

PROPERTY LOCATED AT: 3 GORDON COURT, YORK, ME 03909

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 other 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. 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: Yes No N/A
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: May 2019 Are test results available? .. Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
If Yes, are test results available? Yes No
What steps were taken to remedy the problem? WATER FILTRATION SYSTEM INSTALLED IN 2002

IF PRIVATE:

INSTALLATION: Location: BACK YARD
Installed by: UNKNOWN
Date of Installation: 1998

USE: Number of persons currently using system: 2 APTS + DAYCARE
Does system supply water for more than one household? Yes No Unknown

Comments: VERY HIGH IRON, CHLORIDE, HARD WATER; PUMP REPLACED APPROX. 3 YEARS AGO

Source of Section I information: SELLER, WATER TEST

Seller Initials KB Page 1 of 7 Buyer Initials _____

SECTION II – WASTE WATER DISPOSAL

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

IF PUBLIC OR QUASI-PUBLIC:

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:

Tank: Septic Tank Holding Tank Cesspool Other: N/A

Tank Size: 500 Gallon 1000 Gallon Unknown Other: 2000 gal PER DESIGN

Tank Type: Concrete Metal Unknown Other: N/A

Location: FRONT YARD OR Unknown

Date installed: 1998 Date last pumped: 8/25/16 Name of pumping company: A-1 ENVIRONMENTAL

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: 8/25/16 Name of company servicing tank: A-1 ENVIRONMENTAL

Leach Field: Yes No Unknown

If Yes, Location: FRONT OF BUILDING/DRIVEWAY

Date of installation of leach field: 1998 Installed by: UNKNOWN

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

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

Is System located in a Coastal Shoreland Zone?..... Yes No Unknown

Comments: TANK SIZE & TYPE DETERMINED FROM SEPTIC DESIGN; DESIGN SHOWS ONE 2 BEDROOM APT & ONE 1 BEDROOM APT

Source of Section II information: SELLER, PUBIC RECORD

Seller Initials VB

Buyer Initials _____

What materials are, or were, stored in the tank(s)? N/A

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

Comments: **SELLER HAS NO KNOWLEDGE OF UNDERGROUND STORAGE TANKS**

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: N/A Yes No Unknown

Comments: **BUILT IN 1998**

Source of information: **SELLER, PUBIC RECORD**

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

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

Are test results available? Yes No

Results/Comments: **SELLER HAS NEVER TESTED FOR RADON/AIR**

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

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

Are test results available? Yes No

Results/Comments: **SELLER HAS NEVER TESTED FOR RADON/WATER**

Source of information: **SELLER**

Seller Initials KS

Buyer Initials _____

E. 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: BUILT IN 1998; MAY BE SOME FLAKING PAINT IN MISC. AREAS ON THE EXTERIOR TRIM

Source of information: SELLER, PUBIC RECORD

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: SELLER HAS NO KNOWLEDGE OF HAZARDOUS MATERIALS

Source of information: SELLER, PUBIC RECORD

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

SECTION V — GENERAL INFORMATION

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, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: PRIVATE ROAD

Source of information: SELLER

Answer only one of the following sets of questions depending on the type of property:

If the subject property consists of at least one, but not more than four, residential dwelling units:

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? INFORMAL ROAD AGREEMENT

For all other properties:

~~Are there any abandoned or discontinued town ways, any public easements or any private roads located on the property or abutting the property? Yes No Unknown~~

~~If Yes, describe: _____~~

~~If Yes, who is responsible for maintenance (including road association, if any): _____~~

Seller Initials KS

Buyer Initials _____

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: N/A

Is a Forest Management and Harvest Plan available?..... Yes No Unknown
Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown
Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: N/A

Year Principal Structure Built: 1998
What year did Seller acquire property? 1998
Roof: Year Shingles/Other Installed: 1998

Water, moisture or leakage: NONE

Comments: NONE

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown
Water, moisture or leakage since you owned the property: Yes No Unknown
Prior water, moisture or leakage? Yes No Unknown

Comments: NONE

Mold: Has the property ever been tested for mold? Yes No Unknown
If Yes, are test results available? Yes No

Electrical: Fuses Circuit Breaker Other: N/A Unknown

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 MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: HIGH IRON IN THE WATER; SELLER INDICATES WELL
WATER IS BRACKISH (HIGH SALT CONTENT)- REFER TO WATER TEST

Source of Section V information: SELLER

Seller Initials KS

Buyer Initials _____

SECTION VI – ADDITIONAL INFORMATION

Three unit building in Route 1-2 zoning currently operating as a daycare on the 1st floor & two apartments on the 2nd floor. Each unit has its own utilities & access. Lower level/basement has two garage doors & expansive storage opportunities that are rented currently. Well water has very high iron & chloride. Water filtration system installed in 2002. Visual deterioration noted on water filtration system & furnace servicing apt. 3A. Private road, no formal agreement. Property being sold "AS IS".

