

# CWA & Lake St.

## Real Estate

### Property Information Package

207-794-2460

[cwa@cwalakestreet.com](mailto:cwa@cwalakestreet.com)  
<http://www.cwalakestreet.com>

#### **NOTICE TO POTENTIAL BUYERS AND BROKERS**

This information contained in this property information package is subject to errors, omissions, prior sales, changes or withdrawals without notice.

*If you intend to use this information in conjunction with an offer to purchase, it is your responsibility to check with the listing agent to insure that you have the most up-to-date and accurate information available. Thank you.*



Dept. of Professional & Financial Regulation  
Office of Licensing & Registration  
**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 interests 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:

- √ 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 for 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 price 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*

This form was presented on (date) \_\_\_\_\_

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

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/06

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

**Public Detail Report**

**MLS #:** 1572844  
**Status:** Active  
**Directions:** GPS Friendly

**County:** Penobscot  
**Property Type:** Residential

**Seasonal:** No

**List Price:** \$285,000  
**Original List Price:** \$285,000



**11 Lake Street  
 Lincoln, ME 04457-1420**

**List Price: \$285,000  
 MLS#: 1572844**



**General Information**

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 999	<b>Rooms:</b> 11	<b>Sqft Fin Abv Grd+/-:</b> 1,738
<b>Style:</b> New Englander	<b>Fireplaces Total:</b> 0	<b>Beds:</b> 4	<b>Sqft Fin Blw Grd+/-:</b> 0
<b>Color:</b> Gray		<b>Baths:</b> 1/1	<b>Sqft Fin Total+/-:</b> 1,738
			<b>Source of Sqft:</b> Public Records

**Land Information**

<b>Leased Land:</b> No	<b>Waterfront:</b> Yes	<b>Waterfront Amount</b> 101	<b>Road Frontage +/-:</b> 95
<b>Lot Size Acres +/-:</b> 0.27	<b>Src of</b> Other; Waterfront Other	<b>+/-:</b>	<b>Source of Rd Front:</b> Public Records
<b>Source of Acreage:</b> Public Records	<b>Wtrfrt:</b> Source: Mortgage Loan	<b>Waterfront Owned</b> 101	<b>Zoning:</b> SD1
<b>Surveyed:</b> Unknown		<b>+/-:</b>	<b>Zoning Overlay:</b> Yes
	<b>Wtrfront Oth</b> Mortgage Loan	<b>Waterfront Shared</b> 0	<b>Bank Owned REO:</b> No
	<b>Srch:</b> Inspection Sketch	<b>+/-:</b>	
	<b>Water Views:</b> Yes	<b>Water Body:</b> Mattanawcook Lake	
		<b>Water Body Type:</b> Lake	

**Interior Information**

<b>Full Baths Bsmnt:</b> 0	<b>Half Baths Bsmnt:</b> 0	<b>VA Certification:</b>
<b>Full Baths Lvl 1:</b> 1	<b>Half Baths Lvl 1:</b> 0	
<b>Full Baths Lvl 2:</b> 0	<b>Half Baths Lvl 2:</b> 1	
<b>Full Baths Lvl 3:</b> 0	<b>Half Baths Lvl 3:</b> 0	
<b>Full Baths Upper:</b> 0	<b>Half Baths Upper:</b> 0	
<b>Appliances:</b> Electric Range; Refrigerator		

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen	11	17	First		Mud Room	4	12	First	
Dining Room	9	11	First	Built-Ins	Other Room	7	21	First	
Living Room	11	18	First		Other Room 2	4	6	First	
Bedroom 1	11	17	First	Closet					
Bedroom 2	11	17	Second	Closet					
Bedroom 3	9	10	First						
Bedroom 4	9	11	Second						
Family Room	11	17	Second						

