

**Exhibit A**

**MERRILL F ELIAS / PENELOPE K ELIAS**

**PROPERTY: MAP 018-002-005**

**PRELIMINARY SELLER ADVISORY TO KNOWLES COMPANY**

**SEPTIC ENCROACHMENT (LEACH FIELD) & EASEMENT REQUIREMENT**

- **Property to be Listed:** 2-Acre Parcel (Southwest corner contains an encroachment).
- **The Issue:** A subsurface wastewater leach field (serving our retained adjacent property) is located partially or totally on the Southwest corner of the 2-acre parcel to be listed.
- **System Condition & History:** The system has no known defects and has functioned flawlessly with zero malfunctions to our knowledge. The associated septic tank and supply line are located entirely off the 2-acre listing parcel and have been routinely inspected and passed per local municipal guidelines.
- **Estimated Footprint:** We estimate the subterranean footprint to be approximately 1,000 sq. ft. (~2% to 2.5% of the listed lot).
- **Shoreland Zone Note:** A small portion of the Northwest side of the listing parcel appears to be within the Shoreland Zone. While the leach field is on the opposite (Southwest) corner, we acknowledge that a certified Maine septic inspection or written disclosure statement may still be required under **Maine Title 30-A §4216** due to the parcel boundary's proximity to the water.
- **Listing Requirement:** We expect that this property will have to be marketed and sold **subject to a formal, Express Septic Easement Appurtenant** to be drafted by the Seller's attorney prior to closing. This easement will grant the retained property permanent rights for the use, maintenance, repair, and eventual replacement of the leach field footprint, including any necessary utility setbacks.