Kennebec Tavern & Marina

Bath, Maine



For more information, please contact:

JANE CHASE
Luxury Real Estate Broker, ME & NH
jchase@landvest.com
M: 207.351.7529 O: 207.414.5299
www.landvest.com

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LandVest
CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. BR927343

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Initial kN Initial GN

QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that CSC, also known as C.S.C., a Maine corporation, with a principal place of business in Westbrook, County of Cumberland and State of Maine 04092, for consideration paid, does hereby remise, release and forever quitclaim unto LONG REACH PROPERTIES LIMITED LIABILITY COMPANY, a Maine limited liability company, whose mailing address is 115 Main Street, Freeport, Maine 04032, all right, title and interest in and to a certain lot or parcel of land, together with any buildings and improvements thereon, located in the City of Bath, County of Sagadahoc and State of Maine, being more particularly described on Schedule A, attached hereto and made a part hereof.

Meaning and intending to convey a portion of the same premises conveyed to the Grantor herein by deed from Kennebec Partners dated October 17, 1993 and recorded in the Sagadahoc County Registry of Deeds in Book 1241, Page 133.

IN WITNESS WHEREOF, said CSC has caused this instrument to be executed in its name and on its behalf by Robert S. Blackwood, Jr., its Vice President, thereunto duly authorized this 23rd day of August, 1996.

WITNESS

CSC

By: _____
Robert S. Blackwood, Jr.
Its Vice President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 23, 1996

Then personally appeared the above-named Robert S. Blackwood, Jr., Vice President of CSC, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said CSC.

Before me,

_____
Notary Public/Attorney at Law

Print Name: Ronald N. Ward

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SCHEDULE A

A certain lot or parcel of land, with the buildings and improvements thereon, situated on the easterly side of Commercial Street in Bath, County of Sagadahoc and State of Maine, and bounded and described as follows:

BEGINNING at a found #5 rebar with a plastic cap stamped "AL&H Lewiston RLS 492" on the easterly right-of-way line of Commercial Street, said rebar being the southwesterly corner of lands of David F. Mahoney as recorded in Book 336, Page 546, Sagadahoc County Registry of Deeds (SCRD) and the northwesterly corner of the parcel herein described;

THENCE S 75° 57' 46" E along lands of said Mahoney 134.17 feet to a set rebar witness corner;

THENCE continuing S 75° 57' 46" E along lands of said Mahoney 48 feet more or less to the Kennebec River;

THENCE southerly along the Kennebec River to a point, said point bears S 72° 12' 19" E 10 feet more or less from a set rebar. Said point also being a northeasterly corner of remaining lands of C.S.C. as recorded in Book 1241, Page 133, SCRD;

THENCE N 72° 12' 19" W along remaining lands of said C.S.C. 10 feet more or less to a set rebar witness corner. From previous set rebar to the last set rebar a tie course bears S 21° 02' 57" W 196.78 feet;

THENCE continuing N 72° 12' 19" W along remaining lands of said C.S.C. 122.71 feet to a set rebar on the easterly right-of-way line of Commercial Street;

THENCE N 17° 47' 41" E along the right-of-way line of Commercial Street 187.67 feet to the POINT OF BEGINNING.

All the above-mentioned "set rebars" are set #5 rebars with plastic caps stamped "Des Lauriers PLS 1314".

The above-described parcel contains 30,673 S.F. more or less to the top of the bank of the Kennebec River and includes all of the Grantor's right, title and interest in the intertidal zone lying between the above-described premises and the Kennebec River.

Meaning and intending to describe a portion of the same premises as conveyed by Kennebec Partners to C.S.C. as recorded in Book 1241, Page 133, SCRD.

The above described parcel is from a Standard Boundary Survey prepared for Coastal Bank by Des Lauriers & Associates dated August 22, 1996.

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This conveyance is made subject to all outstanding real estate taxes and municipal assessments which the Grantee, by acceptance of this deed, hereby assumes and agrees to pay.

This conveyance is further made subject to, and with the benefit, the Agreement by and between CSC and Long Reach Properties, Inc. of even or near date to be recorded herewith in the Sagadahoc County Registry of Deeds.

EXCEPTING AND RESERVING to the Grantor herein, however, its successors and assigns, for the benefit of the remaining adjacent land of the Grantor, the perpetual right and easement to enter the above-described premises and use the parking spaces thereon designated spaces numbered 39-48, inclusive, all as shown on Exhibit A, attached hereto and made a part hereof; subject, however, to a certain Agreement by and between Grantor and Grantee of even or near date to be recorded herewith in the Sagadahoc County Registry of Deeds.

