



## Portsmouth Harbor Waterfront Property with Ocean Views

6 Follett Lane  
Kittery Point, Maine

Online-only Bidding Ends: Thursday, June 26<sup>th</sup> at 1:00 p.m.

**6 Follett Lane** offers an exceptional opportunity with approximately 423± feet of direct frontage on the Piscataqua River and Spruce Creek. This approximately 1± acre point boasts spectacular panoramic river, creek and ocean views of three iconic lighthouses, historic Fort Constitution, and the distant Isle of Shoals. Accessed via a right-of-way, the site has been thoughtfully designed to optimize the potential building footprint for a new residence, acknowledging that the existing structure, the "Piggin House" or "Gerrish House" as it is known (circa 1750), is now functionally obsolete. The existing house totals 3,452± square feet of living space, including five bedrooms and three bathrooms. Enhancing the property's appeal is a private beach, and a gently sloping path leading to the water's edge once used for unloading cargo. You'll also find the remnants of two old stone piers and foundation of the original ship chandlery known as the Gerrish Warehouse. Current mooring permit in place. Map 18, Block 36, Lot 1. Owner financing available with 20% down.

**Inspection:** By *appointment only* on Friday and Saturday, June 13<sup>th</sup> and 14<sup>th</sup> and 20<sup>th</sup> and 21<sup>st</sup>  
email: [info@paulmcinnis.com](mailto:info@paulmcinnis.com) to schedule your appointment.

**Buyer Broker Participation offered**



**BID ONLINE**

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- Right of Way Agreement 9/18/2024
- Right of Way plan 8/29/2024

**The following highlighted items were initiated by the seller in order to redevelop the site and are preliminary and conceptual only. None of these items nor any development plans have been submitted to state, town, or local boards/departments and should not be taken as approved plans.**

- Site Sketch Proposed Building Envelope by Civil Consultants 8/20/24
- Conceptual New House Footprint and Orientation
- Subsurface Wastewater Disposal System Application (was prepared by an engineer after completion of inspection and test pits and is ready to submit when making a shoreline development application for approval)
- Subsurface Wastewater Disposal System Variance Request
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**DISCLAIMER:** No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### *Remember!*

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

**6/26/2025**

This form was presented on (date)

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by Justin Conway  
Licensee's Name

on behalf of Paul McInnis LLC  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.



# SUGGESTED DUE DILIGENCE CHECKLIST

6 Follett Lane, Kittery Point, Maine

BIDDING OPENS: **Monday, June 23<sup>rd</sup> at 9:00 a.m.**

BIDDING ENDS: **Thursday, June 26<sup>th</sup> at 1:00 p.m.**

## ITEMS TO COMPLETE –

- ☐ Review the General Terms & Conditions
- ☐ Review the Property Information Package
- ☐ Review the Purchase & Sale Agreement
- ☐ Sign up to bid online at [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) [click here](#)
- ☐ Complete & return the Bidder Registration Form which is the last page of this package.

If you would like to complete the Bidder Registration Form electronically, contact [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) and the form will be sent to you through Dotloop.

- ☐ Provide Bidder Deposit by check or E-check
- ☐ Contact the Auctioneer with any questions [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)



One Juniper Road, North Hampton, NH 03862  
Phone (603) 964-1301 [paulmcinnis.com](http://paulmcinnis.com) Fax (603) 964-1302

**GENERAL TERMS & CONDITIONS**

AGENT OF THE SELLER: Paul McInnis LLC is acting solely as an Agent of the Seller.

**BIDDER REGISTRATION:** In order to bid online, any prospective bidder must first request and review a property information package. The next step is to create an online bidding account at [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions). Finally, submit your executed Bidder Registration Form with the required Bidder Deposit to the Auctioneer.

The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically through Dotloop. To use Dotloop, send your request to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com).

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$25,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Friday, June 27<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$25,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$25,000 Bidder Deposit to our office. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

Please note that Paul McInnis LLC will make our best effort to respond to your request within three hours during normal business hours of Monday through Friday from 8:30 a.m. to 4:30 p.m. EST. The Bidder Registration Form and Bidder Deposit should be received by the Auctioneer no later than 24 hours prior to the close of bidding. The Auctioneer in his sole and absolute discretion reserves the right to decline a bidder if all requirements have not been met prior to the 24-hour deadline.

**RETURN OF BIDDER DEPOSIT:** Unsuccessful bidder deposits will be returned to the bidder by U.S. Mail or through EARNNEST.

**ONLINE BIDDING:** The bidding will open on Monday, June 23<sup>rd</sup> at 9:00 a.m. and the bidding will end on Thursday, June 26<sup>th</sup> at 1:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid. Any activity from bidders will extend the bid. Events such as increasing your maximum bid even without placing a bid will trigger this event.

**TIMED AUCTION EXTENDED BIDDING:** A timed auction event refers to the opening and ending time for placing bids. When a bid is placed within two minutes of the auction ending (12:58) the bid time window will extend for an additional two minutes. During that additional two-minute window if a bid is placed it will be extended again and so on. This is done to prevent bid "sniping." This process can go on indefinitely. Even though the auction is set to end at 1:00 p.m. the bidding could be extended to 2:00 p.m. or longer depending on the activity from the bidders.

**DUE DILIGENCE:** It is the bidder's responsibility to undertake their own due diligence and inspection of the property prior to placing any bids. A complete review of the property information package (with additional links) including the real estate Purchase & Sale Agreement Sample with your attorney is encouraged.

**PROPERTY CONDITIONS:** Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Seller, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

The Seller, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to



submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Seller, Paul McInnis LLC or their agents.

**BUYER'S PREMIUM:** A 7% (Seven Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 7% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

**SUCCESSFUL BIDDER:** The successful bidder is defined as, that registered bidder who placed the highest bid as declared by the Auctioneer and the highest bid being acceptable to the Seller. The successful bidder will be notified via email, as well as by telephone confirmation by the Auctioneer.

**REAL ESTATE PURCHASE & SALE AGREEMENT:** A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all Seller disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit to the office of the Auctioneer no later than Friday, June 27<sup>th</sup> at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

**EARNEST MONEY DEPOSIT:** The successful bidder must tender a deposit in the amount of 10% of the total purchase price which is due no later than Friday, June 27<sup>th</sup>, at 1:00 p.m. less the Bidder Deposit already received. The earnest money deposit must be by wire, check or E-check payable to Paul McInnis LLC Escrow Account in U.S. funds.

**SUCCESSFUL BIDDER DEFAULT:** Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default and hereby authorize the Auction Company to retain your \$25,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

**RESERVATION OF RIGHTS:** Sale is subject to confirmation of the Seller. The Seller in his sole and absolute discretion may enter into a contract with the next highest bidder should the highest accepted bidder default. Seller reserves the right to accept or reject the high bid. The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction. Auctioneer reserves the right to have one hour after the close of the auction to verify bids and to re-open the auction if there is any disruption caused by computer errors.

**ADDITIONAL TERMS:** Additional terms are included in the real estate Purchase & Sale Agreement. Any changes or amendments to these general terms & conditions and/or to the real estate Purchase & Sale Agreement will be communicated to any registered bidder via the email said bidder provided at registration.

**BUYER BROKER PARTICIPATION INVITED:** Please contact the auction company (admin@paulmcinnis.com) to request the MANDATORY REAL ESTATE BUYER BROKER PARTICIPATION REGISTRATION form prior to a prospect having contacted Paul McInnis LLC. The completed and signed form must be faxed or mailed such that it is received by the office of Paul McInnis LLC at the same time as the online bidding registration request form. If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: [paul@paulmcinnis.com](mailto:paul@paulmcinnis.com) or [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)



## EXECUTIVE SUMMARY

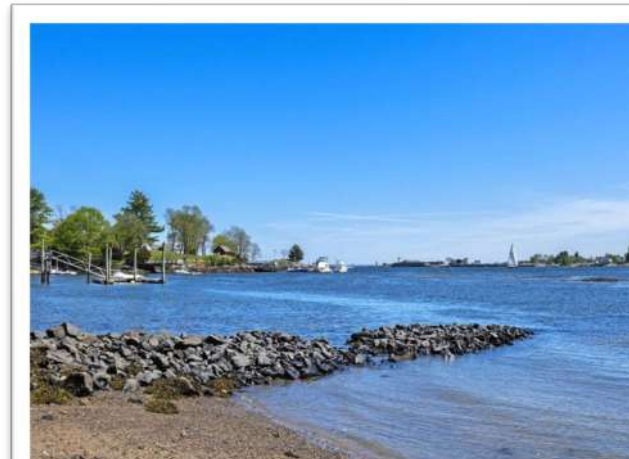
<b>ADDRESS</b>	6 Follett Lane, Kittery Point, Maine
<b>TOWN REFERENCE</b>	Map 18, Block 36, Lot 1
<b>YORK COUNTY DEED REFERENCE</b>	Warranty Deed - Book 18901, Page 0137 Plan Book 442, Page 17
<b>ASSESSED VALUE</b>	\$940,400
<b>2024 TAX RATE</b>	\$14.20/\$1,000
<b>2024 TAXES</b>	\$13,354
<b>UTILITIES</b>	Water: Public – see drinking water notice attached Sewer: Private
<b>ACREAGE</b>	1.00± Acres
<b>ROW ROAD FRONTAGE</b>	151.02± Feet
<b>WATER FRONTAGE</b>	423± Feet along highest annual tide
<b>ZONING</b>	R-KPV
<b>MOORING</b>	Renewal approved as of 2/28/25 Ref# LNQXXQGT, mooring ball and permit in place
<b>SELLER FINANCING</b>	<p>Although this auction sale is not contingent on financing, financing is always allowed if the buyer chooses to procure it. For this sale, the seller can offer short-term financing. This sale is not contingent on financing whether it is through the seller or conventional methods and the balance of the purchase price will be due 45 days from the date of the auction.</p> <p><u>Seller Financing Terms</u></p> <ul style="list-style-type: none"> <li>• 20% of total purchase price down</li> <li>• Interest Rate = 7.5%</li> <li>• Due in full August 1, 2026</li> <li>• Secured on the property</li> </ul>
<b>Some history of the Gerrish/Piggin House and property :</b>	<p>Sited on the shores of the Piscataqua River and Spruce Creek, overlooking Portsmouth Harbor and behind the historic Pepperrell Mansion, lies the site of the Gerrish House and the enduring foundations of the Gerrish warehouse. Originally constructed around 1750, the earliest part of the house was known as the "Piggin House" due to its distinctive design resembling a piggin—a small wooden pail with a single, upright handle. This property, once owned by Captain Samuel Smallcorn, was later acquired by Robert Follett and eventually inherited by Robert Follett Gerrish. The accompanying warehouse played a vital role in both foreign and domestic trade, facilitating the exchange of commodities by vessel. Remarkably, at one point, it was the last remaining warehouse of its kind in Maine. Despite efforts by the Bath Marine Museum to salvage it, the warehouse and its wharf are long gone, though their robust foundations persist. Over the years, additions were made to the Piggin or Gerrish House. However, the structure has unfortunately become obsolete, making preservation unfeasible. The original builder strategically chose this location for</p>