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.

X Kelli Succi 6/4/2019
SELLER DATE SELLER DATE
KELLI SUCCI

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

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.

SELLER(S) INITIALS: DS
KS _____

BUYER(S) INITIALS: _____

Protect your family. Test your well.

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



July 2012



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

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

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

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.

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

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.

SELLER(S) INITIALS

KS

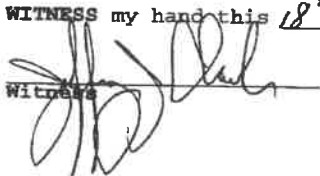
BUYER(S) INITIALS: _____

WARRANTY DEED

FRANK H. WITHAM, of 367 South Side Road, Town of York, County of York and State of Maine, for consideration paid, grants to KELLI J. SUCCI, of 232 Long Sands Road, Town of York, County of York and State of Maine, with WARRANTY COVENANTS the land in York, County of York and State of Maine, described as follows:

See Attached Schedule A

WITNESS my hand this 18th day of November, 1998.


Witness

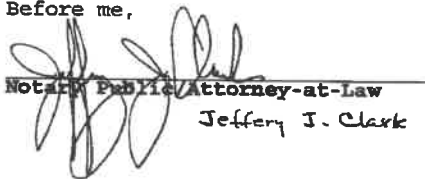

FRANK H. WITHAM

STATE OF MAINE
YORK ss.

November 18, 1998

Then personally appeared the above-named, FRANK H. WITHAM, and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney-at-Law
Jeffery J. Clark

MAINE R.E. TRANSFER TAX PAID

SCHEDULE A

A certain lot or parcel of land situated on the northerly side of Beech Ridge Road in the Town of York, County of York and State of Maine, and being Lot 3 on the Plan entitled "Standard Boundary Survey of Gordon Court, Beech Ridge Road, York, Maine" by Anderson Associates, Registered Land Surveyors dated August 1989 and recorded in the York County Registry of Deeds at Plan Book 199, Page 5.

Also conveying to the Grantee, her heirs and assigns, all of the Grantor's right, title and interest in and to that portion of land lying between the northeasterly extension of the northwesterly and southeasterly sidelines of the Grantor's property to the center line of the York River. Meaning and intending to convey to the Grantee all the Grantor's right, title and interest to that portion of the York River lying between the high and low water marks of the York River as well as any other lands lying within the York River.

Said parcel is also conveyed together with a 50 Ft. Wide R.O.W. for the purposes of ingress and egress to and from Beech Ridge Road by foot or motor vehicle and also for utilities. It is further agreed between the Grantor and the Grantee, her heirs and assigns, that until such time as said 50 Ft. Wide R.O.W. is accepted and maintained by the Town of York as a town road, all parties shall share equally in the maintenance and upkeep of said 50 Ft. Wide R.O.W.

Said parcel is conveyed subject to all the notes, easements, restrictions and terms set forth on the above-noted Plan. Specifically, the lot is subject to a 10 foot wide pedestrian easement for the benefit of the Grantors and others.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to the Grantor by deed of the Estate of Emma F. Raleigh dated November 3, 1989, and recorded in the York County Registry of Deeds.