INCLUDING in this conveyance, for the benefit of Grantee's land herein described, a perpetual right and easement to enter Grantor's adjacent premises to use the parking spaces thereon designated spaces 11-19, inclusive, all as shown on Exhibit A, attached hereto and made a part hereof; subject, however, to a certain Agreement by and between Grantor and Grantee of even or near date to be recorded herewith in said Registry of Deeds.

Further excepting and reserving to the Grantor herein, its successors and assigns, for the benefit of the remaining adjacent land of the Grantor, the perpetual right and easement to enter the above-described premises to maintain, repair and replace any and all utilities, if any, currently servicing Grantor's remaining land.

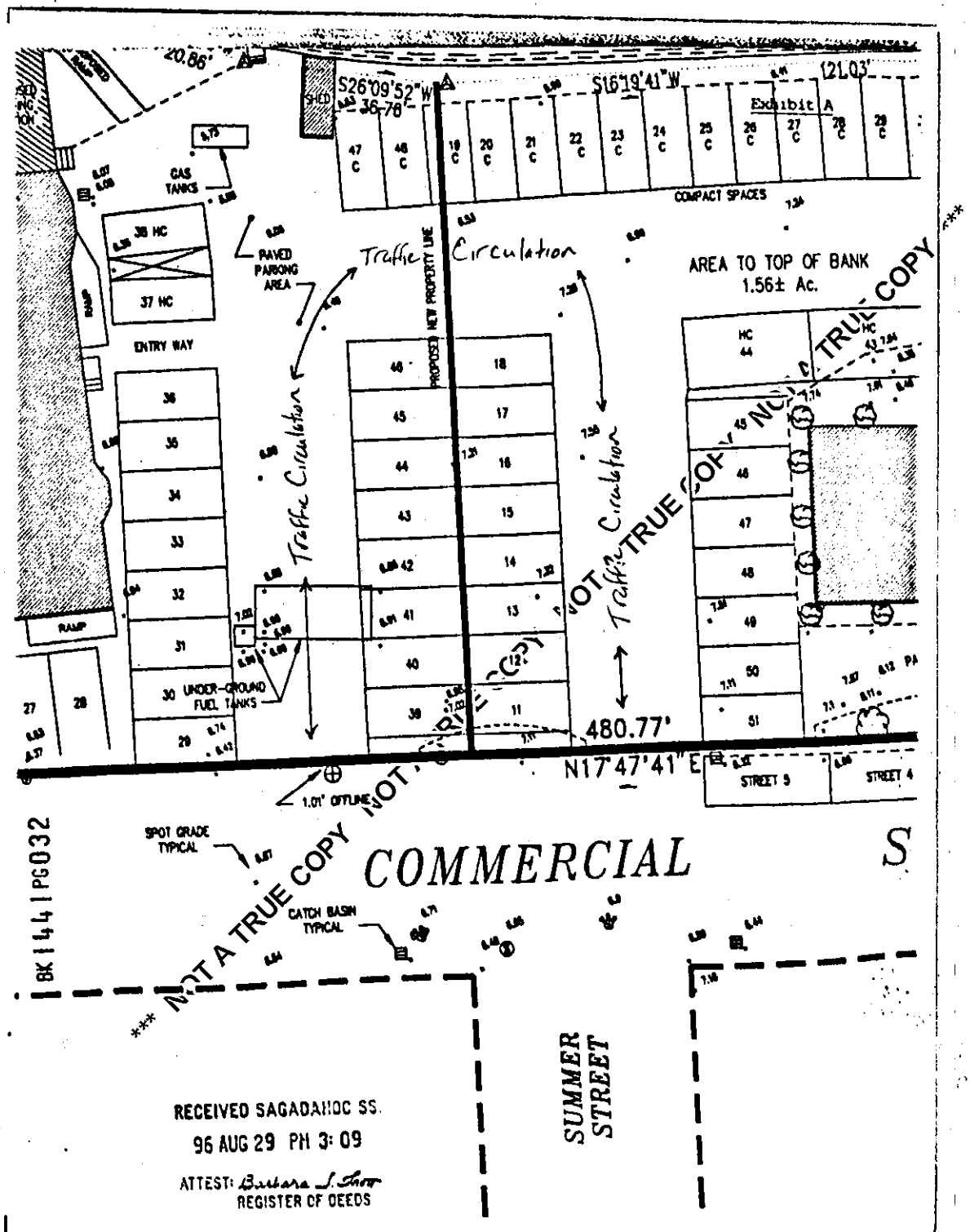
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CONFIRMATORY QUITCLAIM DEED WITHOUT COVENANT