## EXECUTIVE SUMMARY

	its unparalleled views, refreshing summer breezes, and prime access to the harbor and ocean. Now, this exceptional waterfront property in Kittery, Maine, is poised to be reimagined as one of the area's most premier points. (see photo below of Gerrish Warehouse)
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6 FOLLETT LANE

Location 6 FOLLETT LANE

Mblu 18/ 36/ 1/ /

Acct# 18/36-1

Owner ROSSBACH, PETER

Assessment \$940,400

Appraisal \$940,400

PID 1742

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$241,200	\$699,200	\$940,400
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$241,200	\$699,200	\$940,400

Owner of Record

Owner ROSSBACH, PETER  
Co-Owner  
Address 77 PISCATAQUA STREET  
PO BOX 186  
NEW CASTLE, NH 03854

Sale Price \$2,995,000  
Certificate  
Book & Page 18901/0137  
Sale Date 12/03/2021  
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROSSBACH, PETER	\$2,995,000		18901/0137	00	12/03/2021
CRAIG, KENNETH & MARKONS, LILLY	\$0		6817/0186	1A	11/17/1993
CRAIG MARIAN G	\$0		3151/0238		08/24/1983

Building Information

Building 1 : Section 1

Year Built: 1750  
Living Area: 3,452  
Replacement Cost: \$472,666  
Building Percent Good: 50



Replacement Cost

Less Depreciation: \$236,300

### Building Attributes

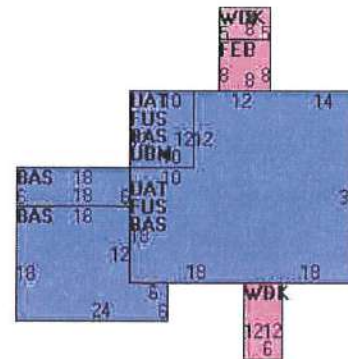
Field	Description
Style	Antique
Model	Residential
Grade:	Average +20
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Average
MHP	

### Building Photo



([https://images.vgsi.com/photos/KitteryMEPhotos/\A0018\IMG\\_8447\\_18379](https://images.vgsi.com/photos/KitteryMEPhotos/\A0018\IMG_8447_18379))

### Building Layout



([https://images.vgsi.com/photos/KitteryMEPhotos//Sketches/1742\\_1808.jpg](https://images.vgsi.com/photos/KitteryMEPhotos//Sketches/1742_1808.jpg))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,012	2,012
FUS	Upper Story, Finished	1,440	1,440
CRL	Crawl Space	900	0
UAT	Attic, Unfinished	360	0
UBM	Basement, Unfinished	180	0
UHS	Half Story, Unfinished	1,080	0
WDK	Deck, Wood	224	0
		6,196	3,452

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$3,900	1



FPO	EXTRA FPL OPEN	1.00 UNITS	\$1,000	1
KIT	KITCHEN	0.00 UNITS	\$0	1

Land

Land Use		Land Line Valuation	
Use Code	1013	Size (Acres)	0.9
Description	SFR WATER MDL-01	Frontage	0
Zone	R-KPV	Depth	0
Neighborhood	PC	Assessed Value	\$699,200
Alt Land Appr	No	Appraised Value	\$699,200
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$241,200	\$699,200	\$940,400
2023	\$302,300	\$699,200	\$1,001,500
2022	\$354,700	\$699,200	\$1,053,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$241,200	\$699,200	\$940,400
2023	\$302,300	\$699,200	\$1,001,500
2022	\$354,700	\$699,200	\$1,053,900



TOWN OF KITTERY  
200 ROGERS ROAD  
KITTERY, ME 03904  
207-439-0452  
000011 0003805

## FISCAL 2025 REAL ESTATE TAX BILL THIRD INSTALLMENT

PAY ON-LINE AT  
[www.kitteryme.gov](http://www.kitteryme.gov)

ALL FOR AADC 030  
ROSSBACH, PETER  
77 PISCATAQUA STREET  
PO BOX 186  
NEW CASTLE, NH 03854-0186



CURRENT BILLING INFORMATION			
Bill Number:	250965	Bill Date:	04/24/2025
Book/Page:	18901/0137		
Location:	6 FOLLETT LANE		
Parcel ID	18-36-1		
Tax Distribution		Due Dates	Amount
School	\$8,359.40	10/31/2024	\$4,451.24
County	\$467.38	02/15/2025	\$4,451.22
Municipal	\$4,526.90	05/31/2025	\$4,451.22
Total	\$13,353.68		
Land Value			\$699,200
Building Value			\$241,200
Total Exemptions			
Taxable Valuation			\$940,400
Subtotal Tax			\$13,353.68
Sewer Lien/(Tax ABT)			\$0.00
Total Tax			\$13,353.68
Payments			\$8,902.46
Interest			\$0.00
Amount Due 05/31/2025			\$4,451.22

Fiscal Year July 1, 2024 - June 30, 2025

Tax Rate \$14.20 per \$1,000

### TAXPAYER INFORMATION

County, school and municipal tax was committed for collection on September 13, 2024. State reimbursements and State Revenue Sharing has already reduced your tax bill by 10%.

#### TAX DUE DATES

October 31, 2024  
February 15, 2025  
May 31, 2025

#### INTEREST BEGINS

November 1, 2024  
February 16, 2025  
June 1, 2025

\* Annual rate of 4% on taxes unpaid by due dates.

Kittery's bonded indebtedness as of June 30, 2024 totals \$18,381,639.00

Per state law, the ownership and taxable valuation of all real estate and personal property is fixed on April 1 of each year. **If you have sold your real estate since April 1, 2024, it is your obligation to forward this tax bill to the new property owner:**

**If the Amount Due is enclosed in () you have a credit balance, and no payment is currently due on the due date noted.** Partial payments are accepted if you are unable to make a full payment. However, interest will accrue on any unpaid balance.

You may email change of address / questions / comments to the office of the Tax Collector: [payment@kitteryme.org](mailto:payment@kitteryme.org)

### REMITTANCE INSTRUCTIONS

**Make checks payable to the Town of Kittery and include the PARCEL ID on your check.**

**CHECKS:** (1) Mail to the Payment Center in the enclosed envelope with the bill portion below; (2) deliver to Town Hall; or (3) drop in the Town Hall collection box at the main entrance.

**RECEIPTS:** Include a self-addressed, stamped envelope with your payment.

**BANK PAYMENT SERVICE:** If paying via online through your bank **DO NOT USE THE VERMONT ADDRESS** below. Include your **PARCEL ID** (above) on your check and use the physical address:

Town of Kittery Tax Department  
200 Rogers Road  
Kittery, ME 03904

**ONLINE PAYMENTS:** Go to [www.kitteryme.gov](http://www.kitteryme.gov) homepage and follow link.

**MORTGAGE COMPANY PAYMENTS:** Provide a copy of this bill to advise the company of due date, payment amounts, and mailing instructions.

**CREDIT, DEBIT, ECHECKS BY PHONE CALL 508-381-5455.**



If you have a change of address, please check here and write the change on the back of the payment stub.

ROSSBACH, PETER  
77 PISCATAQUA STREET  
PO BOX 186  
NEW CASTLE, NH 03854-0186

TOWN OF KITTERY, MAINE  
PROPERTY TAX BILL  
Fiscal Year July 1, 2024 - June 30, 2025