**Property Features**

<b>Site:</b> Level; Open; Sidewalks	<b>2 Dtchd Houses on 1 Lot:</b> No
<b>Driveway:</b> Paved	<b>Construction:</b> Wood Frame
<b>Parking:</b> 1 - 4 Spaces	<b>Basement Info:</b> Bulkhead; Full; Unfinished
<b>Location:</b> Business District; Intown; Near Golf Course; Near Public Beach; Near Shopping	<b>Foundation Materials:</b> Block; Poured Concrete
<b>Roads:</b> Paved; Public	<b>Exterior:</b> Asbestos
<b>Electric:</b> Circuit Breakers	<b>Roof:</b> Shingle
<b>Gas:</b> No Gas	<b>Heat System:</b> Baseboard; Hot Water
<b>Sewer:</b> Public Sewer	<b>Heat Fuel:</b> Oil
<b>Water:</b> Public	<b>Water Heater:</b> Off Heating System
<b>Equipment:</b> Cable; Internet Access Available	<b>Cooling:</b> None
<b>Basement Entry:</b> Bulkhead; Interior	<b>Floors:</b> Carpet; Laminate; Vinyl; Wood
	<b>Veh. Storage:</b> 2 Car; Detached
	<b>Garage:</b> Yes
	<b>Garage Spaces:</b> 2
	<b>Amenities:</b> 1st Floor Bedroom
	<b>Patio and Porch Features:</b> Glassed-in Porch

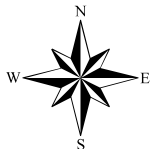
**Tax/Deed Information**

<b>Book/Page/Deed:</b> 11410/36/All	<b>Full Tax Amt/Yr:</b> \$3,444/ 2024	<b>Map/Block/Lot:</b> 137//133/134
<b>Deed/Conveyance Type Offered:</b> Warranty	<b>School District:</b> RSU 67	<b>Tax ID:</b> LNCN-000137-000000-000134

**Remarks**

**Remarks:** This large lakeside home has an oversized garage, lawn to the lake and a paved driveway. Zoning and location make this a perfect placed for your home based business. on the lake Many mechanical updates completed leaving cosmetics up to you to put your own stamp on it. Come take a look today.

