **n/a**

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

Comments:

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: **New Construction**

Source of information: **Seller**

C. RADON/AIR - 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**

[redacted]

Results/Comments:

Source of information: **Seller**

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**

[redacted]

Results/Comments:

Source of information: **Seller**

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

Comments: **New Construction- never occupied**

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: **New Construction**

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 over roads & Oma's Way, Versant Line Extension Contract**

Source of information: **Survey, Deed**

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? **All Property Owners**

Road Association Name (if known): **Orrin Road Association-$550/year**

Source of information: **Seller**

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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: **23009C0582D** Year: **07/20/2016** (Attach a copy)

Comments: **Only the area along the shoreline appears to be within the flood zone**

Source of Section VI information: **Seller & FEMA Map**

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National Flood Hazard Layer FIRMette

FEMA

68°23'18"W 44°44'34"N



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, Are of 1% annual chance flood with averag depth less than one foot or with drainag areas of less than one square mile *Zone*
  - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
  - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
  - Area with Flood Risk due to Levee *Zone D*
- **OTHER AREAS**
  - NO SCREEN Area of Minimal Flood Hazard *Zone X*
  - Effective LOMRs
  - Area of Undetermined Flood Hazard *Zon*
- **GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- **OTHER FEATURES**
  - 20.2 Cross Sections with 1% Annual Chance
  - 17.5 Water Surface Elevation
  - Coastal Transect
  - 513 Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- **MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/16/2026 at 6:44 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.

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PROPERTY LOCATED AT: **34 Oma's Way, Mariaville, ME 04605**

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, solar panels, wind turbines): Type: **None**

From Whom: **n/a**

Year Principal Structure Built: **2026** What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: **2026**

Water, moisture or leakage: **No**

Comments: _____

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: **House is on a 4' frost wall with slab on top-no crawl space**

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

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

Comments: _____

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

Comments: **200amp service**

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: _____

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PROPERTY LOCATED AT: **34 Oma's Way, Mariaville, ME 04605**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None**

Comments:

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

3" foam insulation under slab

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.

Neil Chandler Jr 10/26/2026
SELLER DATE
Neil Chandler Jr.