BILL NUMBER 250965

LOCATION: 6 FOLLETT LANE

PARCEL: 18-36-1

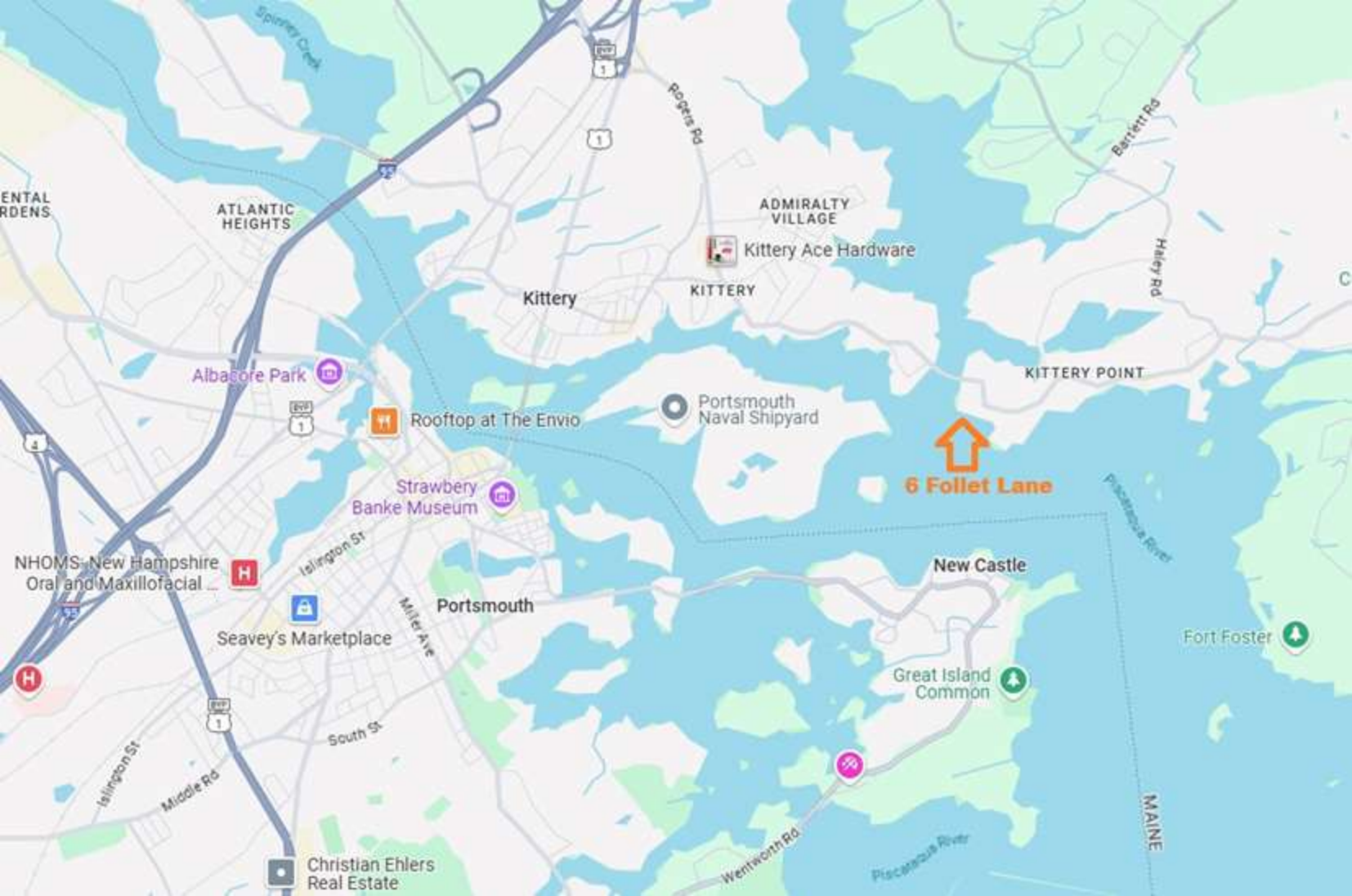
Pers. Prop. ID:

AMOUNT DUE:	\$4,451.22
DUE DATE:	05/31/2025
AMOUNT PAID:	\$

MAIL PAYMENTS AND MAKE PAYABLE TO:

TOWN OF KITTERY  
PAYMENT CENTER  
PO BOX 1491  
BRATTLEBORO, VT 05302

14952082025500250965100004451225





## **RIGHT OF WAY AGREEMENT**

Agreement is made this 18 day of September by, among, and between **PETER ROSSBACH**, with a mailing address of 77 Piscataqua Street, PO 186 New Castle NH 03854 (hereinafter called "Rossbach"), and **DONALD G. CRAIG and MERRY B. CRAIG**, with a mailing address of 2 Follett Lane, Kittery Point, Maine (hereinafter called "the Craigs").

### **RECITALS**

**WHEREAS**, Rossbach is the owner of certain property situated at 6 Follett Lane, Kittery Point, Maine, being further identified on the Town of Kittery Tax Maps as Map 18, Lot 36-1, and being further identified as the property described in the York County Registry of Deeds Book 18901, Page 137;

**WHEREAS**, the Craigs are the owners of property situated at 2 Follett Lane, Kittery Point, Maine being further identified on the Town of Kittery Tax Maps as Map 18, Lot 36, and being further identified as the property described in the York County Registry of Deeds Book 17673, Page 329;

**WHEREAS**, Rossbach and the Craigs share a common right of way over and to their properties, more accurately described in their respective deeds, and depicted on a Plan in the York County Registry of Deeds, Plan Book 122, Page 44;

**WHEREAS**, the parties wish to change the location of *a portion* of the common right of way over and to their properties;

**NOW THEREFORE**, parties agree to change the location of *a portion* of the common right of way over and to their properties, and it is agreed as follows:

1. Rossbach and the Craigs agree that the new described right of way, attached hereto as **Exhibit A**, shall constitute the existing right of way over and to their respective properties;
2. Any portion of the former right of way, not described above, shall be, and hereby is, abandoned;
3. The right of way is not to be considered a public road;
4. To remove any doubt, the right of way in its entirety, as established by this Agreement, between the parties has been identified and depicted in a Plan in the York County Registry of Deeds, Plan Book \_\_\_\_, Page \_\_\_\_, attached as **Exhibit B**.



  
PETER ROSSBACH

STATE OF Maine  
County of York

September 18, 2024

The person named above personally appeared before me, with identification confirmed by a license from the State of New Hampshire, and acknowledged by signature the foregoing instrument to be his free act and deed.

Before me,



Irina Bukhaltseva  
Notary Public

IRINA S. BUKHALTSEVA  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
October 20, 2026

Donald G. Craig  
DONALD G. CRAIG

Merry B. Craig  
MERRY B. CRAIG

STATE OF Maine  
County of York

September 18, 2024

Those named above personally appeared before me, with identification confirmed based on a Maine Driver's License, and acknowledged by signature the foregoing instrument to be his free act and deed.

Before me,



Irina Bukhaltseva  
Notary Public

IRINA S. BUKHALTSEVA  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
October 20, 2026

**EXHIBIT A****DESCRIPTION OF REVISED RIGHT-OF-WAY ACROSS LAND OF  
DONALD G. CRAIG AND MERRY B. CRAIG, FOLLETT LANE,  
KITTERY, YORK COUNTY, MAINE**

A certain parcel or tract of land, located in the town of Kittery, county of York, State of Maine, across land of Donald G. Craig and Merry B. Craig described in deed recorded at the York County Registry of Deeds in book 17673, page 329 and further identified on the Town of Kittery property maps as Map 18, Lot 36, to be used as a right-of-way, for ingress and egress on foot and by vehicle, and for the construction and maintenance of above-ground and below ground utilities, said right-of-way parcel is identified on a plan by CIVIL CONSULTANTS, dated August 14, 2024, entitled "RIGHT OF WAY ALTERATION – LAND OF PETER ROSSBACH (MAP 18, LOT 36-1) AND LAND OF DONALD & MERRY CRAIG (MAP 19, LOT 36), FOLLETT LANE, KITTERY, YORK COUNTY, MAINE" and is more particularly described as follows:

**BEGINNING** at the northeasterly corner of land of the grantors described in deed recorded at the York County Registry of Deeds in book 17673, page 329, being also the southeasterly corner of land now or formerly of Steven Saint Peter and Francois L. Bardonnet described in deed recorded at the York County Registry of Deeds in book 15040, page 864, marked by a 5/8" diameter iron rebar with cap marked "CIVIL CONSULTS PLS 1302"; thence S 24°21' 33 " W, following the grantors' easterly property line and along the public portion of Follett Lane, 59.31 feet to a 5/8" diameter iron rebar with cap marked "CIVIL CONSULTS PLS 1302";

thence Northwesterly, along the arc of a circular curve, concave to the southwest, 30.69 feet to a point of tangency marked by a 5/8" diameter iron rebar with cap marked "CIVIL CONSULTS PLS 1302", said curve is defined by the following elements: arc length=30.69 feet, radius=20.00 feet, central angle=87°55'44", chord bearing=N 19°36'19" W, chord length=27.77 feet;

thence N 63°36'41" W, 140.47 feet to a 5/8" diameter iron rebar with cap marked "CIVIL CONSULTS PLS 1302";

thence N 63°54'25" W, 104.02 feet to a point to be marked by a 5/8" diameter iron rebar with cap marked "CIVIL CONSULTS PLS 1302";

thence N 31°20'40" W, 7.72 feet to a point to be marked by a 5/8" diameter iron rebar with cap marked "CIVIL CONSULTS PLS 1302" in the easterly line of land of the grantee described in deed recorded at the York County Registry of Deeds in book 18901, page 137;

thence N 52°43'26" E, along said land of the grantee, 40.22 feet to a 5/8" diameter iron rebar with cap marked "CIVIL CONSULTS PLS 1302";

thence S 63°54'25" E, 92.74 feet to a granite bound at the southwesterly corner of herein-referenced land of Saint Peter and Bardonnet;

thence S63°36'41" E, along herein-referenced land of Saint Peter and Bardonnet, 100.81 feet to a 5/8" diameter iron rebar with cap marked "CIVIL CONSULTS PLS 1302";

thence S63°29'52" E, along herein-referenced land of Saint Peter and Bardonnet, 57.51 feet to the **POINT OF BEGINNING**, containing 10,553 square feet;

Bearings as contained herein are based on Grid North, Maine State Plane Coordinate System, West Zone, NAD83. In adopting this right-of-way description, the grantors and the grantee intend to abandon the location of the existing Follett Lane Right-Of-Way as shown on plan recorded at the York County Registry of Deeds in plan book 122, page 44, entitled: "PLAN OF LAND OF THE GERRISH PLACE, KITTERY POINT, MAINE", by Thomas F. Moran, Inc. Magnetic north as used on that plan is oriented 15°57'26" counter-clockwise from Grid North.