**LO:** CWA & Lake Street Real Estate



# Kneeland

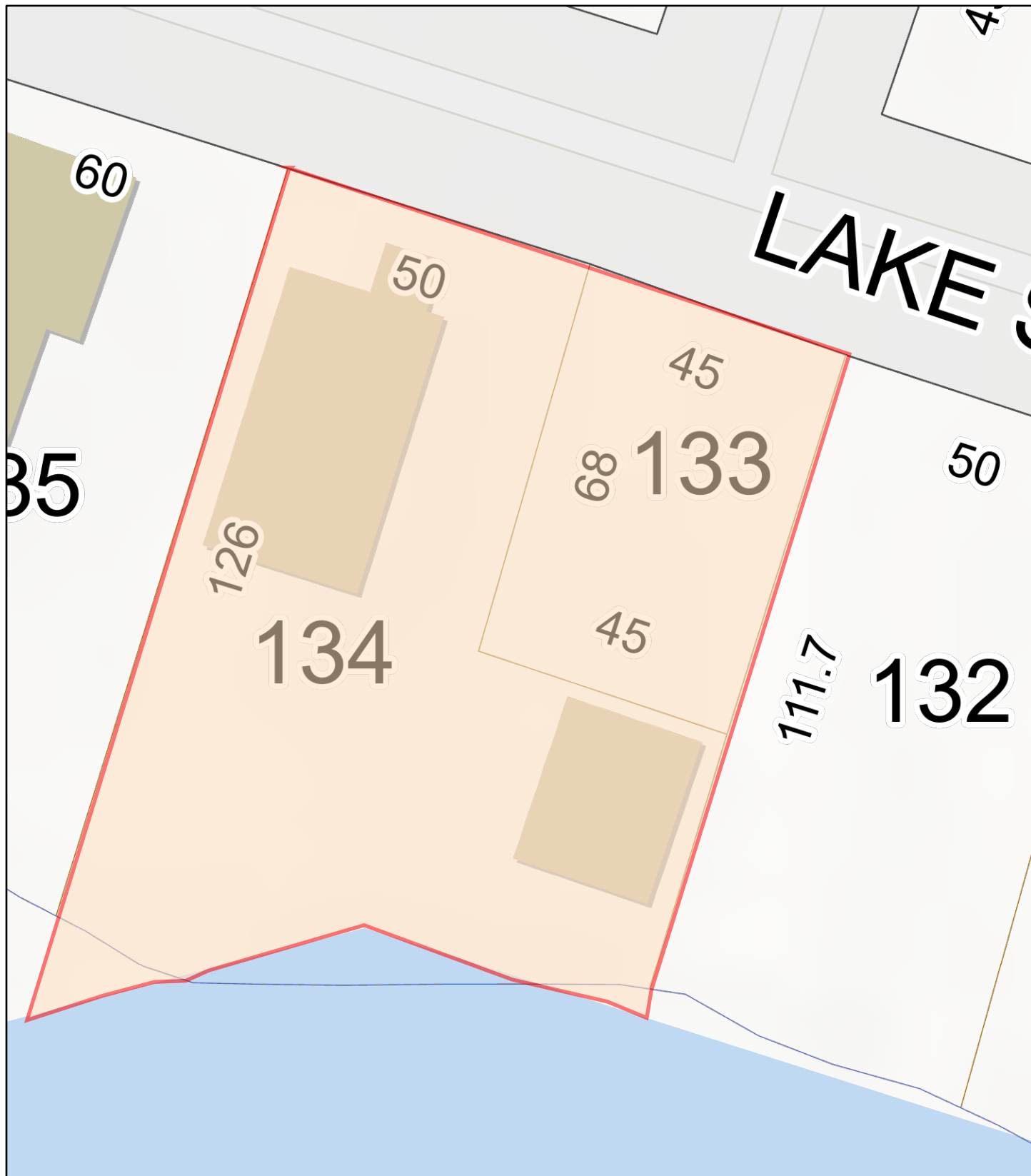
Town of Lincoln, ME

1 inch = 23 Feet



www.cai-tech.com

August 31, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

### PROPERTY DISCLOSURE

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

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

#### SECTION I – WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

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

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

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

WATER TEST: Have you had the water tested? .....  Yes  No  
If Yes, Date of most recent test: N/A Are test results available? ..  Yes  No  
To your knowledge, have any test results ever 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? N/A

~~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: None

Source of Section I information: Owner, Occupant, previous disclosure (copy in file), observation.

Buyer Initials \_\_\_\_\_ Page 1 of 7 Seller Initials ak JWk

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

**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: N/A

Have you experienced any problems such as line or other malfunctions? .....  Yes  No

What steps were taken to remedy the problem? N/A

IF PRIVATE (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: \_\_\_\_\_ ~~OR~~  Unknown

Date installed: \_\_\_\_\_ Date last pumped: \_\_\_\_\_ Name of pumping company: \_\_\_\_\_

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

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

Date of last servicing of tank: \_\_\_\_\_ Name of company servicing tank: \_\_\_\_\_

Leach Field: .....  Yes     No     Unknown

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

Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_

Date of last servicing of leach field: \_\_\_\_\_ Company servicing leach field: \_\_\_\_\_

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

If Yes, give the date and describe the problem and what steps were taken to remedy: \_\_\_\_\_

Do you have records of the design indicating the # of bedrooms the system was designed for?  Yes  No

If Yes, are they available? .....  Yes  No

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

Comments: None

Source of Section II information: Owner, Occupant, previous disclosure (copy in file), observation.

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

Page 2 of 7

Seller Initials <sup>DS</sup> ak

<sup>DS</sup> JWk

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

**SECTION III – HEATING SYSTEM(S)/HEATING SOURCES(S)**

Table with 5 columns: Heating System(s) or Source(s), SYSTEM 1, SYSTEM 2, SYSTEM 3, SYSTEM 4. Rows include TYPE(S), Age of system(s), Name of company, Date of most recent service call, Annual consumption, Malfunction per system, and Other pertinent information.

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: N/A
Date chimney(s) last cleaned: N/A
Direct/Power Vent(s):  Yes  No  Unknown
Has vent(s) been inspected?  Yes  No  Unknown
If Yes, date: N/A

Comments: **The chimney was retopped/lined when the furnace and new roof was installed.**

Source of Section III information: **Owner, Occupant, Dead River, and observation.**

**SECTION IV – HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property?  Yes  No  Unknown
If Yes, are tanks in current use?  Yes  No  Unknown
If no longer in use, how long have they been out of service? N/A
If tanks are no longer in use, have tanks been abandoned according to DEP?  Yes  No  Unknown
Are tanks registered with DEP?  Yes  No  Unknown
Age of tank(s): N/A Size of tank(s): N/A
Location: N/A

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

Seller Initials ak

Signature box with initials JW

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

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

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

Comments: None

Source of information: Owner, previous disclosure, and observation.

**B. ASBESTOS** — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? .....  Yes  No  Unknown

In the ceilings? .....  Yes  No  Unknown

In the siding? .....  Yes  No  Unknown

In the roofing shingles? .....  Yes  No  Unknown

In flooring tiles? .....  Yes  No  Unknown

Other: N/A .....  Yes  No  Unknown

Comments: None

Source of information: Owner, previous disclosure, and observation.