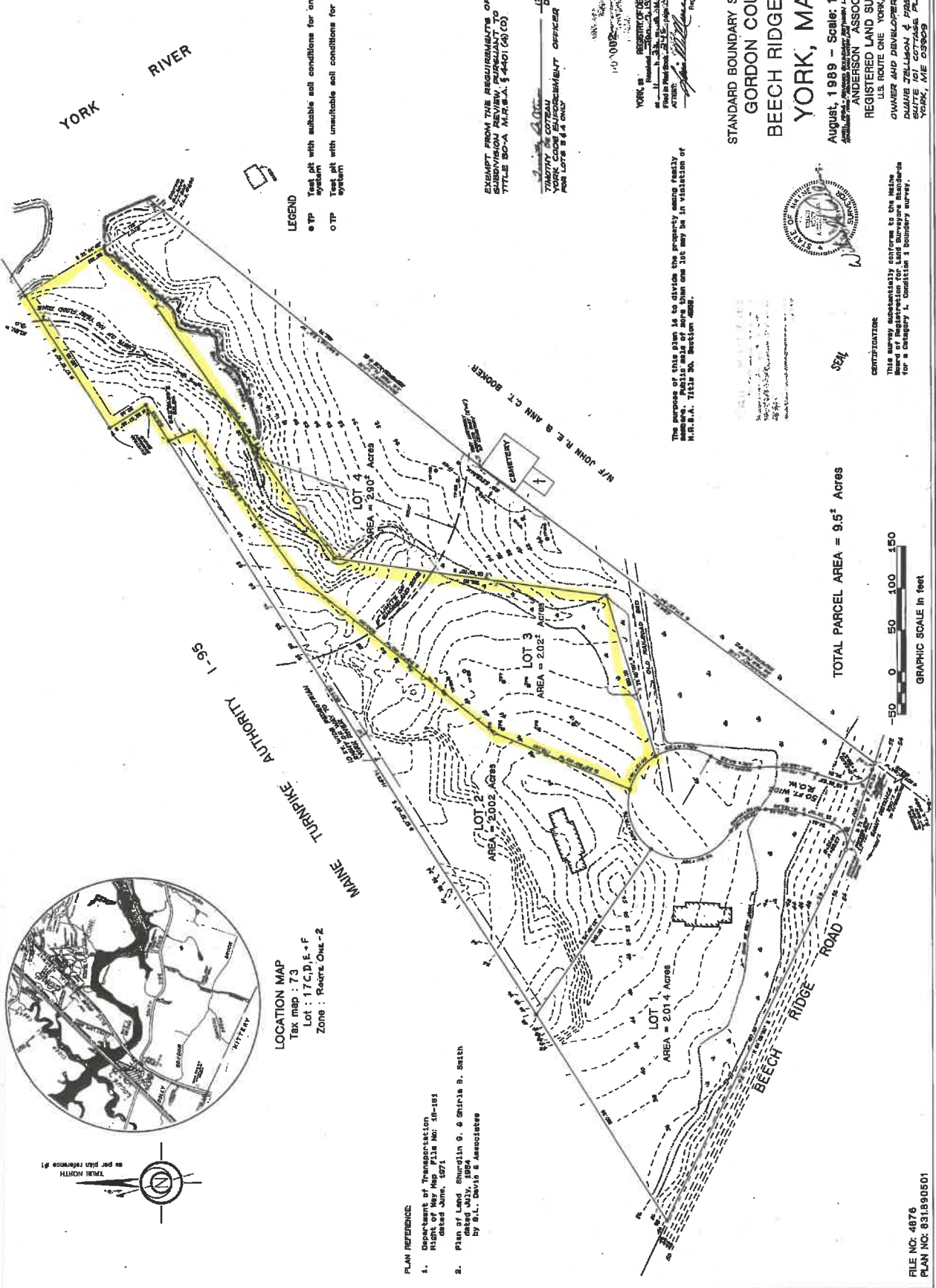
let to go ce

75 29

RECEIVED YORK S.S.

1998 NOV 24 A 10:51

ATTEST: *Lisa M. Allen*
REGISTER OF DEEDS



LOCATION MAP
 Tax map : 73
 Lot : 17C,D,E + F
 Zone : Regs. Out-2

PLAN REFERENCE:
 1. Department of Transportation,
 Highway Design Manual, Part 118, No. 10-195
 dated June, 1957
 2. Plans of Land Shown in G. & S. Shapira S. Beth
 and Associates, Inc. Survey of
 G.L. Davis & Associates

LEGEND
 e TP Test pit with suitable soil conditions for onsite septic system
 o TP Test pit with unsuitable soil conditions for onsite septic system

EXEMPT FROM THE REQUIREMENTS OF SUBDIVISION REVIEW, PURSUANT TO TITLE 80-A M.R.S.A. § 4401 (4)(C).

TRAVELING OFFICER _____ DATE _____
YORK CODE SUPERVISOR _____
 Not Lapse 8/16/89

WORK IS _____
REGISTERED LAND SURVEYORS _____
 U.S. ROUTE ONE YORK, MAINE
ANDERSON ASSOCIATES
 REGISTERED LAND SURVEYORS
 U.S. ROUTE ONE YORK, MAINE
OWNER AND DEVELOPER:
 DAVID ZELLSMAN & FRANK WITAJA
 SUITE 101 COTTAGE PLACE
 YORK, ME 03909

STANDARD BOUNDARY SURVEY OF
GORDON COURT
BEECH RIDGE ROAD
YORK, MAINE

August, 1989 - Scale: 1 in. = 50 ft.



This survey substantially conforms to the Maine Surveying Act of 1965 and the regulations thereunder for a Category A, Section 3 boundary survey.

The purpose of this plan is to divide the property among readily identifiable parcels which can be used in violation of M.R.S.A. 1832-B, Section 2002.

TOTAL PARCEL AREA = 9.5² Acres



FILE NO: 4876
 PLAN NO: 831890501

THE MAP 73, lots 17c, 17d, 17e, 17f, 17g



GIS Map- 3 Gordon Court