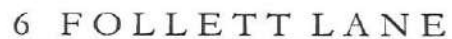
**Exhibit B**

Right of Way Alteration Plan









## CONCEPTUAL LAYOUT

5/27/2025



## SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
Div. Environmental Health, 11SHS  
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Kittery Point	Town/City	Permit #
Street or Road	6 Follétt Lane	Date Permit Issued	Fee: \$ Double Fee Charged <input type="checkbox"/>
Subdivision, Lot #		L.P.I. #	
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature	
Name (last, first, MI)	Rossbach, Peter	Fee: \$ state min fee \$ Locally adopted fee	
Mailing Address of Owner/Applicant	PO Box 186 New Castle, NH 03854	Copy: <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Daytime Tel. #	860 806 4644	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant		(1st) date approved	
Date		Local Plumbing Inspector Signature	
		(2nd) date approved	
PERMIT INFORMATION			
TYPE OF APPLICATION		THIS APPLICATION REQUIRES	
<input type="checkbox"/> 1. First Time System		<input type="checkbox"/> 1. No Rule Variance	
<input checked="" type="checkbox"/> 2. Replacement System		<input type="checkbox"/> 2. First Time System Variance	
Type replaced: unknown		<input type="checkbox"/> a. Local Plumbing Inspector Approval	
Year installed: unknown		<input type="checkbox"/> b. State & Local Plumbing Inspector Approval	
<input type="checkbox"/> 3. Expanded System		<input checked="" type="checkbox"/> 3. Replacement System Variance	
<input type="checkbox"/> a. <25% Expansion		<input type="checkbox"/> a. Local Plumbing Inspector Approval	
<input type="checkbox"/> b. ≥25% Expansion		<input checked="" type="checkbox"/> b. State & Local Plumbing Inspector Approval	
<input type="checkbox"/> 4. Experimental System		<input type="checkbox"/> 4. Minimum Lot Size Variance	
<input type="checkbox"/> 5. Seasonal Conversion		<input type="checkbox"/> 5. Seasonal Conversion Permit	
SIZE OF PROPERTY		DISPOSAL SYSTEM TO SERVE	
1.1 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES		<input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: 3	
SHORELAND ZONING		<input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> 3. Other: _____ (specify)	
		Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	
DISPOSAL SYSTEM COMPONENTS			
<input checked="" type="radio"/> 1. Complete Non-engineered System			
<input type="radio"/> 2. Primitive System (graywater & alt. toilet)			
<input type="radio"/> 3. Alternative Toilet, specify: _____			
<input type="radio"/> 4. Non-engineered Treatment Tank (only)			
<input type="radio"/> 5. Holding Tank, _____ gallons			
<input type="radio"/> 6. Non-engineered Disposal Field (only)			
<input type="radio"/> 7. Separated Laundry System			
<input type="radio"/> 8. Complete Engineered System (2000 gpd or more)			
<input type="radio"/> 9. Engineered Treatment Tank (only)			
<input type="radio"/> 10. Engineered Disposal Field (only)			
<input type="radio"/> 11. Pre-treatment, specify: SludgeHammer S-46			
<input type="radio"/> 12. Miscellaneous Components			
TYPE OF WATER SUPPLY			
<input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private			
<input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other			
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK		DISPOSAL FIELD TYPE & SIZE	
<input checked="" type="checkbox"/> 1. Concrete		<input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench	
<input checked="" type="checkbox"/> a. Regular		<input checked="" type="checkbox"/> 3. Proprietary Device	
<input type="checkbox"/> b. Low Profile		<input checked="" type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear	
<input type="checkbox"/> 2. Plastic H2O two		<input type="checkbox"/> b. regular load, <input checked="" type="checkbox"/> d. H-20 load	
<input type="checkbox"/> 3. Other: compartment		<input type="checkbox"/> 4. Other: (8) 4x8x1.1ft conc. ch.	
CAPACITY: 1250 GAL.		SIZE: _____ = 1024 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	
SOIL DATA & DESIGN CLASS		DISPOSAL FIELD SIZING	
PROFILE CONDITION		<input type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd	
3 / C		<input checked="" type="checkbox"/> 2. Medium---Large 3.3 sq. ft. / gpd	
a) Observation Hole # one		<input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd	
Depth 40 "		<input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd	
of Most Limiting Soil Factor			
		EFFLUENT/EJECTOR PUMP	
		<input type="checkbox"/> 1. Not Required raise	
		<input checked="" type="checkbox"/> 2. May Be Required house to	
		<input type="checkbox"/> 3. Required avoid	
		Specify only for engineered systems: pump	
		DOSE: _____ gallons	
DESIGN FLOW			
270 gallons per day			
BASED ON:			
<input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s))			
<input type="checkbox"/> 2. Table 4C (other facilities)			
SHOW CALCULATIONS for other facilities			
<input type="checkbox"/> 3. Section 4G (meter readings)			
ATTACH WATER METER DATA			
LATITUDE AND LONGITUDE			
at center of disposal area			
Lat. 43 d 4 m 52 s			
Lon. 70 d 43 m 2 s			
if g.p.s., state margin of error: _____			
SITE EVALUATOR STATEMENT			
I certify that on 31 December 2024 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
Michael Cuomo		211	20 May 2025
Site Evaluator Signature		SE #	Date
Michael Cuomo		207 363 4532	mcuomosoil@gmail.com
Site Evaluator Name Printed		Telephone Number	E-mail Address
Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.			

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Department of Human Services Division of Health Engineering (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation <b>Kittery Point</b>	Street, Road, Subdivision <b>6 Follett Lane</b>	Owner's Name <b>Rossbach</b>
<b>SITE PLAN</b> 		<b>SITE LOCATION PLAN</b> See last page for locus map utility pole CMP 13.4 (off-site) spike set at ele. 33.0 by surveyors
<p>possible new house location</p> <p>see note below</p> <p>existing house to be demolished</p> <p>existing deck to be demo'd 18% slope</p> <p>TP1</p> <p>approximate location existing wastewater disposal method, details unknown</p> <p>TP2</p> <p>temporary stakes set at 3 corners of proposed 16x16ft disposal field</p> <p>TP3</p> <p>spike at base of large tree set by surveyors at ele. 28.9</p> <p>69'</p> <p>neighbor's well not abandoned</p> <p>property line</p> <p>73'</p> <p>60'</p> <p>50'</p> <p>CivCon cap on re-bar</p> <p>Highest Annual Tide per Civil Consultants plan</p> <p>Note: any part of new house with full basement must be at least 20ft from disposal field; any part of new house without full basement must be at least 15ft from disposal field.</p>		
<i>Michael C...</i> Site Evaluator Signature	211 SE #	20 May 2025 Date
		Page 2 of 8 HHE-200 Rev. 8/01



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
Division of Environmental Health  
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Kittery Point

Street, Road, Subdivision

6 Follett Lane

Owner's Name

Rossbach

## SUBSURFACE WASTEWATER DISPOSAL PLAN

20Ft

SCALE:

Disposal area must be installed per this plan and State rules

### Disposal Area

Corner	A	B	C	D
existing grade	25.2	+/-25.2	22.3	22.6

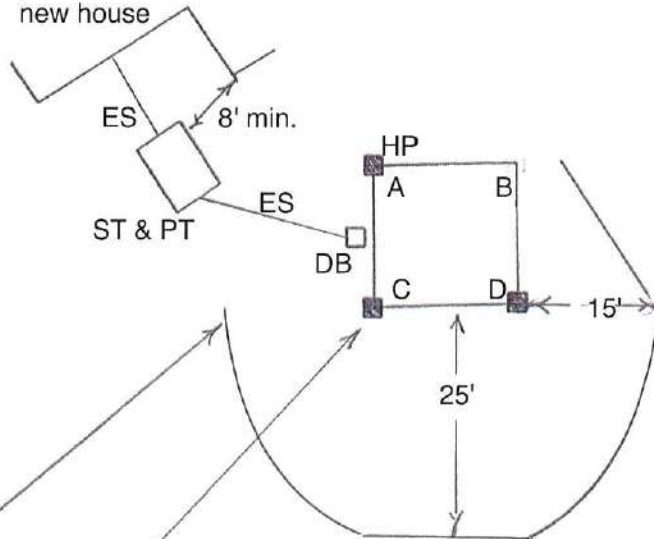
proposed fill  
above existing  
grade:

0.3	+/-0.3	3.2	2.9
-----	--------	-----	-----

### Abbreviations

BS Building Sewer, 2% min. sch.40  
DB Distribution Box H2O  
ES Effluent Sewer, 1% min. sch.40  
HP High Point  
PT Pre-treatment Tank unit  
ST Septic Tank H2O

possible location  
new house



Intersection of fill slope and existing grade

Temporary stakes at corners of 16x16 ft. disposal area

pre-treatment unit to be installed in  
larger compartment of septic tank

### FILL REQUIREMENTS above existing grade

Depth of Fill (Upslope) +0.3ft  
Depth of Fill (Downslope) +3.2ft

### CONSTRUCTION ELEVATIONS

Finished Grade Elevation	<u>25.5</u>
Top of <del>Disposal Area</del> Proprietary Device	<u>24.5</u>
Bottom of Disposal Area crushed stone	<u>22.9</u>

### ELEVATION REFERENCE POINT

Location & Description: see page 2  
Reference Elevation: spike set at ele. 28.9

Construction elevations, inches below spike  
finish grade -41"  
top of chamber -53"  
bottom crushed stone -72"

Disposal field designed to be installed under patio or landscaping

In areas with high water table, ST and PC must be anchored to prevent floatation.

Location of ST and PT may vary as long as they remain 8ft+ off foundation, 10ft+ off property line, 10ft+ off water line, and 50ft+ off well. and at least 70 ft from Highest Annual Tideline.

ST and PT both must have at least one riser to grade, 18" min. diameter.

Distribution box to be frost protected with 2" HD expanded rigid polystyrene. The distribution box may be at either end of the disposal field.

### DO NOT WORK SOIL WHEN WET

Assuming septic tank is 20 ft from distribution box, the outlet of the septic tank must be no lower than elevation 24.4 to achieve gravity flow.

Septic tank location may vary, will require recalculation of outlet elevation.

*Michael Corno*

211

20 May 2025

Site Evaluator Signature

SE #

Date

Page 3 of 8  
HHF-200 Rev. 8/01

Town: Kittery Point Street: 6 Follett Lane

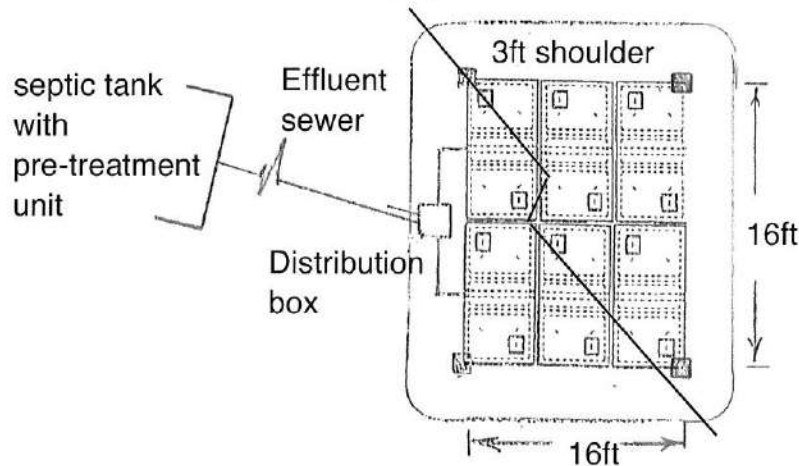
Owner: Rossbach

### TYPICAL VIEW and DETAIL

This disposal field has two rows

Each row has four 4x8x1.1ft concrete chambers

Temporary wood stakes set at corners of 16 x 16ft disposal field.