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: N/A By: N/A

Results: None

If applicable, what remedial steps were taken? N/A

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

Are test results available? .....  Yes  No

Results/Comments: None

Source of information: Owner, previous disclosure, and observation.

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? .....  Yes  No  Unknown

If Yes: Date: N/A By: N/A

Results: None

If applicable, what remedial steps were taken? N/A

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

Are test results available? .....  Yes  No

Results/Comments: None

Source of information: Owner, previous disclosure, and observation.

**E. METHAMPHETAMINE** - Current or previously existing:

Yes  No  Unknown

Comments: None

Source of information: Owner, occupant and observation.

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

Seller Initials ak

JWk



PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

**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: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards:  Yes  No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? .....  Yes  No

Comments: 1. See Lead Paint addendum. 2. See cracking, peeling and flaking onsite.

Source of information: Owner, observation, previous disclosure, and tax records for age.

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

TOXIC MATERIAL: .....  Yes  No  Unknown

LAND FILL: .....  Yes  No  Unknown

RADIOACTIVE MATERIAL: .....  Yes  No  Unknown

Other: N/A

Source of information: Owner, previous disclosure, and observation.

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

**SECTION V — GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? .....  Yes  No  Unknown

If Yes, explain: The property is occupied by a tenant. Notice will be required for a closing.


Source of information: Owner, Deed, Municipal records, observation.


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? N/A

Road Association Name (if known): N/A

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

Seller Initials 



PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....  
.....  Yes  No  Unknown

If Yes, explain: N/A

Is a Forest Management and Harvest Plan available?.....  Yes  No  Unknown

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

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: N/A

Year Principal Structure Built: Unknown

What year did Seller acquire property? 2008

Roof: Year Shingles/Other Installed: 2018 +/-

Water, moisture or leakage: None Known

Comments: None

Foundation/Basement:

Is there a Sump Pump? .....  Yes  No  Unknown

Water, moisture or leakage since you owned the property: .....  Yes  No  Unknown

Prior water, moisture or leakage? .....  Yes  No  Unknown

Comments: The basement will get standing water during thaws or extreme rains.

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

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

Comments: None

Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

Comments: The are separate services for the house and garage.

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: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: The garage is in need of substantial repair or replacement.

Comments: None

Source of Section V information: Owner and observation.

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

Seller Initials ak

JWk

PROPERTY LOCATED AT: 11 Lake Street, Lincoln, ME 04457

**SECTION VI – ADDITIONAL INFORMATION**

**1. FEMA flood mapping and the Mortgage Loan Inspection Sketch show some flood plain on the lot. Actual elevations have not been checked. 2. Available survey previously mentioned is actually a mortgage loan inspection sketch. 3. The Sellers will require a minimum of 45 days notice for a closing or 30 days after a final loan commitment.**

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.

DocuSigned by:  
James W Kneeland  
SELLER 10/10/2021 10:05:44 AM  
**James W. Kneeland**

DocuSigned by:  
Andrea Kneeland  
SELLER 10/10/2021 10:05:44 AM  
**Andrea Kneeland**

\_\_\_\_\_  
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 James W. Kneeland, Andrea Kneeland (hereinafter "Seller")  
 AND \_\_\_\_\_ (hereinafter "Buyer")  
 FOR PROPERTY LOCATED AT 11 Lake Street, Lincoln, ME 04457

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).  
 \_\_\_\_\_

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	<small>DocuSigned by:</small> <i>James W. Kneeland</i> Seller <b>James W. Kneeland</b>	Date
Buyer	Date	<small>DocuSigned by:</small> <i>Andrea Kneeland</i> Seller <b>Andrea Kneeland</b>	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	<small>DocuSigned by:</small> <i>Edmund E. Aylward</i> Agent <b>Edmund Aylward</b>	Date

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MATTANAWCOOK POND  
Lincoln Twp., Penobscot Co.  
U. S. G. S. Winn, Me.

Fishes

Brook trout (squaretail)	Hornpout (bullhead)
Smallmouth bass	Eel
White perch	White sucker
Yellow perch	Pumpkinseed sunfish
Chain pickerel	Redbreast sunfish

Physical Characteristics

Area - 832 acres

Temperatures

Surface - 69° F.

Maximum depth - 20 feet

20 feet - 60° F.

Mattanawcook Pond is one of a chain of four lakes and ponds that drain into the Penobscot River at Lincoln. The lake could properly be called a "lake in a city", for it extends right into the city limits of Lincoln.