CSC, also known as C.S.C., PROPERTIES a Maine corporation, with a principal place of business in Westbrook, County of Cumberland and State of Maine, for consideration paid, grants to LONG REACH LIMITED LIABILITY COMPANY, a Maine limited liability company, whose mailing address is 119 Commercial Street, Bath, Maine 04530, all right, title and interest in and to a certain parcel of land together with any buildings or improvements thereon, located in the City of Bath, County of Sagadahoc and State of Maine, being more particularly described as follows:

All of Grantor's right, title and interest in and to all submerged lands and marina structures which abut or are adjacent to the property shown on Site Plan/Standard Boundary Survey on Commercial Street in Bath, Maine prepared for Coastal Bank by Des Lautiers & Associates dated August 22, 1996; constructive easements of such submerged lands and structures pursuant to 12 M.R.S.A. section 558-A(6) or otherwise; and rights to lease such lands or structures pursuant to 12 M.R.S.A. section 558-A(2) or otherwise.

Without limiting the generality of the foregoing, all of Grantor's right, title and interest in and to all lands, submerged or otherwise, which are used or useful in the operation of the Marina and the Floating Docks for the Marina as shown on said Plan.

This Deed is intended to confirm that the above-described parcels were included in a prior conveyance from the Grantor to the Grantee by Quitclaim Deed Without Covenant dated August 23, 1996 and recorded in the Sagadahoc County Registry of Deeds in Book 1441, Page 29. Expressly excepting herefrom the intertidal zone included in the deed from Grantor to New Bathport, Limited Liability Company dated October 28, 1996, duly recorded in the Sagadahoc County Registry of Deeds.

IN WITNESS WHEREOF, said CSC has caused this instrument to be executed in its name and on its behalf by Robert S. Blackwood, Jr., its Vice President, thereunto duly authorized this 15th day of April in the Year of Our Lord One Thousand Nine Hundred Ninety-Seven.

Signed, sealed and delivered
in the presence of:

David D. Brown

CSC

By: _____
Robert S. Blackwood, Jr.
Its: Vice President

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STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

April 15, 1997

Then personally appeared the above named Robert S. Blackwood, Jr., Vice President of CSC and acknowledged the foregoing instrument to be his free and voluntary act and deed in said capacity and the free and voluntary act and deed of CSC.

Before me,

Notary Public
JANE G. HALE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUGUST 11, 2000

Please Print or Type Name as Signed

94287.1

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RECEIVED SAGADAHOC SS.
97 APR 22 AM 9: 14
ATTEST: Barbara J. Cook
REGISTER OF DEEDS

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PROPERTY DISCLOSURE
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

PROPERTY LOCATED AT: **119 Commercial St, Bath, ME 04530-2505**

SECTION I. UNDERGROUND STORAGE TANKS

To the best of Seller's knowledge (check one):

☐ No underground storage facility for the storage of oil or petroleum products exists on the premises.

☒ An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. **12601** . The underground facility ☐ has ☒ has not been abandoned in place.

SECTION II. HAZARDOUS MATERIALS

Pursuant to the Rules of the Maine Real Estate Commission, Licensee discloses that the Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

gas storage tank verified with DEP - Dan Wehr - 7/16/2021 as being current and in use.

300 cubic yards of contaminated soil removed in 2008 - 2968/336

(attach additional sheets as necessary)

Buyer is encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

SECTION III. MATERIAL DEFECTS

Material defects pertaining to the physical condition of the property:

Metal roof has had some seam issues, repaired with silicone. General physical property inspection by buyer is recommended as restaurant has been in operation and changes to the physical condition of the property could change daily.

(attach additional sheets as necessary)

 Buyer Initials _____ _____ _____ _____ Seller Initials Initial kN Initial GN _____ _____

Shoreland Real Estate, 5 Brook Hill Road Freeport ME 4032 Phone: (207)865-0009 Fax: Commercial street
Lisa Holley

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PROPERTY LOCATED AT: **119 Commercial St, Bath, ME 04530-2505**

SECTION IV. ROAD MAINTENANCE

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?..... [X] Yes [ ] No [ ] Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date.

Signed by: Kristi Nygaard AD3BC46BCDA9431... 3/31/2025
Seller Date

Signed by: Gene Nygaard AD3BC46BCDA9431... 3/31/2025
Seller Date

LONG REACH PROPERTIES, LLC

Seller Date

Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure prior to the preparation of an offer to purchase the Real Estate.