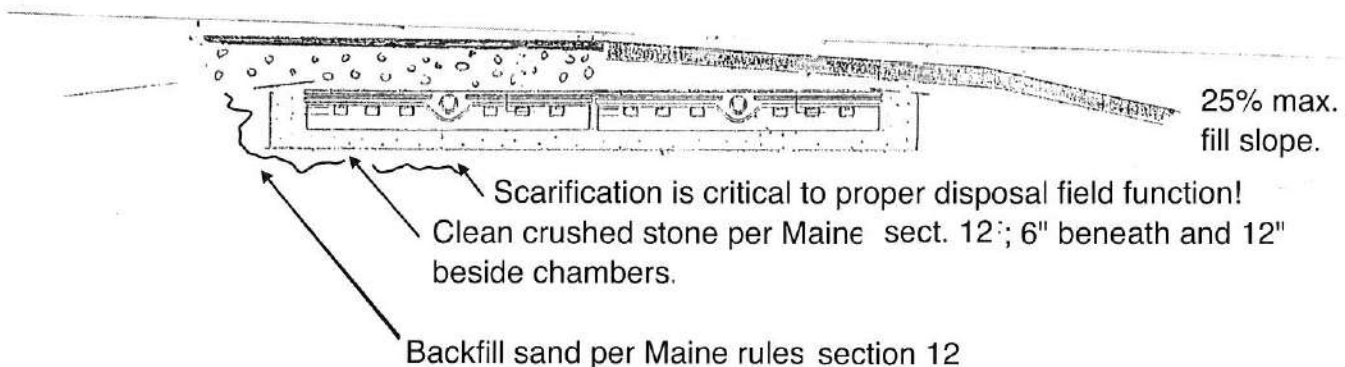
When Pump Required:  
Disposal field must be  
vented; and  
Use oversized  
distribution box.

#### UNDER PAVEMENT OR TRAVEL SURFACE

Minimum 12" compact gravel;  
pavement optional.  
Filter fabric over crushed stone.  
Must be vented.

#### UNDER LANDSCAPING OR LAWN

Crown finish grade to 3%.  
6" topsoil, seed and mulch.  
6 to 9" sand fill over chambers.  
Filter fabric over crushed stone.



Michael Corno

SE# 211

20 May 2025

Page 4 of 8

Town: Kittery Point Street: 6 Follett Lane

Owner: Rossbach



# SludgeHammer®

SludgeHammer® Group Ltd.  
336 S. Division Rd.  
Petoskey, MI 49770

Ph: 1.231.348.5866  
Fax: 1.720.834.3102  
www.SludgeHammer.net

## SludgeHammer® Specifications

The SludgeHammer® represents the first significant advance in Aerobic Bacterial Generator biotechnology since we presented our original technology over five years ago. During that period, this technology has been installed in thousands of units. Drawing on this extensive experience coupled with an active R&D program directed by the originator of the ABG concept, Dr. Daniel Wickham, we have dramatically improved on the original with the SludgeHammer®.

### specifications

Dimensions:  
Column diameter at top:  
Column diameter at base:  
Total height:

Electrical Service:  
Power draw:  
Air delivery rate:  
Liquid mixing rate:  
Fixed film utilization factor:  
Organic digestion rate:

Minimum depth of tank:  
Maximum depth of tank:  
Single chamber tanks:



**S-46 unit**  
Recommended  
for single-family  
residences up to  
4 bedrooms.

12"  
15"  
36"

110 V, 60 Hz. - 15 amp.  
60 watts ~ 1 amp  
3.5 CFM @ 2.0 psi  
22,600 gpd @ 4 foot depth  
240 gal/ft2/day  
1.5-3.0 lb/BOD/day

40 inches > w/60 watt pump  
60 inches  
Minimum 500 gal.  
Maximum 1,500 gal.

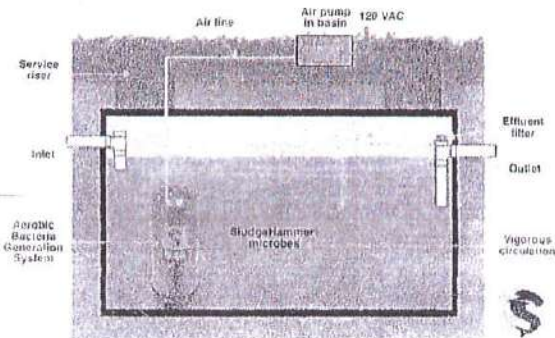
1. An 18" diameter center access port is required on the septic tank in which the SludgeHammer is installed.
2. The minimum liquid depth in the septic tank is 3' 6" so the SludgeHammer is 6" below the top of the liquid.
3. The SludgeHammer must rest on a flat surface.
4. Maintenance contract is required.



Model S-400/G00  
Tested to  
NSF/ANSI Standard #40

IMO - MARPOL  
MEPC-158 (55)  
International

IAPMO STANDARD  
ICC 180-2003



NE Distributor of SludgeHammer Products  
Greg Teren  
585 703-7132  
gteren@gmail.com

Michael Ceramo

SE# 211 Date 20 May 2025 Page 5 of 8



Maine Dept. Health & Human Services  
Division of Environmental Health  
(207) 287-5672 Fax: (207) 287-3165

Owner's Name

Rossbach

Observation Hole one ☒ Test Pit ☐ Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 C	18 %		<input type="checkbox"/> Restrictive Layer
Profile	Condition	40 "	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole Two ☒ Test Pit ☐ Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> <u>C</u>	<u>18</u> %		<input type="checkbox"/> Restrictive Layer
Profile      Condition		<u>40</u> "	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

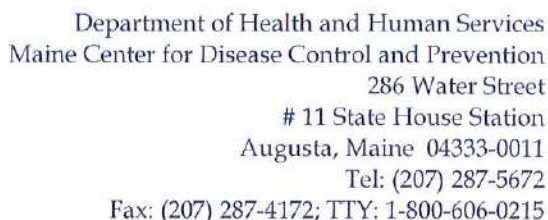
Observation Hole Three ☒ Test Pit ☐ Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
2 C/All Profile Condition	5 %	40 "	

Page 6 of 8  
HHE-200 Rev. 05/08

Date \_\_\_\_\_





**LOCAL PLUMBING INSPECTOR - Approval at local level**

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system ( ☐ does ☐ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I ( ☐ do ☐ do not) approve the requested variance. I ( ☐ will ☐ will not) issue a permit for the system's installation as proposed by the application.

\_\_\_\_\_  
LPI Signature

\_\_\_\_\_  
Date

**LOCAL PLUMBING INSPECTOR - Referral to the Department**

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system ( ☐ does ☐ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I ( ☐ do ☐ do not) recommend the issuance of a permit for the system's installation as proposed by the application.

\_\_\_\_\_  
LPI Signature

\_\_\_\_\_  
Date

**FOR USE BY THE DEPARTMENT ONLY**

The Department has reviewed the variance(s) and ( ☐ does ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

\_\_\_\_\_  
SIGNATURE OF THE DEPARTMENT

\_\_\_\_\_  
DATE

Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

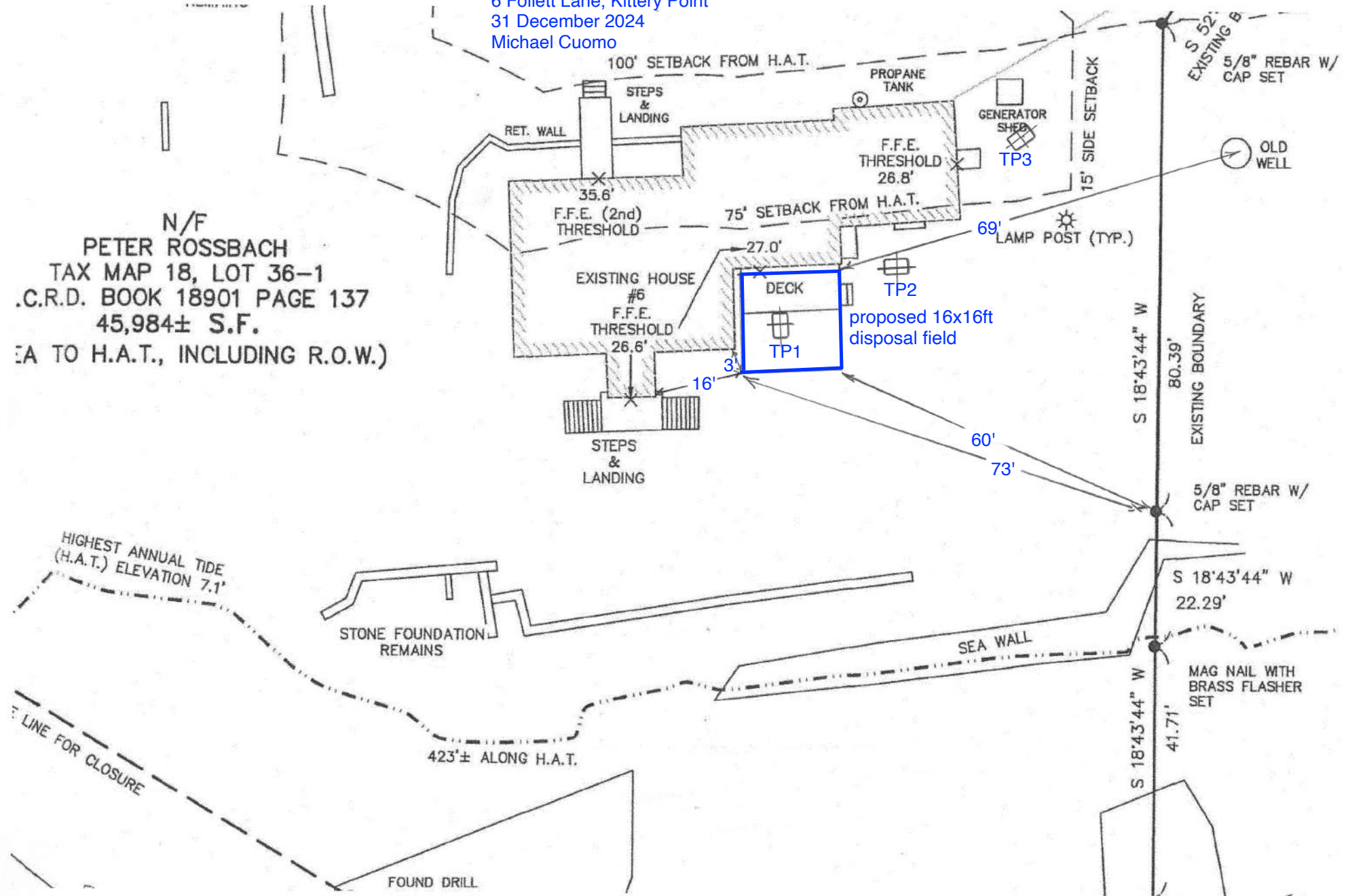
**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT  
WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
	TOTAL POINT ASSESSMENT:	