The pond is well suited for warmwater game fish and smallmouth bass. White perch and chain pickerel are also present. According to reports, an occasional trout is taken, but the warm, shallow waters are not suited to support populations of coldwater game fish. We took no trout in this pond during our survey.

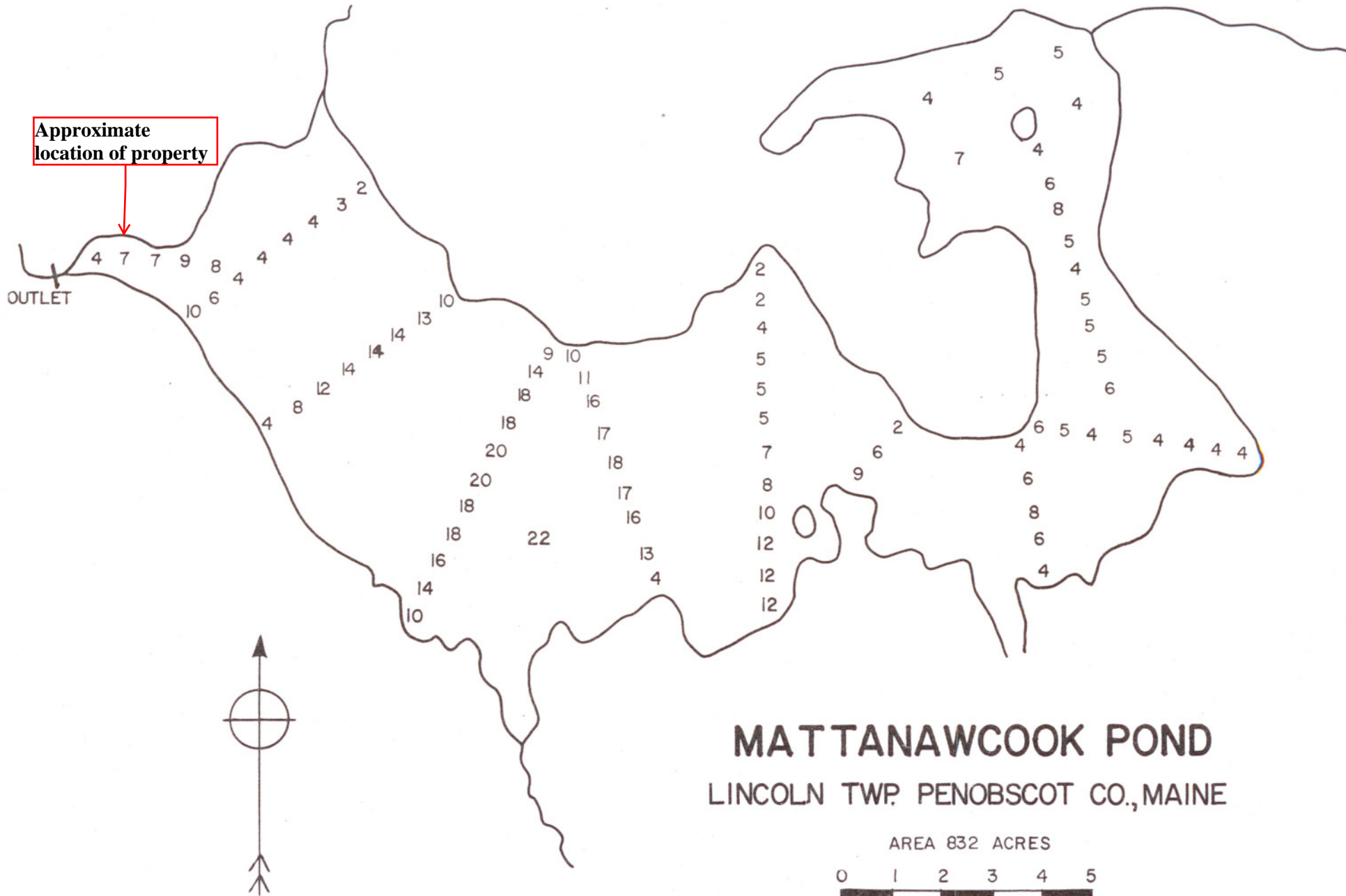
No stocking is recommended.



Surveyed - July 1963

Maine Department of Inland Fisheries and Game

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Approximate location of property

OUTLET

# MATTANAWCOOK POND

LINCOLN TWP. PENOBSCOT CO., MAINE

AREA 832 ACRES



TENTHS OF MILE