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

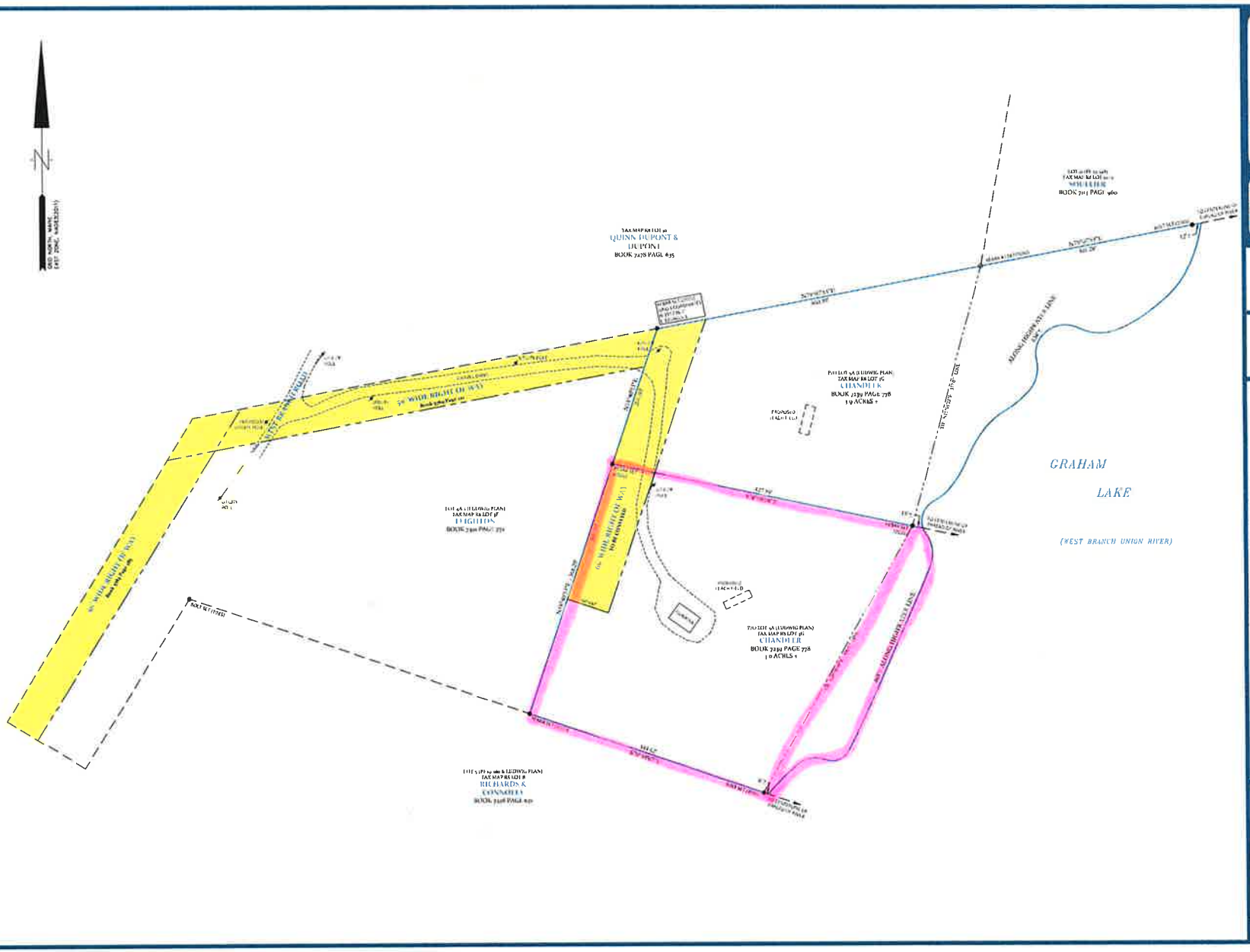
BUYER DATE

BUYER DATE

BUYER DATE

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PLAN OF DIVISION OF LAND FOR:

Neil Chandler

West Branch Road
Mariaville, Maine

Hancock County

DRAWN BY: RJCRAU

DATE: FEBRUARY 12, 2026

REVISIONS

SCALE: 1" = 60'

NOTES

STEPHEN H. SALSBURY
2172
REGISTERED LAND SURVEYOR

Herrick & Salsbury INC.
LAND SURVEYING AND LAND USE CONSULTANTS
Helping You Protect Your Land Investment

www.herrickandsalsbury.com

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Herrick & Salsbury INC.
LAND SURVEYORS
AND LAND USE
CONSULTANTS

Helping You Protect Your Land Investment

February 10, 2026

Description of 4.0-Acre +/- Lot

Portion of Chandler

A certain LOT or PARCEL of land situated easterly of West Branch Road on the westerly side of Graham Lake (West Branch Union River), located in the Town of Mariaville, Hancock County, Maine, bounded and described as follows, to-wit:

BEGINNING at a Herrick & Salsbury, Inc. capped Rebar set in the ground in 2026 on the easterly line of Lot 4A-1 as shown on a plan of Division of Lot 4A for: Scott Ludwig, Graham Lake, Mariaville, Maine, dated June 30, 2000 and prepared by Herrick & Salsbury, Inc., and described in a deed from Meredith A. Stuart & James B. Stuart to Stacy Leighton & Tracy Leighton, dated December 11, 2023 and recorded at the Hancock County Registry of Deeds in Book 7301, Page 772, said Rebar lying South 18 degrees 40 minutes 53 seconds West, two hundred and zero hundredths (200.00) feet from a Herrick & Salsbury, Inc. capped Rebar set in the ground in 2025 on the southerly line of land as described in a deed from Lakeville Shores, Inc. to Maureen Quinn-Dupont & David Dupont, dated July 18, 2023 and recorded at said Registry in Book 7278, Page 635 and at the northeasterly corner of said Lot 4A-1, said Rebar having Grid North, Maine East Zone, NAD83 (2011) coordinates of N:391736.7' & E:1014655.3';

THENCE South 78 degrees 08 minutes 08 seconds East, through land of Neil Chandler, four hundred twenty-seven and fifty-nine hundredths (427.59) feet to a Herrick & Salsbury, Inc. capped Rebar set in the ground in 2026;