Minimum Points (Check One): ☐ Outside Shoreland Zone-50 ☐ Inside Shoreland Zone-65 ☐ Subdivision-65

Swing Tie Sketch of Proposed Disposal Field  
6 Follett Lane, Kittery Point  
31 December 2024  
Michael Cuomo

N/F  
PETER ROSSBACH  
TAX MAP 18, LOT 36-1  
.C.R.D. BOOK 18901 PAGE 137  
45,984± S.F.  
EA TO H.A.T., INCLUDING R.O.W.)





PROPERTY LOCATED AT: 6 Follett Lane, Kittery Point, ME 03905-5103

## 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: \_\_\_\_\_ 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: House unoccupied since 2017; water supplied by public water line from road valve

Source of Section I information: Seller

Buyer Initials \_\_\_\_\_

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Phone:

Fax:



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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 Gallon ☐ Unknown ☐ Other: \_\_\_\_\_

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: \_\_\_\_\_

Location: Front (waterside) of house, off the terrace OR ☐ Unknown

Date installed: U/K Date last pumped: U/K Name of pumping company: U/K

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: \_\_\_\_\_

Date of last servicing of tank: U/K Name of company servicing tank: U/K

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

If Yes, Location: \_\_\_\_\_

Date of installation of leach field: U/K Installed by: U/K

Date of last servicing of leach field: U/K Company servicing leach field: U/K

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: Seller purchased property 10/21 from previous owner whose disclosure alleged an "augmented"

Source of Section II information: system was installed in 1971-72 timeframe with no full time  
Seller use since 2017 +/-

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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:                     

Source of information: Seller, on reliance of previous owner's disclosure

**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: N/A

Source of information: Seller, on reliance on previous owner's disclosure

**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, based on previous owner's disclosure

**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: No awareness of such

Source of information: Seller

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PROPERTY LOCATED AT: 6 Follett Lane, Witherby Pond, ME 03905-5103

### 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	Fit A	wall mounted gas		
Age of system(s) or source(s)	forced air duct			
TYPE(S) of Fuel	oil?	propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	u/k	u/k		
Name of company that services system(s) or source(s)	u/k	u/k		
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	not operated	not operated		
Other pertinent information	pipes drained prior to 2021	No heat ducts in various rooms		

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: Previous owner alleged "chimney was rebuilt in 1971/72"

Date chimney(s) last cleaned: u/k

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

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

If Yes, date: \_\_\_\_\_

Comments: Building apparently uninhabited since 2017

Source of Section III information: seller + prior owner

### 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: Previous owner alleged no underground tanks on property but Seller cannot verify

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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?

Zone VE

Relevant Panel Number: 729 Year: 7/17/2024 (Attach a copy)

Comments: None

Source of Section VI information: Seller + local surveyor

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PROPERTY LOCATED AT: 6 Fellell Lane, Kittery Point, ME, 03905-5103

**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: None

Source of information: Seller, based on previous owner's disclosure

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: 40' wide ROW from public road to house

Source of information: Updated property files 2024 - 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? \_\_\_\_\_

Road Association Name (if known): NA - collaboration with neighbor

Source of information: Seller

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PROPERTY LOCATED AT: 6 Felleff Lane, Kittery Point, ME 03905-5103

### 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

Are there any actual or alleged violations of a shoreland zoning ordinance

including those that are imposed by the state or municipality? .....

☐ 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:        Year Principal Structure Built: 1750 +/-

What year did Seller acquire property? 2021

Roof: Year Shingles/Other Installed: u/k

Water, moisture or leakage: not apparent to seller - one window broken upstairs

Comments: Surrounding front porch and front of house had shingles replaced by previous owner

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: Minor in broken window area downstairs

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: electrical system dates from ca 1971 and before

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: \_\_\_\_\_

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: House built in 1750 and may require complete

tear down and/or renewal

Comments: \_\_\_\_\_

Source of Section VII information: Seller

Buyer Initials \_\_\_\_\_

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PROPERTY LOCATED AT:

## SECTION VIII — ADDITIONAL INFORMATION

17/11/2021	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	14:30	15:00	15:30	16:00	16:30	17:00	17:30	18:00	18:30	19:00	19:30	20:00	20:30	21:00	21:30	22:00	22:30	23:00	23:30	24:00
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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.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

Chad B. Bland May 28, 2025  
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/ADDENDUM

AGREEMENT BETWEEN Peter Rossbach

AND \_\_\_\_\_

(hereinafter "Seller")

FOR PROPERTY LOCATED AT 66 Follett Lane, Kitty Point, ME 03905-5103

(hereinafter "Buyer")

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).

House dates to 1750 and paint used since that day likely contained lead elements

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).



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 \_\_\_\_\_

Seller Peter Rossbach

May 28, 2025  
Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_

Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_

Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_

Date

Agent \_\_\_\_\_ Date \_\_\_\_\_

Agent Justin Conway

5/29/25  
Date

Date



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2024 Form

# DRINKING WATER NOTICE

## Kittery Water District PWS ID #ME0090790

### Our Public Water System Has Completed an Initial Service Line Inventory

**We have found/identified Lead Service Lines, Galvanized Service Lines Requiring Replacement (GRR) or Unknown Service Lines (where we do not know what the line material is).**

During the initial service line inventory that was completed on October 16, 2024, Kittery Water District has classified the service line supplying water to your address as either lead, galvanized requiring replacement (GRR), or as a lead status unknown service line (material of line not known).

**Location:** 6 FOLLETT LANE , Kittery, ME 03904

#### WHAT WAS FOUND:

**Your Service Line Material Classification:** *(Check all that apply)*

- a. **System-Owned Portion Material:** *Non-Lead - Copper*
- b. **Customer-Owned Portion Material:** *Unknown - Unlikely Lead*
- c. **Service Line Material Classification:** *Non-Lead*

**Lead** - A portion of pipe that is made of lead, which connects the water main to the building inlet.

**Galvanized Requiring Replacement** - Galvanized steel service line that is or was at any time downstream of a lead service line or is currently downstream of a "Lead Status Unknown" service line.

**Lead Status Unknown** - Service line material is not known to be lead, galvanized requiring replacement, or a non-lead service line, such as where there is no documented evidence supporting material classification.

**Non-Lead**- Service line material is determined through an evidence-based record, method, or technique not to be lead or galvanized requiring replacement.

#### HOW THIS WAS DETERMINED:

**Verification Method Used to Determine Service Line Material:** *(Check all that apply)*

- ☒ Field Inspection by PWS
- ☒ Records Review
- ☐ Statistical Analysis
- ☒ Customer Self-Identification
- ☒ Other(s) Maine Drinking Water Program -Approved Method(s): Non-Lead Categorization due to changes in the Plumbing Code of 1986 – services installed after 1989 or newer were classified as non-lead

#### HEALTH EFFECTS OF LEAD:

***There is no safe level of lead in drinking water.*** Exposure to lead in drinking water can cause serious health effects in all age groups, especially pregnant women, infants (both formula-fed and breastfed), and young children. Some of the health effects to infants and children include decreased IQ and attention span. Lead exposure can also result in new or worsened learning and behavior problems. The children of persons who are exposed to lead before or during pregnancy may be at increased risk of those harmful health effects. Adults have increased risks of heart disease, high blood pressure, kidney or nervous system problems. **Contact your health care provider for more information about your risks.** For more information on reducing lead exposure around your home/building and the health effects of lead, visit EPA's website at <http://www.epa.gov/lead>, or contact your health care provider.



**STEPS YOU CAN TAKE TO PROTECT YOURSELF FROM LEAD IN DRINKING WATER:**

- 1) Run the water for at least 15 seconds or until it becomes noticeably colder before using it for drinking or cooking. The longer water sits in piping the more lead it may contain.
- 2) Use cold water for drinking and cooking, as well as for preparing baby formula. Hot water dissolves lead more quickly than cold water.
- 3) Boiling the water does not reduce lead levels.
- 4) Consider using bottled water for drinking and cooking.
- 5) If you are concerned about lead, contact your health care provider or the Maine Childhood Lead Poisoning Prevention Program (866-292-3474). You can ask about having you or your child tested for lead.

**LEAD SERVICE LINE REPLACEMENT:**

To learn about opportunities for lead service line replacement and potential funding opportunities, contact Matthew Berube or Carl Palm at (207) 439-1128. Public water systems are required to replace their portion of service line when notified by a property owner that the owner intends to replace their portion of lead service line.

**TESTING YOUR WATER**

To find out how you may be able to get your water tested for lead, contact Matthew Berube or Carl Palm at (207) 439-1128.

**TO FIND OUT MORE**

If you have questions, want to verify your service line material, or believe a service line may have been categorized incorrectly, contact Matthew Berube or Carl Palm at (207) 439-1128.

**SERVICE LINE INVENTORY CERTIFICATION:**

By signing below, you certify that 1) the information within your service line inventory is true, accurate, and complete to the best of your knowledge and 2) you the person duly authorized to complete and submit the service line inventory to the Maine Drinking Water Program.