Buyer Date

Buyer Date

Buyer Date

Buyer Date

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PROPERTY LOCATED AT: **119 Commercial St, Bath, ME 04530-2505**

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: [X] 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 [X] No [ ] Unknown
Quantity: ..... [ ] Yes [X] No [ ] Unknown
Quality: ..... [ ] Yes [X] 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: _____~~ ~~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? _____

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION: Location:~~ _____
Installed by: _____
Date of Installation: _____

USE: Number of persons currently using system: _____
Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown

Comments: _____

Source of Section I information: _____

Shoreland Real Estate, 5 Brook Hill Road Freeport ME 4032 Phone: (207)865-0009 Fax: Commercial street
Lisa Holley
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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:~~ _____
~~Tank Size:~~ ☐ ~~500 Gallon~~ ☐ ~~1000 G~~allon ☐ Unknown ☐ Other: _____
Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☐ Other: _____
Location: _____ OR ☐ Unknown
Date installed: _____ Date last pumped: _____ Name of pumping company: _____
Have you experienced any malfunctions? ..... ☐ Yes ☐ No
If Yes, give the date and describe the problem: _____
_____
Date of last servicing of tank: _____ Name of company servicing tank: _____
Leach Field: ..... ☐ Yes ☐ No ☐ Unknown
If Yes, Location: _____
Date of installation of leach field: _____ Installed by: _____
Date of last servicing of leach field: _____ Company servicing leach field: _____
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: _____
Source of Section II information: _____

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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: **exterior window**

Source of information: _____

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL: ..... ☒ Yes ☐ No ☐ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

Other: **Shoreline was known to have landfill**

Source of information: _____

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, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **Shared parking arrangement with Bathport**

Source of information: **Book 1441 Page 033 - Sagadahoc Registry of Deeds**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): _____

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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 house now covered by flood insurance policy (not a determination of flood zone) ☒ Yes ☐ No ☐ Unknown

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 tanks - MW Sewall**

Year Principal Structure Built: **Approx. 1940**

What year did Seller acquire property? **1996**

Roof: Year Shingles/Other Installed: **Metal roof 1999**

Water, moisture or leakage: **Seams have had to be re-siliconed**

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: **Building has had water intrusion from river in the past, is on posts - sea- wall added**

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: _____ ☐ Unknown

Comments: _____

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: **buildings current occupant has no knowledge of any safety issues, this is a public access building with handicap accessibility. Buyer should inspect as things change.**

Comments: _____

Source of Section V information: _____

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PROPERTY LOCATED AT: **119 Commercial St, Bath, ME 04530-2505**

SECTION VI – ADDITIONAL INFORMATION

Further information available on sea wall construction in 2006. In 1994 two 1000 gallon tanks were removed and replaced with a 6000 gallon double chambered, double wall fiberglass tank . 300 cubic yards of contaminated soil was removed. In May 2007 further contamination was found and subsequently removed near the upper paved parking lot. Building interior was tested and no

Continued... See Addendum Additional information 1

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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.

Signed by: Kristi Nygaard 3/31/2025
SELLER DATE
A035C46BCDA9431...
LONG REACH PROPERTIES, LLC

Signed by: Gene Nygaard 3/31/2025
SELLER DATE
A035C46BCDA9431...

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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National Flood Hazard Layer FIRMette

FEMA

69°49'6"W 43°55'10"N



69°48'29"W 43°54'44"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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, Area of 1% annual chance flood with average depth less than one foot or with drainag 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
- Area of Undetermined Flood Hazard *Zone*

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 approximate point selected by the user and does not represe 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 3/31/2025 at 9:05 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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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Kristi Nygaard, Long Reach Properties, LLC, , Gene Nygaard, Long Reach Properties, LLC** (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT **119 Commercial Street, Bath, ME 04530**

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	Signed by: Kristi Nygaard 3/31/2025 Seller **Kristi Nygaard, Long Reach Properties, LLC**	Date
Buyer	Date	Seller	Date
Buyer	Date	Signed by: Gene Nygaard 3/31/2025 Seller **Gene Nygaard, Long Reach Properties, LLC**	Date
Buyer	Date	Seller	Date
Agent	Date	Signed by: Jane Chase 3/31/2025 Agent **Jane Chase | Jim Nadeau**	Date

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Kennebec Tavern Restaurant and Marina

Bath, ME

Base Plan Orthophotograph

LEGEND

- Subject Property - 0.71 ±Ac
- Adjacent Properties
- Open Water
- Contours (ft)



Notes:
Credits: 2024 Imagery from Nearmap Imagery map service.

Date: 04/15/25

Project Number: ME2782

0 37.5 75 150 Feet

Scale: 1 " = 75 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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Initial KN Initial GN

Fact Sheet: Arsenic Treated Wood

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Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
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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

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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.