THENCE continuing the same course (South 78 degrees 08 minutes 08 seconds East), fifteen (15) feet, more or less to the highwater line of Graham Lake (West Branch Union River);

THENCE in a generally southwesterly direction, by and along said high water line, four hundred sixty-eight (468) feet, more

or less to a point lying South 70 degrees 59 minutes 07 seconds East from a Herrick & Salsbury, Inc. 1" iron Bolt set in the ground in 1985;

THENCE North 70 degrees 59 minutes 07 seconds West, six (6) feet, more or less to aforementioned Bolt, said Bolt lying on the northeasterly line of Lot 5 as shown on said plan and being described in deed from Neil A. Chandler Jr. & Amy C. Chandler to Pamela K. Richards & E. Thomas Connolly, dated June 11, 2024 and recorded at said Registry in Book 7328, Page 671, said bolt also lying South 29 degrees 26 minutes 00 seconds West, four hundred twenty-eight and fifty-seven hundredths (428.57) feet from the last-mentioned Rebar;

THENCE continuing the same course (North 70 degrees 59 minutes 07 seconds West), by and along said northeasterly line of Lot 5, three hundred forty-four and sixty-two hundredths (344.62) feet to a Herrick & Salsbury, Inc. capped Rebar set in the ground in 2025 at the southeasterly corner of Lot 4A-1;

THENCE North 18 degrees 40 minutes 53 seconds East, by and along said easterly line of Lot 4A-1, three hundred sixty-eight and twenty-nine hundredths (368.29) feet to the point of beginning and containing 4.0 acres, more or less.

BEARINGS in the above-described lot or parcel of land are oriented to Grid North, Maine East Zone, NAD83 (2011); DISTANCES are Grid Distances using an OPUS derived Combined Scale Factor of 0.99989772.

Being the southerly PORTION OF Lot 5A as shown on a plan of Division of Lot 4A for: Scott Ludwig, Graham Lake, Mariaville, Maine, dated June 30, 2000 and prepared by Herrick & Salsbury, Inc. and described in a deed from Karen A. Chandler to Neil A. Chandler, Jr., dated October 28, 2022 and recorded in the Hancock County Registry of Deeds in Book 7239, Page 778.

TOGETHER WITH a right of way, 60 feet in width, for all purposes of a way, the westerly line of said 60 foot wide right of way described as follows:

BEGINNING at a Herrick & Salsbury, Inc. capped Rebar set in the ground in 2025 having Grid North, Maine East Zone, NAD83 (2011) coordinates of N:391736.7' & E:1014655.3' at the northwesterly corner of Lot 5A as shown on a plan of Division of Lot 4A for: Scott Ludwig, Graham Lake, Mariaville, Maine, dated June 30, 2000 and prepared by Herrick & Salsbury, Inc.;

THENCE South 18 degrees 40 minutes 53 seconds West, by and along the westerly line of said Lot 5A, two hundred and zero hundredths (200.00) feet to a Herrick & Salsbury, Inc. capped Rebar set in the ground in 2026 at the northwesterly corner of the above-described lot;

THENCE continuing the same course (South 18 degrees 40 minutes 53 seconds West), by and along said westerly line of Lot 5A and by and along the westerly line of the above-described lot, two hundred and zero hundredths (200.00) feet.

Also conveying all right, title, and interest to the land lying beneath the flowage of the West Branch of the Union River to the center line or thread of the river which abuts the above-described premises.

Also conveying with and as appurtenant to the above described premises a right of way for all purposes of a way including an easement for the installation of electrical energy and voice by wires and poles from Route 181 leading from Ellsworth to Amherst to the above described premises over the old woods road and over the roads as laid out on a plan entitled "Sterling Forest Products, Forestry Lots, Lot No. 45 of the Mariaville Town Plan, Hancock County, Maine", dated March 23, 1973, prepared by Herrick and Salsbury, Inc., Blue Hill, Maine, and recorded in Hancock County, Maine, Registry of Deeds, on May 11, 1973 Plan Book 13, Page 34, and over the roads as laid

out on plan entitles "Right of Way, Sterling Forest Products, Mariaville, Maine" dated February 27, 1974, prepared by Herrick and Salsbury, Inc., Blue Hill, Maine and recorded in the Hancock County, Maine, Registry of Deeds, Planbook 13, Page 96.