\_\_\_\_\_  
Carl Palm  
Full Name

\_\_\_\_\_  
  
Signature

\_\_\_\_\_  
11/3/2024  
Date

**PUBLIC NOTICE CERTIFICATION:**

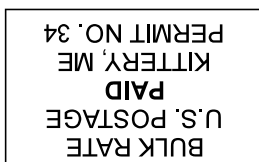
By signing below, you certify and attest that you have notified consumers about your service line inventory in accordance with the delivery, content, format requirements, and deadlines, as specified by the Maine Drinking Water Program (*check all that apply*).

**Method Used:** \_\_\_\_ Hand delivery \_\_\_\_ ☒ Mailing \_\_\_\_ Email \_\_\_\_ ☒ Other: Posted, Website, Hard Copy at KWD Office\_\_\_\_

\_\_\_\_\_  
  
(SIGNATURE OF OWNER/OPERATOR)

\_\_\_\_\_  
11/15/2024  
(DATE NOTICE DISTRIBUTED)

KITTERY POINT, ME 03905  
6 FOLLETT LANE  
CURRENT RESIDENT



Kittery Water District  
17 State Road  
Kittery, ME 03904

Reg. No. **1620**

Address **6 Follett Lane, KITTERY POINT**

Name (cross filed on Pepperrell Road) Location # **2362**

Name **Peter Rossbach 12/3/2021**

Name **Marion Craig**

Name **Charles Gerrish**

**SERVICE RECORD**

Kind of Pipe

Main to Stop

Stop to Building

**TOTAL LENGTH**

Service Completed

Remarks **Former location of "Ditty Bow"  
cabin--demolished.**

**NOTE: this service is tapped off of the  
Pepperrell Road main.**

**RENEWAL RECORD**

Kind of Pipe **1" Copper**

Main to Stop **11' - 1"**

Stop to Building **490' - 0"**

**TOTAL LENGTH 501' - 1"**

Service Completed **4/6/1995**

Remarks **10" C.I. main, 5' - 4" deep.**

**Dual Mueller meter pit installed for  
#2 and #6 Follett Lane. This service  
supplies both the house and the wharf.**

**There is a private curbstop for the wharf  
as well.**

Kittery Water District

Revised 2/17/2022

# FOLLETT LANE

↑  
# 6

Stonewall

#24  
Lady  
Pepperrell  
House

Fence Line

← # 2

235/96/13

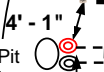
PEPPERRELL ROAD

Stonewall

#23  
Congregational  
Church

Cemetery

Meter Pit



4' - 1"

10' - 11"

#137-K

# 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](http://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 fluoride, 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.
- Watch a video on how to do a water test: [youtube.com/user/MainePublicHealth](http://youtube.com/user/MainePublicHealth)

#### **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](http://wellwater.maine.gov)
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



Paul R. LePage, Governor

Maine Center for Disease  
Control and Prevention  
An Office of the  
Department of Health and Human Services

Mary C. Mayhew, Commissioner

April 2015





# Fact Sheet: Arsenic Treated Wood

Maine CDC  
Environmental and  
Occupational Health Program

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

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

## 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.

## TO LEARN MORE

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


# Lead-Based Paint

## **LEAD WARNING STATEMENT**

*Every purchaser of any interest in residential property on which a residential dwelling has been 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 your 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 on inspection for possible lead-based paint hazards is recommended prior to purchase.*

**For more information about lead paint please call or email the Auction Company to receive an informational booklet or open the following hyperlink.**

[Click here](#)



The booklet cover has a dark blue background. On the left side, there are three square images with orange borders: a family of four (father, mother, and two children) smiling, a close-up of a baby crawling, and a row of three-story brick houses. To the right of these images, the title 'Protect Your Family From Lead in Your Home' is written in large, white, sans-serif font. Below the title, there are three logos: the EPA logo (United States Environmental Protection Agency), the United States Consumer Product Safety Commission logo, and the United States Department of Housing and Urban Development logo. At the bottom left, the date 'September 2013' is printed in small white text.

**Protect Your Family From Lead in Your Home**

**EPA** United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

September 2013


**PROPERTY DISCLOSURE 2024 ADDENDUM**  
**(Shoreland Zoning Violation)**

**For Residential Property Located At:** 6 Follett Lane, Witherby Point ME 03905

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Source of information: \_\_\_\_\_

<u></u>	<u>May 12, 2025</u>
Seller _____	Date _____

Seller _____	Seller _____
Date _____	Date _____

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer _____	Buyer _____
Date _____	Date _____

Buyer _____	Buyer _____
Date _____	Date _____



## TRANSFER OF SHORELAND PROPERTY


Maine law (30-A MRSA §4216) provides that: "Any person transferring property on which a subsurface waste water disposal system is located within the shoreland area, as defined in Title 38, section 435, shall provide the transferee with a written statement by the transferor as to whether the system has malfunctioned during the 180 days preceding the date of transfer."

The undersigned transferor(s), owner(s) of the property located at 6 Follett Lane, Kittery Point, ME 03905  
\_\_\_\_\_ in Kittery Point, Maine  
transferred this \_\_\_\_\_ day of \_\_\_\_\_,  
on which property a subsurface waste water disposal system is located within the shoreland area, state(s)  
as follows:

The subsurface waste water disposal system:

- ☐ has malfunctioned during the past 180 days.  
☒ has not malfunctioned during the past 180 days.

### TRANSFERORS/SELLERS

  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

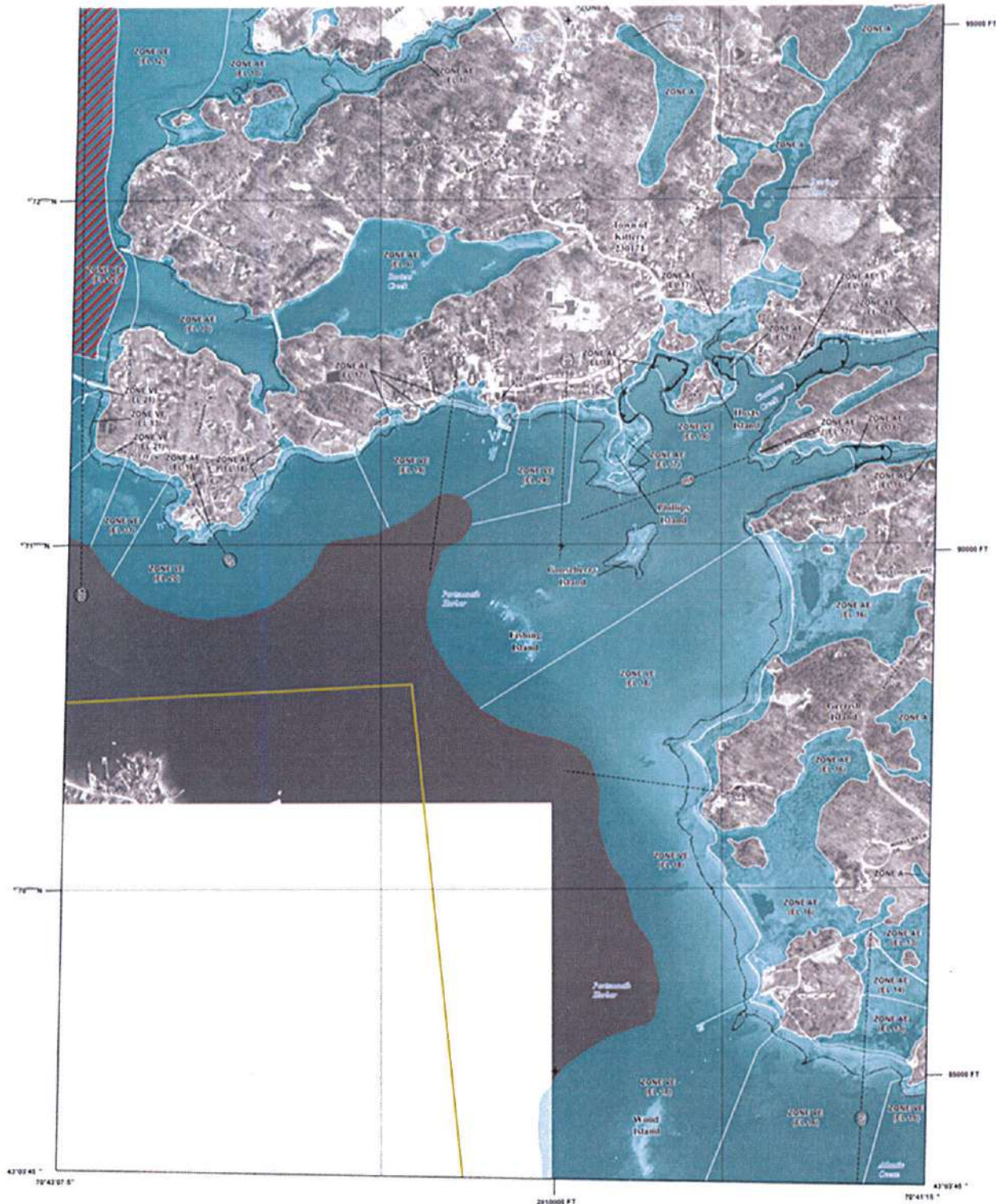
*NB: septic system requires replacement and is not currently in use*



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All Rights Reserved. Revised 2021.







## FLOOD HAZARD INFORMATION

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING  
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



## NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM including basic versions, the current map data for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP), in general, please call the Flood Mapping and Insurance Helpline at 1-877-FIRM-HELP (1-877-347-4363) or visit the Flood Map Service Center website at <http://msc.fema.gov>. Available products may include preliminary flood maps, Flood Insurance Study Reports, and/or digital versions of this map. Many of these products can be ordered directly from the website.

Communities reviewing this or other FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be obtained directly from the Flood Map Service Center at the nearest flood panel.

For community and out-of-state map sales, refer to the Flood Insurance Study Report for the jurisdiction. To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-445-6882.

Base map information shown on the FIRM provided in digital format by State of Maine, Storm Office of GIS (SOSIG). This information was derived from aerial data dated 2012.

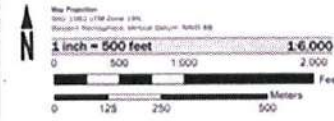
The map reflects most reported and cartographic stream channel configurations that those shown on the previous FIRM for this jurisdiction. The locations and flood depths that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and FIRM maps reflect stream channel locations that differ from what is shown on the map.