There is expressly excepted from any covenants and title hereinafter contained, the right of James C. VanLoon, Jr. and David E. Honey, their heirs, executors, administrators, successors, and assigns, a right of way for all purpose of a right of way including an easement for the transmission of electrical energy and voice by wires and poles over a 50 foot wide right of way over the road as laid out on a plan entitled "Right of Way, Sterling Forest Products, Mariaville, Maine" dated February 27, 1974, prepared by Herrick and Salsbury, Inc., Blue Hill, Maine, and recorded in the Hancock County, Maine, Registry of Deeds, Plan Book 13, Page 96.

Also conveying as appurtenant to the above-described premises an easement granted by Neil A. Chandler, Sr. dated February 16, 2012, recorded in Book 5769, Page 121 of said Registry, and an Easement granted by James B. Stuart and Meredith A. Stuart dated March 17, 2012, recorded in Book 5784, Page 285 of said Registry.

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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 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**

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PFAS Testing in Private Wells:

Understanding Your Results



Common questions about PFAS and drinking water

What are PFAS chemicals?
PFAS are a large group of human-made chemicals. Some PFAS can stay in your body or in the environment for a very long time. They are sometimes called "forever" chemicals. PFAS have been applied to many products, like clothes, cosmetics, furniture, carpet, cooking items, and food packaging to make the items repel water, stains, grease, and fire. "PFAS" is short for "per- and polyfluoroalkyl substances".

How could exposure to PFAS affect my health?
The degree of risk depends on many factors, including your health and how much and how long you were exposed to the chemicals. Having higher levels of PFAS in your blood does not mean you will develop a health problem. Health effects linked to PFAS include:

- Decreased response to some vaccines
- Increased cholesterol levels
- Decreased infant and fetal growth
- Increased risk of kidney and testicular cancers
- Hypertension (high blood pressure) and pre-eclampsia during pregnancy

How could I be exposed to PFAS?
Most of us have some level of PFAS in our blood. We are exposed to PFAS through contaminated food and water, household products, or working or living in or near facilities where PFAS are made or used.

How do I understand test results for PFAS in well water?
Your report will tell you which PFAS were detected in your private well. To evaluate PFAS in private drinking water, the Maine Department of Environmental Protection (DEP) follows the Interim Drinking Water Standard of 20 nanograms per liter (ng/L) established by the Maine State Legislature for six PFAS: PFOA, PFOS, PFNA, PFHpA, PFHxS, and PFDA.

If your results are above 20 ng/L, it is recommended you take steps to reduce the amount of the contaminated water you drink. It does not necessarily mean you will experience health problems.

The Maine DEP has a helpful tip sheet for understanding your water test results at Maine.gov. Visit using this QR code.

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What should I do if I have too much PFAS in my water?



1. **Use bottled water** for drinking water and other consumption. In most cases, you can continue to use your water for cooking, bathing, and brushing teeth. If you grow vegetables or raise chickens for eggs, call the Maine Center for Disease Control and Prevention at 866-292-3474 to talk about using your water.



2. **Install filters on your water supply.** Maine DEP can work with you to install filters. Filtration systems and commercial filters with the code NSF/ANSI 53 or NSF/ANSI 58 for reverse osmosis systems can reduce concentrations of PFOA, PFOS and other PFAS below 20 ng/L (per filter certification standards as of October 2024).



3. **Talk with your doctor** to understand your risk of exposure and whether blood testing is appropriate. A PFAS blood test can tell you the amount of certain PFAS present in your blood. It cannot detect exposure from many years ago (e.g., more than 10 years), predict health problems, or identify the source of PFAS. The Maine Department of Agriculture Conservation and Forestry is working to provide free access to blood testing for eligible individuals. More resources will be available fall 2025.

FIND MORE INFORMATION ABOUT PFAS

CALL: **A Maine CDC toxicologist at at 866-292-3474 (toll-free in Maine), 207-287-4311, or Maine Relay, 711.**

EMAIL: **Questions to pfas.mecdc@maine.gov and attach your lab results.**

VISIT: **Find more Maine DEP PFAS resources using the QR code:**

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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 Frohmberg
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.

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