Coastal Barrier Resource System (CBRS) areas and "voluntary protected areas" (VPAs) are no longer shown on this map panel, but will be present in the community. Current information on these areas is provided in the 1% and 0.2% Annual Chance FIRM. If flood insurance is not available within CBRS areas for structures that are built or substantially improved on or after the date indicated by FIRM, users should reference the most current information provided by FIRM to determine if flood insurance eligibility. The official maps and additional information regarding CBRS areas are provided on the FIRM website at [www.firm.gov](http://www.firm.gov). FIRM also includes the official boundaries from FIRM for the National Flood Insurance Program (NFIP) and the National Flood Insurance Program (NFIP) Service Center.

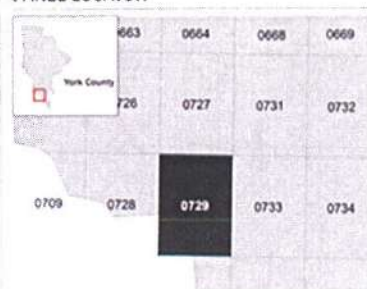
The 0.2% Annual Chance Flood Hazard is shown by a light blue line. This line represents the maximum projected limit of the 1% flood frequency event. The effects of wave heights between the 0.2% and the 1% line are shown by the shaded area. The shaded area represents areas where 0.2% zones are not available, and the area is not shown on the 0.2% zone.

Limit of Moderate Wave Action (LMWA)

## SCALE



## PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAP  
YORK COUNTY, MAINE  
All Auto-Replenish  
Panel 0729 of 0800

COMMUNITY NUMBER PANEL SUFFIX  
YORK, MAINE 28013 0729 0

13,178.00

## WARRANTY DEED

DLN: 1002140176327

KNOW ALL BY THESE PRESENTS that We, **KENNETH A. CRAIG AND LILLY MARKONS**, husband and wife, of Windham, County of Windham and State of Connecticut, with a mailing address of 70 Follett Road, Windham, CT 06280, for consideration paid, grant to **PETER ROSSBACH** of New Castle, County of Rockingham and State of New Hampshire, with a mailing address of 77 Piscataqua St, New Castle NH 03854, with WARRANTY COVENANTS, the real property in Kittery, County of York and State of Maine, together with the buildings and improvements located thereon, bounded and described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

Being the same premises conveyed to Kenneth A. Craig and Lilly Markons by deed of Marian Craig dated November 17, 1993 and recorded in the York County Registry of Deeds in Book 6817, Page 186. Marian Craig retained a life estate and her death certificate is recorded in said Registry in Book 17682, Pages 793-794.

Dated this 3 day of December 2021.

Signed, sealed and delivered in the presence of:

Sabreana Brown  
Witness

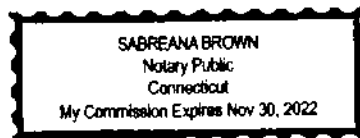
Lilly Markons  
LILLY MARKONS

State of Connecticut  
County of Windham, ss.

DEC 3<sup>RD</sup>, 2021

Then personally appeared the above-named Lilly Markons and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Sabreana Brown  
Print Name: SABREANA BROWN  
Notary Public  
My Commission Expires: NOV 30, 2022

Dated this 13 day of December 2021.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Shannon Foglia

[Signature]  
KENNETH A. CRAIG

State of ~~Maine~~ ME  
County of ~~York~~, ss. Rockingham

December 13, 2021

Then personally appeared the above-named Kenneth A. Craig and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]

Print Name: Shannon Foglia  
Notary Public

My Commission Expires: July 11, 2023



**Craig & Markons to Rossbach**

**EXHIBIT A**

A certain lot or parcel of land located in the Town of Kittery, County of York and State of Maine together with the buildings thereon, bounded on the south, southwest and west by the Piscataqua River; bounded on the north by the land formerly of Hazal Cook and the Lady Pepperell lot, so-called and bounded on the east by the Congregational Parish cemetery.

Excepting from the above conveyed parcel a certain lot or parcel of land as described in deed of Marian Craig to Donald Craig dated February 3, 1987 and recorded in the York County Registry of Deeds in Book 4228, Page 26.

The premises being conveyed by this deed are also described as Lot B on a Plan of Land of The Gerrish Place Kittery Point, Maine dated October 7, 1981, and recorded in York County Registry Plan Book 122, Page 44. Said premises are also conveyed together with an easement to use a certain 40-foot-wide right-of-way that extends westerly from the Public Way across the northeasterly section of Lot A as depicted on said plan to the above-described Lot B. Said easement shall include the right to install utilities and to improve the currently existing gravel drive in its present location.





## REAL ESTATE PURCHASE & SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below or on Exhibit A, herein agrees to purchase said real estate in accordance with the following terms and conditions:

1. Seller(s): Peter Rossbach  
Street: 77 Piscataqua Street  
City/State/Zip: New Castle, NH 03854  
Telephone #: \_\_\_\_\_
- Buyer(s): \_\_\_\_\_  
Street: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Telephone #: \_\_\_\_\_

2. Property: ☐ Land ☒ Land & Buildings ☐ Condo ☐ Other: \_\_\_\_\_  
Street Address: 6 Follett Lane City/Town: Kittery  
County: York State: Maine  
As described as: Tax Map 18, Block 36, Lot 1 with deed at the York County Registry of Deeds at Book 18901 Page 0137.

3. BID PRICE (HAMMER PRICE): \$ \_\_\_\_\_  
7% BUYER'S PREMIUM: \$ \_\_\_\_\_  
TOTAL PURCHASE PRICE DUE FROM BUYER: \$ \_\_\_\_\_  
INITIAL DEPOSIT, to be held by Paul McInnis LLC  
Escrow Account, Receipt of which is acknowledged  
and is NON-REFUNDABLE  
10% of the Total Purchase Price \$ \_\_\_\_\_  
Additional Deposit: \$ \_\_\_\_\_  
BALANCE DUE AT TRANSFER OF TITLE: \$ \_\_\_\_\_

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before Friday, August 8<sup>th</sup>, 2025, at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at Paul McInnis LLC on One Juniper Road, North Hampton, New Hampshire on Friday, August 8<sup>th</sup>, 2025, at 10:00 a.m.

\_\_\_\_\_,  
Seller

\_\_\_\_\_,  
Buyer

5. Title shall be transferred by Quitclaim deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".
6. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$10,000.00 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
7. Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
8. Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
9. This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
10. This Instrument is to be construed as a Maine contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: *None*.
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:  

---
15. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property   X   does        does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shore Land Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

\_\_\_\_\_,  
Seller

\_\_\_\_\_,  
Buyer

LEAD PAINT: Before 1978, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.  
Note: lead paint/lead paint hazards – Federal law requires that individuals purchasing residential housing built before 1978 receive a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer acknowledges that they are given the opportunity to conduct such risk assessment or inspection within the next 10 days. Buyer also acknowledges that results of such risk assessment or inspection will NOT affect any terms of this Real Estate Purchase & Sale Agreement included but not limited to the price and terms agreed upon as well as the buyers' decision to go forward with the purchase of the property.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.

16. Addenda Attached \_\_\_ Yes, X No

IN WITNESS WHEREOF, the parties have hereunto set their hands this day.

\_\_\_\_\_  
Seller – Peter Rossbach Date

\_\_\_\_\_  
Purchaser: Date

Revised: March 2025

© 2025 Paul McInnis LLC

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer

## How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. The next step is to create an online bidding account at: [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) (refer to the Due Diligence Checklist contained in the property information package). Finally, submit your bidder registration form with the required bidder deposit to the Auctioneer.

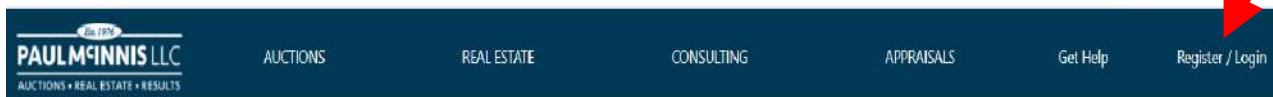
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically through Dotloop. To use Dotloop, send your request to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com).

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$25,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Friday, June 27<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$25,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$25,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, we will activate your account and you will be able to bid.

You can access the online auction portal, [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions), by [clicking here](#).

As shown below, you will need to **"Register/Login"** in the upper right-hand corner of your screen to register and create your online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) account.



Please contact the auction office with any questions  
[admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or (603) 964-1301





1 Juniper Road, North Hampton, NH 03862  
paulmcinnis.com  
Phone (603) 964-1301 Fax (603) 964-1302

Email completed form to  
[admin@paulmcinnis.com](mailto:admin@paulmcinnis.com)

**ONLINE BIDDER REGISTRATION FORM • 25PM-10**

BIDDING STARTS: Monday, June 23<sup>rd</sup> at 9:00 a.m.  
BIDDING ENDS: Thursday, June 26<sup>th</sup> at 1:00 p.m.  
PROPERTY: 6 Follett Lane, Kittery Point, Maine

<b>FIRST NAME, MIDDLE INITIAL, &amp; LAST NAME</b>
<b>HOME ADDRESS</b>
<b>CITY, STATE, &amp; ZIP CODE</b>
<b>MOBILE TELEPHONE NUMBER (MUST BE ABLE TO RECEIVE SMS MESSAGES)</b>
<b>EMAIL ADDRESS</b>

**Registration:** At the time of registration, you will be required to deliver your refundable bidder deposit of \$25,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Friday, June 27<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$25,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

**Terms:** A \$25,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Friday, June 27<sup>th</sup> at 1:00 p.m. with the balance due at closing within 45 days of the auction. A 7% Buyer's Premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Quitclaim Deed. The sale is subject to confirmation of the Seller.

*I hereby represent that I have reviewed the Property Information Package including the General Terms & Conditions, Purchase & Sale Agreement, and the Suggested Due Diligence Checklist and I agree to abide by any and all Terms.*

**PRINT BUYER'S NAME:**

**SIGNATURE OF BIDDER:**

**DATE:**

25PM-10 Reviewed by:

-----